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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Smt. Krishna Rajesh Shah**

Industrial Jumboshed Godown Nos. 7 & 8 on Ground Floor, Building No. O, "**Krishna Complex**",  
Village – Val, Bhiwandi, Taluka – Bhiwandi, District - Thane – 421 302,  
State – Maharashtra, Country – India.

Latitude Longitude - 19°15'06.4"N 73°02'07.3"E

### Valuation Done for:

**Cosmos Bank**

**Dadar Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028,  
State - Maharashtra, Country - India.

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
| Mumbai     | Nashik | Rajkot    | Raipur    |
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### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Cosmos Bank / Dadar Branch / Smt. Krishna Rajesh Shah (007656/2306671)

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Vastu/Mumbai/06/2024/007656/2306671  
11/2-115-PABS  
Date: 11.06.2024

### VALUATION OPINION REPORT

The property bearing Industrial Jumboshed Godown Nos. 7 & 8 on Ground Floor, Building No. O, "**Krishna Complex**", Village – Val, Bhiwandi, Taluka – Bhiwandi, District - Thane – 421 302, State – Maharashtra, Country – India belongs to **Smt. Krishna Rajesh Shah**.

Boundaries of the property.

North : Pipeline  
South : Warehouse  
East : Warehouse  
West : Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 1,21,67,048.00 (Rupees One Crore Twenty-One Lakh Sixty-Seven Thousand Forty-Eight Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

**For VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

**Auth. Sign.**




#### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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Valuation Report of Industrial Jumboshed Godown Nos. 7 & 8 on Ground Floor, Building No. O, "Krishna Complex", Village – Val, Bhiwandi, Taluka – Bhiwandi, District - Thane – 421 302, State – Maharashtra, Country – India

*Form 0-1*

*(See Rule 8 D)*

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

**GENERAL:**

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 14.03.2024 for Banking Purpose
2	Date of inspection	11.06.2024
3	Name of the owner/ owners	<b>Smt. Krishna Rajesh Shah</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Industrial Jumboshed Godown Nos. 7 & 8 on Ground Floor, Building No. O, " <b>Krishna Complex</b> ", Village – Val, Bhiwandi, Taluka – Bhiwandi, District - Thane – 421 302, State – Maharashtra, Country – India  <b>Contact Person:</b> Mr. Vijay More (Manager) Contact No. 8419955983
6	Location, street, ward no	Mankoli - Anjurphata Road
	Survey/ Plot no. of land	Old Survey No. 7/8, 9/1, 100/6, 100/8, 117/1, 117/3, New Survey No. 7, Hissa No. 8, Village – Val, Bhiwandi, Taluka – Bhiwandi, District - Thane
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Industrial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 3,686.00 (Area as per Actual Site Measurement of Industrial Jumboshed Godown Nos. 7 & 8)  <b>Built Up Area in Sq. Ft. = 4,513.00</b>



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		(Area as per Deed of Conveyance)
13	Roads, Streets or lanes on which the land is abutting	Mankoli - Anjurphata Road
14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
<b>IMPROVEMENTS</b>		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
(i)	Names of tenants/ lessees/ licensees, etc	N.A.
(ii)	Portions in their occupation	N.A.

	(iii)	Monthly or annual rent / compensation / license fee, etc. paid by each	₹ 31,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	N.A.
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		<b>SALES</b>	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is an Industrial Jumboshed Godown in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Completion – 2010 (Approx.)

42	What was the method of construction, by contract / By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<p><b>Remark:</b></p> <ol style="list-style-type: none"> <li>As per Site Inspection, Industrial Jumboshed Godown Nos. 1, 2, 3, 4, 5, 6, 7, 8 are amalgamated with 5 separate entrance doors.</li> <li>For the purpose of Valuation, we have considered area as per Deed of Conveyance of Industrial Jumboshed Godown Nos. 7 &amp; 8 only.</li> <li>Deed of Conveyance area considered for valuation purpose.</li> </ol>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 11.06.2024 for Industrial Jumboshed Godown Nos. 7 & 8 on Ground Floor, Building No. O, "**Krishna Complex**", Village – Val, Bhiwandi, Taluka – Bhiwandi, District - Thane – 421 302, State – Maharashtra, Country – India belongs to **Smt. Krishna Rajesh Shah**.

### We are in receipt of the following documents:

1	Copy of Deed of Conveyance dated 14.12.2017 b/w. M/s. Krishna Construction & Co. through its partner Shri. Krishna Gopinath Mhatre (The Developer) and Smt. Krishna Rajesh Shah (The Purchaser)
2	Copy of N.A. Order dated 24.06.2008 issued by District Collector Office, Thane
3	Copy of Approved Plan vide No. 307/4 dated 25.03.2010 issued by Grampanchayat Val

### LOCATION:

The said building is located at Old Survey No. 7/8, 9/1, 100/6, 100/8, 117/1, 117/3, New Survey No. 7, Hissa No. 8, Village – Val, Bhiwandi, Taluka – Bhiwandi, District - Thane – 421 302, State – Maharashtra, Country – India. The property falls in Industrial Zone. It is at a travelling distance 3.7 Km. from Bhiwandi Road railway station.

### BUILDING:

The building under reference is having Ground Floor only. It is a Load bearing Structure with Colored G.I. Sheets on side above 14" thick brick wall & colored G.I. Sheets roofing with M.S. columns & beams. The whole building is used for Industrial purpose.

### Industrial Jumboshed Godown:

The Godwon under reference is situated on the Ground Floor. As per Site Inspection, Industrial Jumboshed Godown Nos. 1, 2, 3, 4, 5, 6, 7, 8 are amalgamated with 5 separate entrance doors. It consists of Working Area +



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Cabin + Toilet. The Industrial Jumboshed Godown is finished with Kota Stone flooring, MS rolling shutters, Industrial wiring.

### Valuation as on 11th June 2024

<b>The Built-Up Area of the Industrial Jumboshed Godown</b>	<b>:</b>	<b>4,513.00 Sq. Ft.</b>
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### Deduct Depreciation:

Year of Construction of the building	:	2010 (Approx.)
Expected total life of building	:	50 Years
Age of the building as on 2024	:	14 years
Cost of Construction	:	4,513.00 X 2,000.00 = ₹ 90,26,000.00
Depreciation $\{(100-10) \times 14 / 60\}$	:	25.20%
Amount of depreciation		₹ 22,74,552.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 30,300.00 per Sq. M. i.e. ₹ 2,815.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 26,380.00 per Sq. M. i.e. ₹ 2,451.00 per Sq. Ft.
Prevailing market rate	:	₹ 3,200.00 per Sq. Ft.
<b>Value of property as on 10.06.2024</b>	<b>:</b>	<b>4,513.00 Sq. Ft. X ₹ 3,200.00 = ₹ 1,44,41,600.00</b>

(Area of property x market rate of developed land & Residential premises as on 2024-25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 10.06.2024</b>	<b>:</b>	<b>₹ 1,44,41,600.00 - ₹ 22,74,552.00 = ₹ 1,21,67,048.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 1,21,67,048.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 1,09,50,343.20</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 97,33,638.40</b>
<b>Insurable value of the property</b>	<b>:</b>	<b>₹ 90,26,000.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Jumboshed Godown Nos. 7 & 8 on Ground Floor, Building No. O, "Krishna Complex", Village – Val, Bhiwandi, Taluka – Bhiwandi, District - Thane – 421 302, State – Maharashtra, Country – India for this particular purpose at **₹ 1,21,67,048.00 (Rupees One Crore Twenty-One Lakh Sixty-Seven Thousand Forty-Eight Only)** as on 10th June 2024.



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**NOTES**

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **10<sup>th</sup> June 2024 is ₹ 1,21,67,048.00 (Rupees One Crore Twenty-One Lakh Sixty-Seven Thousand Forty-Eight Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

**PART III- DECLARATION**

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1****Technical details****Main Building**

1.	No. of floors and height of each floor	Ground Floor only
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is an Industrial Jumboshed Godown situated on Ground Floor
3	Year of construction	2010 (Approx.)
4	Estimated future life	46 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	Load bearing Structure with Colored G.I. Sheets
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.



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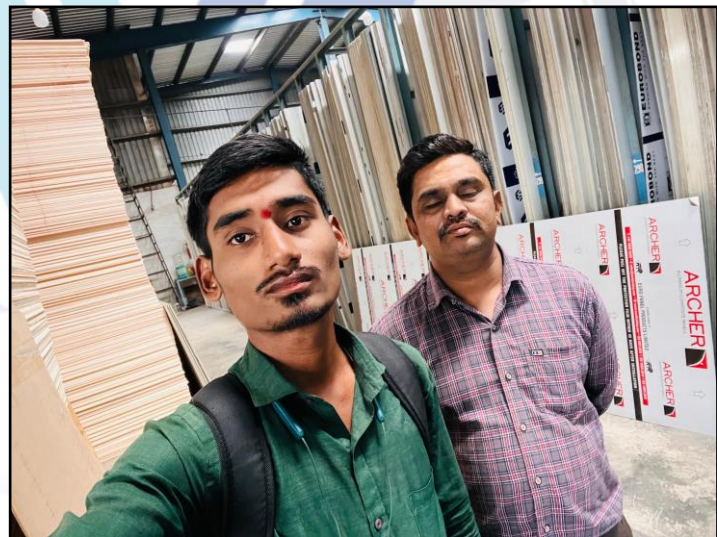


8	Partitions	14" thick brick wall & colored G.I. Sheets roofing with M.S. columns & beams
9	Doors and Windows	MS rolling shutter
10	Flooring	Kota Stone flooring
11	Finishing	Cement plastering
12	Roofing and terracing	Load bearing Structure with Colored G.I. Sheets
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Industrial wiring
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	No Lift
19	Underground sump – capacity and type of construction	May be provided as per requirement
20	Over-head tank Location, capacity Type of construction	May be provided as per requirement
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

## Actual site photographs of Amalgamated Industrial Jumbosed Godown Nos.1, 2, 3, 4, 5, 6, 7 & 8

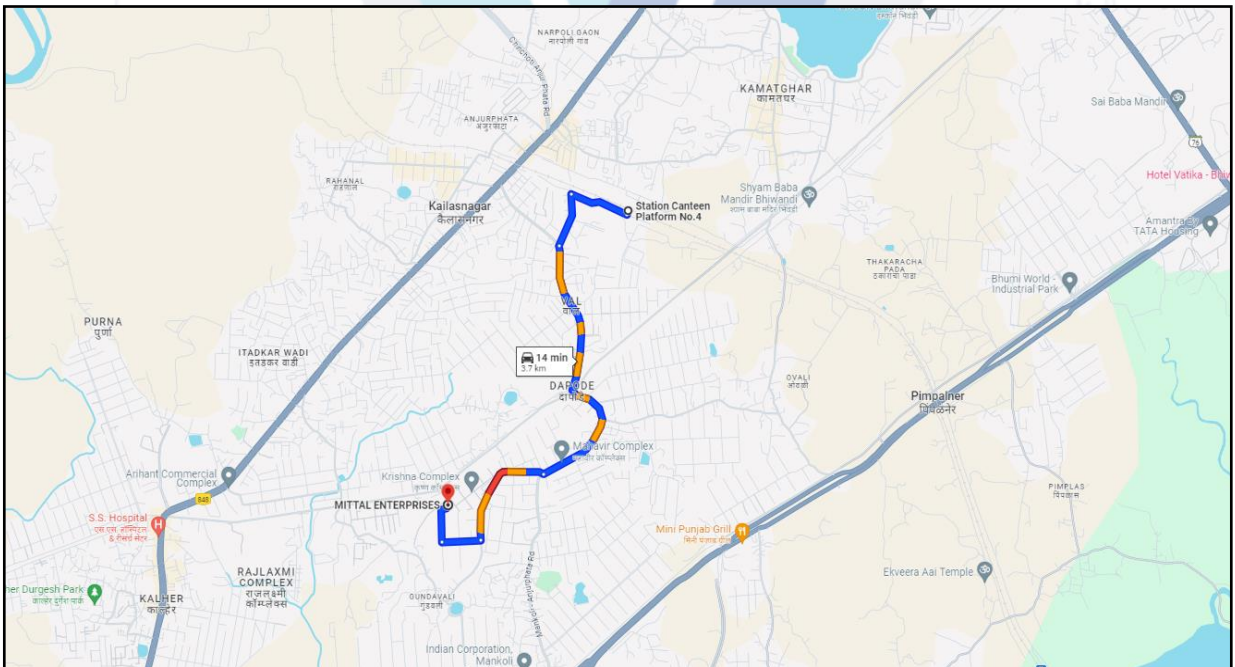


## **Actual site photographs** **of Amalgamated Industrial Jumboshed Godown Nos.1, 2, 3, 4, 5, 6, 7 & 8**



# Route Map of the property

Site, u/r



**Latitude Longitude - 19°15'06.4"N 73°02'07.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Bhiwandi Road – 3.7 Km..)




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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



### Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

[Home](#)
[Valuation Guidelines | User Manual](#)

Year:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  SubZones


Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)
<a href="#">SurveyNo</a>	4-हरीत/ना विकास विभागातील जमिनी	3107200	0	0	0	0	हेक्टर
<a href="#">SurveyNo</a>	1/1-गावठाण व पाडे चामडील जमिनी	2300	26400	30300	32900	30300	चौ. मीटर
<a href="#">SurveyNo</a>	1/2-रहीवास वापरा खालील विकसित जमिनी	2350	26500	30500	33000	30500	चौ. मीटर
<a href="#">SurveyNo</a>	2/1-औद्योगिक वापराखालील विकसित जमिनी	2370	26600	30300	33200	30300	चौ. मीटर
<a href="#">SurveyNo</a>	1/2/A-रहीवास विभागातील विकास क्षमतेच्या जमिनी	1610	0	0	0	0	चौ. मीटर

# Price Indicators

**magicbricks**
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE

**₹ 65.0 Lac** EMI - ₹ 29k | [Get Loan offers from 34+ banks](#)

Warehouse/Godown For Sale in **Dapode, Bhiwandi**



Unfurnished
25m wide road
Ready to Move

Super Built-Up Area <b>2701 sqft</b> ₹ 2,406/sqft	Transaction Type <b>Resale</b>	Age Of Construction <b>Less than 5 years</b>
Type Of Ownership <b>Freehold</b>	Floor <b>Ground (Out of 1 Floors)</b>	

Property Currently Leased Out

Contact Agent
Get Phone No.
Last contact made 33 days ago

**Contact Agent**

**Divyesh Kapadia** -91-98XXXXXXX

Get Phone No.

**More Details**

Price	<b>₹ 65 Lac</b>
Booking Amount	<b>₹ 1.0 Lac</b>
Address	<b>Dapode, Dapode, Bhiwandi, Maharashtra</b>
Overlooking	<b>Main Road Facing</b>

**NOBROKER**
Pay Rent Post Your Property Sign up

**Office Space In Bhiwandi, Mumbai For Sale**

Dive, Anjur,, In WWT (World Wide Technology)

**₹ 25 Lacs**

3,125 / Sq.Ft


**₹ 18,773/Month**

Estimated EMI

**800 Sq.Ft**

Built Up Area

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Dapode / Office space for Sale in Dapode / Property Details



Office Space	Public
Freehold	1 Of Total 3 Floors
Fully Furnished	5 To 10 Year Age of Property
Jan 8, 2024	Immediately Available From

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

**NoBroker Services**

Create Agreement

Check Loan Eligibility

Estimate Interiors Cost

Book Legal Services

Book Renovations

**Activity On This Property**

Unique Views

8

Shortlists

0

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# Price Indicators

**NOBROKER**

[Pay Rent](#)
[Post Your Property](#)
[Sign up](#)

**Commercial Buy**

**Godown/Warehouse In Bhiwandi, Mumbai For Sale**  
Mankoli Rd, Indian Corporation, near nan petrol pump

**₹ 1.25 Crores**  
3,571 / Sq.Ft



**₹ 93,867/Month**  
Estimated EMI

**3,500 Sq.Ft**  
Built Up Area

**3,000 Sq.Ft**  
Carpet Area

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Dapode / Warehouse godown for Sale in Dapode / Property Details

Photos
Location

<b>Godown Warehouse</b> <small>Property Type</small>	<b>Public</b> <small>Parking</small>
<b>Freehold</b> <small>Ownership Type</small>	<b>Full Building</b> <small>Of Total 2 Floors</small>
<b>Unfurnished</b> <small>Furnishing</small>	<b>More Than 10 Year</b> <small>Age of Property</small>
<b>Dec 24, 2023</b> <small>Posted On</small>	<b>Immediately</b> <small>Available From</small>

Contact
Schedule

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

**NoBroker Services**

NEW

Create Agreement

NEW

Check Loan Eligibility

NEW

Estimate Interiors Cost

Book Legal Services

Book Renovations

**Activity On This Property**

**110**

Unique Views

**0**

Shortlists

**6**

Comments

**99acres**
Commercial Buy | Enter Locality / Project / Society / Landmark

[Home](#)
[Warehouse for sale in Thane Outskirts](#)
[Warehouse for sale in Bhiwandi](#)
Posted on Mar 14, 2024 | Ready to move

**₹ 1.1 Cr** @ 4,074 per sq.ft.  
Estimated EMI ₹ 87,857

REERA STATUS NOT AVAILABLE | Website: <https://maharera.mahaonline.gov.in/>

**WareHouse for Sale**  
in arihant compound, Bhiwandi, Thane Outskirts, Maharashtra

**Overview** | Owner Details | Recommendations

**Property (0)**

Photos not shared by advertiser

Request Photos

**Area**  
Plot area 2700 sq.ft.  
(250.84 sq.m.)

**Configuration**  
WareHouse with 2 Washrooms

**Price**  
₹ 1.1 Crore @ 4,074 per sq.ft.

**Address**  
arihant compound Bhiwandi, Thane Outskirts

**Property Age**  
5 to 10 Year Old

**Places nearby** View All (14)

Bhiwandi, Thane Outskirts, Maharashtra

MEETESH CHOUDHARI HOUSE NEAR AGNIMATA TEMPLE TEMGHAR

Shushrusha Hospital Thane

Lotus Hospital

Guru K



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# Price Indicators

The screenshot shows a NoBroker listing for an industrial shed. The header includes the NoBroker logo and navigation options like 'Pay Rent', 'Post Your Property', and 'Sign up'. The main listing details are:
 

- Property:** Industrial Shed In Bhiwandi,, Mumbai For Sale
- Location:** Mankoli,, VDLVO Co.
- Price:** ₹ 32 Lacs (3,951 / Sq.Ft)
- EMI:** ₹ 24,029/Month (Estimated EMI)
- Area:** 810 Sq.Ft (Built Up Area)

 The listing includes a gallery of photos showing the interior of the shed, a location map, and a 'Shortlist' button. A sidebar on the right provides additional details:
 

- Property Type:** Industrial Shed
- Ownership Type:** Freehold
- Furnishing:** Unfurnished
- Posted On:** Jan 29, 2024
- Public Listing:** Yes
- Ground Floor:** 0F Total 0 Floors
- Age of Property:** Less Than A Year
- Available From:** Immediately

 Below the listing, there are 'NoBroker Services' such as 'Create Agreement', 'Check Loan Eligibility', 'Estimate Interiors Cost', 'Book Legal Services', and 'Book Renovations'. An 'Activity On This Property' section shows 7 unique views and 0 shortlists.



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## Sale Instances

1039532 14-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दृष्यम निबंधक : सह दु.नि.भिवंडी 3 दस्त क्रमांक : 1039/2022 नोंदणी : Regn:63m
<b>गावाचे नाव : वळ</b>		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	41500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	40339209	
(4) भू-मापन,पोटहिस्ता व परक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे कैलासनगर(वळ)भिवंडी,जुना सर्वे नं.100,हिस्सा नं.4,नवीन सर्वे न. 63/4 कमर्शियल जम्बोरोड गोडाऊन बेरींग नं.3,4,5 व 6,बिल्डींग नं.एन,कृष्णा कॉम्प्लेक्स,वळ,भिवंडी,ठाणे,गोडाऊन चे क्षेत्र प्रत्येकी 6424 चौ.फुट म्हणजेच 597.03 चौ.मी.बिल्ट-अप,एकूण क्षेत्र 25696 चौ.फुट बिल्ट-अप,(खोन नं.2/1/ए)या मिळकतीचा मोबदला 4,15,00,000/- व बाजारभाव 4,03,39,209/- व भरलेले मु शु 24,90,000/- व नोंदणी फी 30,000/- या मिळकतीचा दिनांक 17/12/2021 या दिवशी नोंदविलेला दस्त क्र. बवड 3 /8926/2021 या सदर दस्ताचे अंतिम खरेदीखत करण्यात येत आहे( ( Survey Number : 100/4, 63/4 ; ) )	
(5) क्षेत्रफळ	25696 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विनोद शामजी नंदु वय:-49 पत्ता:-प्लॉट नं: 804, माळा नं: -, इमारतीचे नाव: वल्लभ कृपा टॉवर , ब्लॉक नं: तेल्ली गल्ली, सिव्हील हॉस्पिटल समोर, रोड नं: टेभी नाका,ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ABOPN0872E	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रसिक उमरशी सत्रा वय:-37; पत्ता:-प्लॉट नं: 504, माळा नं: -, इमारतीचे नाव: गिरीराज हॉईटस, ब्लॉक नं: हरी निवास सर्कल जवळ, रोड नं: नौपाडा,ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AUHPS2590J	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/02/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	21/02/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	1039/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मुल्यांकनासाठी विचारत पेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per	

### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **11<sup>th</sup> June 2024**

The term Value is defined as

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### **UNDER LYING ASSUMPTIONS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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**DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

**VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 1,21,67,048.00 (Rupees One Crore Twenty-One Lakh Sixty-Seven Thousand Forty-Eight Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Auth. Sign.



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