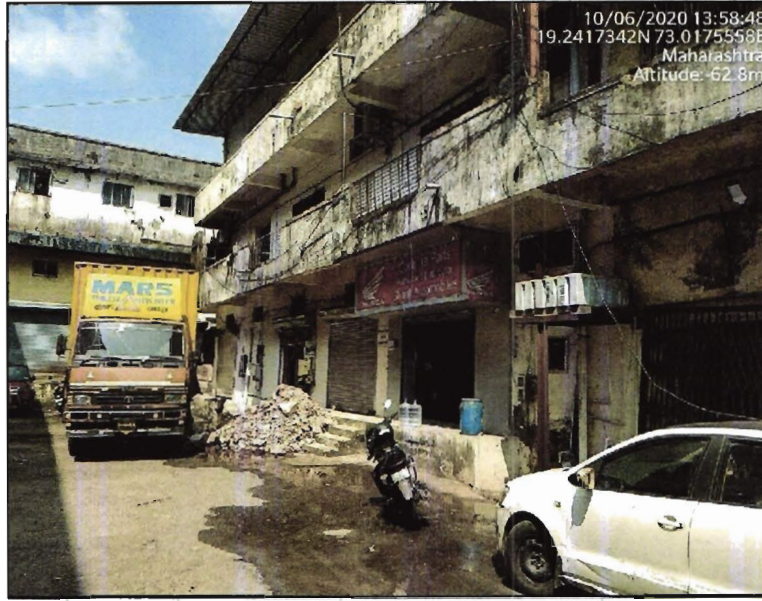


# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Shri. Ajay Grover**

Industrial Gala No. D / 8-B on Ground Floor, Building No. D, "**Rajlaxmi Commercial Complex**", Village Kalher, Taluka Bhiwandi, Dist. Thane, State - Maharashtra, Country - India

Longitude Latitude: 19°14'30.4"N 73°01'03.8"E

## Valuation Done for:

**State Bank of India**

**Industrial Finance Branch Sakinaka**

1st Floor, Lekhraj Bhawan, Sakivihar Road, Andheri (East), Mumbai - 400072,  
State - Maharashtra, Country - India

**Vastukala Consultants (I) Pvt. Ltd.**  
**Mumbai • Delhi NCR • Aurangabad • Nanded**

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**VALUATION OPINION REPORT**

This is to certify that the property bearing Industrial Gala No. D / 8-B on Ground Floor, Building No. D, "**Rajlaxmi Commercial Complex**", Village Kalher, Taluka Bhiwandi, Dist. Thane, State - Maharashtra, Country - India belongs to **Shri. Ajay Grover**.

Boundaries of the property.

North : B - Wing  
 South : Road & AB - Wing  
 East : Road & G - Wing  
 West : Road & C - Wing

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 **Realizable Value** for this particular purpose at **₹ 26,23,050.00 (Rupees Twenty Six Lakh Twenty Three Thousand Fifty 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.**

Sharadkumar  
 B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
 DN: cn=Sharadkumar B. Chalikwar,  
 o=Vastukala Consultants (I) Pvt. Ltd.,  
 ou, email=sharad@vastukala.org, c=IN,  
 [Date: 2020.10.20 16:45:22 +05'30']

*Sharadkumar B. Chalikwar*  
 Director

C.M.D.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178

Encl: Valuation report.

**Mumbai**

121, 1<sup>st</sup> Floor, Ackruti Star,  
 Central Road, MIDC,  
 Andheri (E), Mumbai - 400 093,  
 (M.S.), INDIA

Tel. : +91 22 28371325  
 Fax : +91 22 28371324  
 mumbai@vastukala.org

**Delhi NCR**

L-306, Sispal Vihar,  
 AWHO Society, Sohna Road,  
 Sector - 49, Gurgaon,  
 Haryana - 122018, INDIA

Mobile : +91 9216912225  
 +91 9819670183  
 delhincr@vastukala.org

**Nanded**

28, S.G.G.S. -  
 Stadium Complex,  
 Gokul Nagar,  
 Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288  
 +91 2462 239909  
 nanded@vastukala.org

**Aurangabad**

Plot No. 106, N-3, CIDCO,  
 Aurangabad - 431 005,  
 (M.S.), INDIA

Tel. : +91 240 2485151  
 Mobile : +91 9167204062  
 +91 9860863601  
 aurangabad@vastukala.org



**Vastukala Consultants (I) Pvt. Ltd.**

121, 1st Floor, Akruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,  
**The Branch Manager,**  
**State Bank of India**  
**Industrial Finance Branch Sakinaka**  
 1st Floor, Lekhranj Bhawan,  
 Sakivihar Road, Andheri  
 (East), Mumbai - 400072,  
 State - Maharashtra, Country - India.

**VALUATION REPORT (IN RESPECT OF GALA)**

I	General	
1.	Purpose for which the valuation is made	: To assess <b>Realizable Value</b> value of the property for bank Loan Purpose.
2.	a) Date of inspection	: 07.10.2020
	b) Date on which the valuation is Made	: 14.10.2020
3.	List of documents produced for perusal	: 1. Copy of Sale Deed dated 05.04.2006 2. Copy of Building Construction Permission No. 56 / 27 dated 26.11.1999 issued by Grampanchayat Kalher 3. Copy of Electricity Bill dated 06.02.2020 4. Copy of Completion Certificate dated 04.09.2017 issued by Grampanchayat Kalher 5. Copy of Approved Plan dated 10.02.1999 issued by The Assistant of Director Town Planning, Thane
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>Shri. Ajay Grover</b>  Industrial Gala No. D / 8-B on Ground Floor, Building No. D, " <b>Rajlaxmi Commercial Complex</b> ", Village Kalher, Taluka Bhiwandi, Dist. Thane, State - Maharashtra, Country - India  <u>Contact Person :</u> Mr. Ajay Grover (Self) Mobile No.: 9820034091  Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is Industrial Gala located on Ground floor. The composition of Gala is Storage Area. The property is at 8.6 Km. distance from nearest Thane Railway Station.
6.	Location of property	:
	a) Plot No. / Survey No.	: Survey No. 297 / 6/8, 299 / 9 & 300 / 2 & 3 of Village Kalher
	b) Door No.	: Industrial Gala No. D / 8 - B
	c) C.T.S. No. / Village	: Village Kalher
	d) Ward / Taluka	: Taluka - Bhiwandi
	e) Mandal / District	: Grampanchayat Kalher
	f) Date of issue and validity of layout of approved map / plan	: Copy of Approved Plan dated 10.02.1999 issued by The Assistant of Director Town Planning, Thane
	g) Approved map / plan issuing authority	:



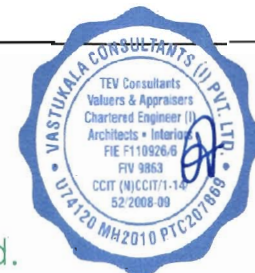
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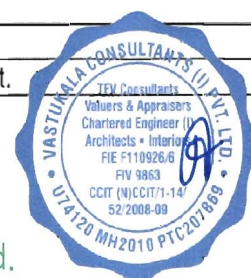
	h)	Whether genuineness or authenticity of approved map / plan is verified	:	N.A.
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.		Postal address of the property	:	Industrial Gala No. D / 8-B on Ground Floor, Building No. D, " <b>Rajlaxmi Commercial Complex</b> ", Village Kalher, Taluka Bhiwandi, Dist. Thane, State - Maharashtra, Country - India
8.		City / Town	:	Bhiwandi, Thane
		Residential area	:	No
		Industrial area	:	Yes
		Commercial area	:	Commercial cum Industrial
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Semi Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Grampanchayat Kalher
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		Boundaries of the property		<b>As per Site</b> <b>As per Documents</b>
		North	:	B - Wing                      Details not available
		South	:	Road & AB - Wing                      Details not available
		East	:	Road & G - Wing                      Details not available
		West	:	Road & C - Wing                      Details not available
13		Dimensions of the site		N. A. as property under consideration is a Gala in a building.
				<b>A</b> <b>B</b>
				As per the Deed                      Actual Boundaries
		North	:	-                                      -
		South	:	-                                      -
		East	:	-                                      -
		West	:	-                                      -
14.		Extent of the site	:	<b>Built up area = 93.40 Sq. M. i.e. 1005.00 Sq. Ft. (Area as per Sale Deed)</b> Carpet Area = 840.00 Sq. Ft. (Area as per actual site measurement)
14.1		Latitude, Longitude & Co-ordinates of Gala	:	19°14'30.4"N 73°01'03.8"E
15.		Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built up area = 93.40 Sq. M. i.e. 1005.00 Sq. Ft. (Area as per Sale Deed)</b> Carpet Area = 840.00 Sq. Ft. (Area as per actual site measurement)
16		Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied



<b>II APARTMENT BUILDING</b>		
1.	Nature of the Apartment	: Industrial Gala
2.	Location	:
	C.T.S. No.	: Survey No. 297 / 6/8, 299 / 9 & 300 / 2 & 3 of Village Kalher
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village Kalher, Grampanchayat Kalher
	Door No., Street or Road (Pin Code)	: Industrial Gala No. D / 8-B on Ground Floor, Building No. D, "Rajlaxmi Commercial Complex", Village Kalher, Taluka Bhiwandi, Dist. Thane, State - Maharashtra, Country - India
3.	Description of the locality Residential / Industrial / Mixed	: Industrial <sup>®</sup>
4.	Year of Construction	: 2000 (Approx.)
5.	Number of Floors	: Ground + 2 upper floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling Galas in the building	: 09 Galas
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Normal
11.	Facilities Available	:
	Lift	: No
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open Car Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the Building	: Yes
<b>III</b>	<b>Gala</b>	
1	The floor in which the Gala is situated	: Ground Floor
2	Door No. of the Gala	: Industrial Gala No. D / 8-B
3	Specifications of the Gala	:
	Roof	: R.C.C. Slab
	Flooring	: Kota flooring
	Doors	: M. S. Rolling Shutter with Glass door
	Windows	: Not provided
	Fittings	: Concealed
	Finishing	: Normal
4	House Tax	:
	Assessment No.	: Details not available
	Tax paid in the name of :	: Details not available
	Tax amount :	: Details not available
5	Electricity Service connection No. :	: 13272727061
	Meter Card is in the name of :	: Mr. Ajay Hansraj Grover
6	How is the maintenance of the Gala?	: Good
7	Sale Deed executed in the name of	: Shri. Ajay Grover
8	What is the undivided area of land as per Sale Deed?	: N.A.



9	What is the plinth area of the Gala?	: Built up area = 93.40 Sq. M. i.e. 1005.00 Sq. Ft. (Area as per Sale Deed)
10	What is the floor space index (app.)	: As per local norms
11	What is the Carpet Area of the Gala?	: Carpet Area = 840.00 Sq. Ft. (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	: Medium
13	Is it being used for Residential or Industrial purpose?	: Industrial Purpose
14	Is it Owner-occupied or let out?	: Owner Occupied
15	If rented, what is the monthly rent?	: ₹ 10,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:
1	How is the marketability?	: Good
2	What are the factors favoring for an extra Potential Value?	: Located in developing area
3	Any negative factors are observed which affect the market value in general?	: No
<b>V</b>	<b>Rate</b>	:
1	After analyzing the comparable sale instances, what is the composite rate for a similar Gala with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 1,900.00 to ₹ 2,700.00 per Sq. Ft. Super Built up area i.e. ₹ 2,800.00 to ₹ 3,500.00 per Sq. Ft. Built up area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Gala under valuation after comparing with the specifications and other factors with the Gala under comparison (give details).	: ₹ 3,500.00 per Sq. Ft.
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,000.00 per Sq. Ft.
	II. Land + others	: ₹ 1,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Gala (an evidence thereof to be enclosed)	: ₹ 27,000 per Sq. M. i.e. ₹ 2,508.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's Gala (After Depreciation)	: ₹ 22,264.00 per Sq. M. i.e. ₹ 2,068.00 per Sq. Ft.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	:
<b>a</b>	Depreciated building rate	:
	Replacement cost of Gala with Services (v(3))	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: 40 years
	Life of the building estimated	: 20 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 30%
	Depreciated Ratio of the building	:
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,400.00 per Sq. Ft.



Rate for Land & other V (3) ii	:	₹ 1,500.00 per Sq. Ft.
<b>Total Composite Rate</b>	:	<b>₹ 2,900.00 per Sq. Ft.</b>

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per Gala (₹)	Estimated Value (₹)
1	Present value of the Gala (Including car parking)	1005.00 Sq. Ft.	2,900.00	29,14,500.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
<b>Total Fair Market Value of the property</b>				<b>29,14,500.00</b>
<b>The realizable value of the property</b>				<b>26,23,050.00</b>
<b>The Distress Value of the property</b>				<b>23,31,600.00</b>
<b>Insurable value of the property</b>				<b>20,10,000.00</b>
Remarks	<p>1. As per approved plan &amp; Commencement Certificate, the structure is ground floor only. But as per site inspection, the structure is Ground + 2 upper floor. Construction Permission documents for the upper floor is not available.</p> <p>2. As per site inspection, The Industrial Unit No. D - 7, D - 8A, D - 8B &amp; D - 9 are internally amalgamated with separate entrance. For the purpose of valuation we have taken area of Unit No. D - 8B only. The area is taken as per the agreement.</p>			

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Industrial Gala, where there are typically many comparables available to analyze. As the property is a Industrial Gala, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 1,900.00 to ₹ 2,700.00 per Sq. Ft. Super Built up area i.e. ₹ 2,800.00 to ₹ 3,500.00 per Sq. Ft. Built up area Considering the rate with attached report, current market conditions, demand and supply position, Gala size, location, upswing in real estate prices, sustained demand for Industrial Gala, all round development of Industrial application in the locality etc. We estimate ₹ 3,500.00 per Sq. Ft. for valuation.



Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 10,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou,email=sharad@vastukala.org, c=IN  
Date: 2020.10.20 16:45:37 +05'30'



C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178

Place : Mumbai

Date : 14.10.2020



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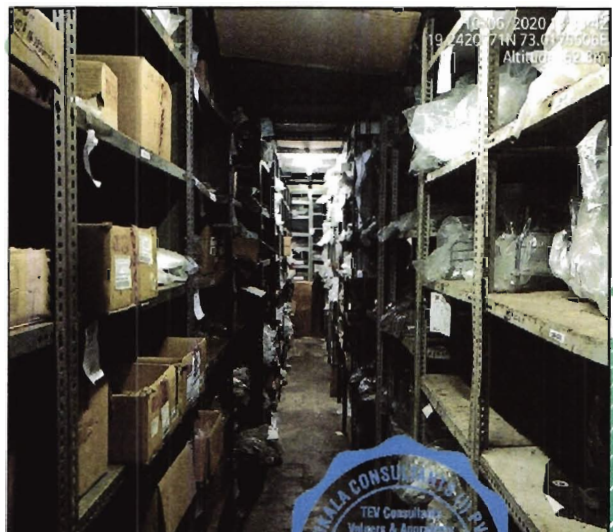
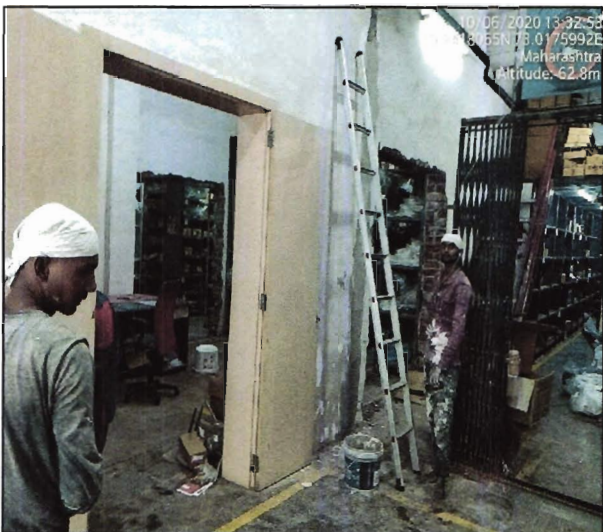
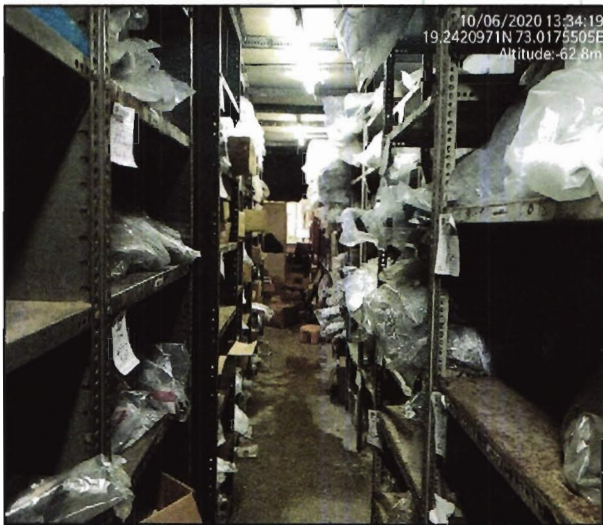
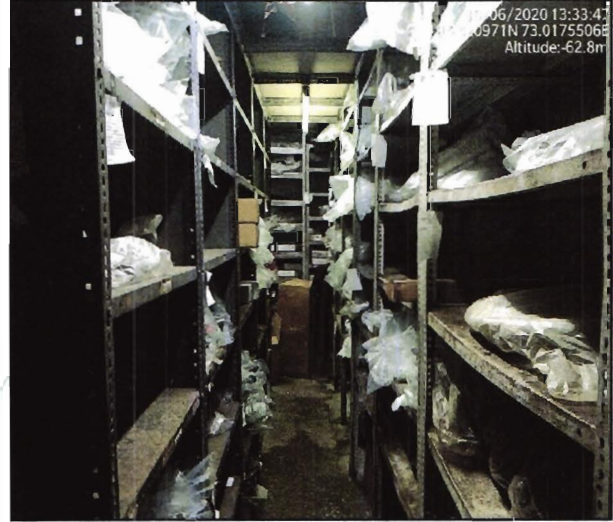
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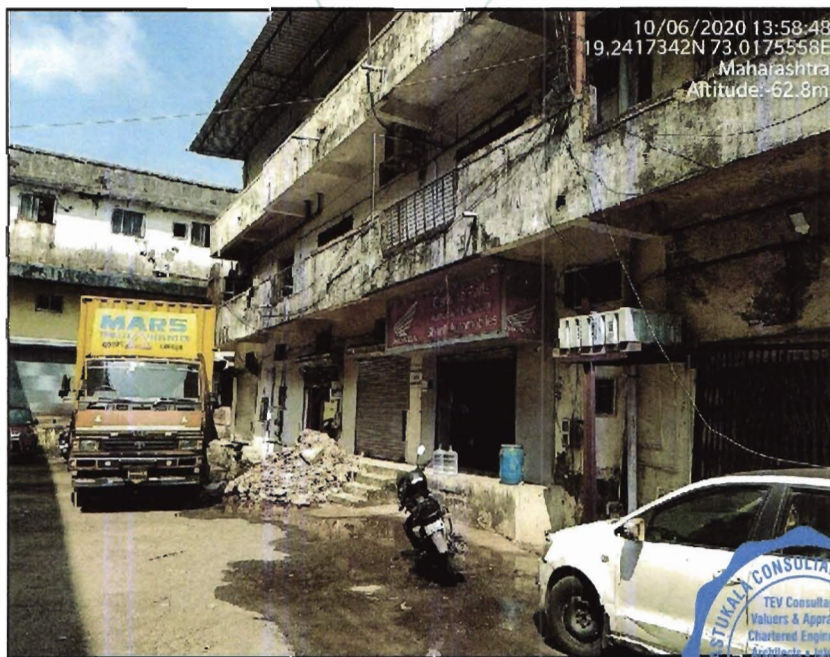
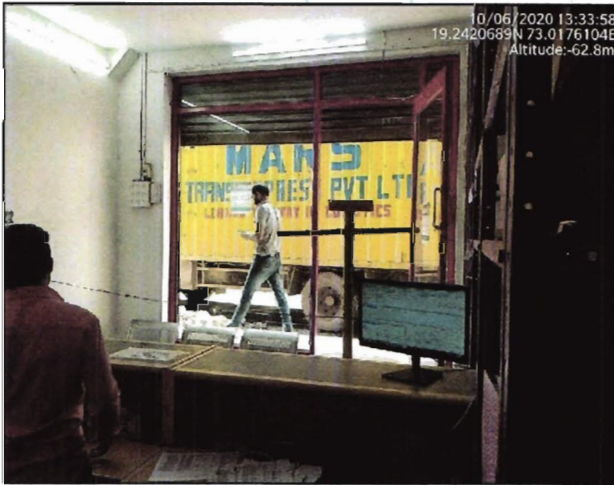
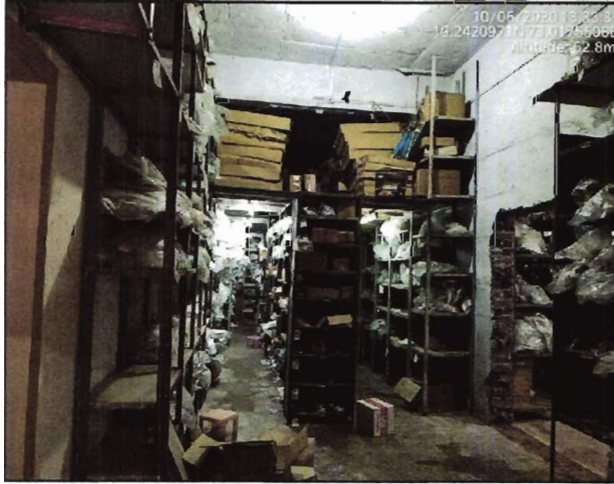




### Actual Site Photographs

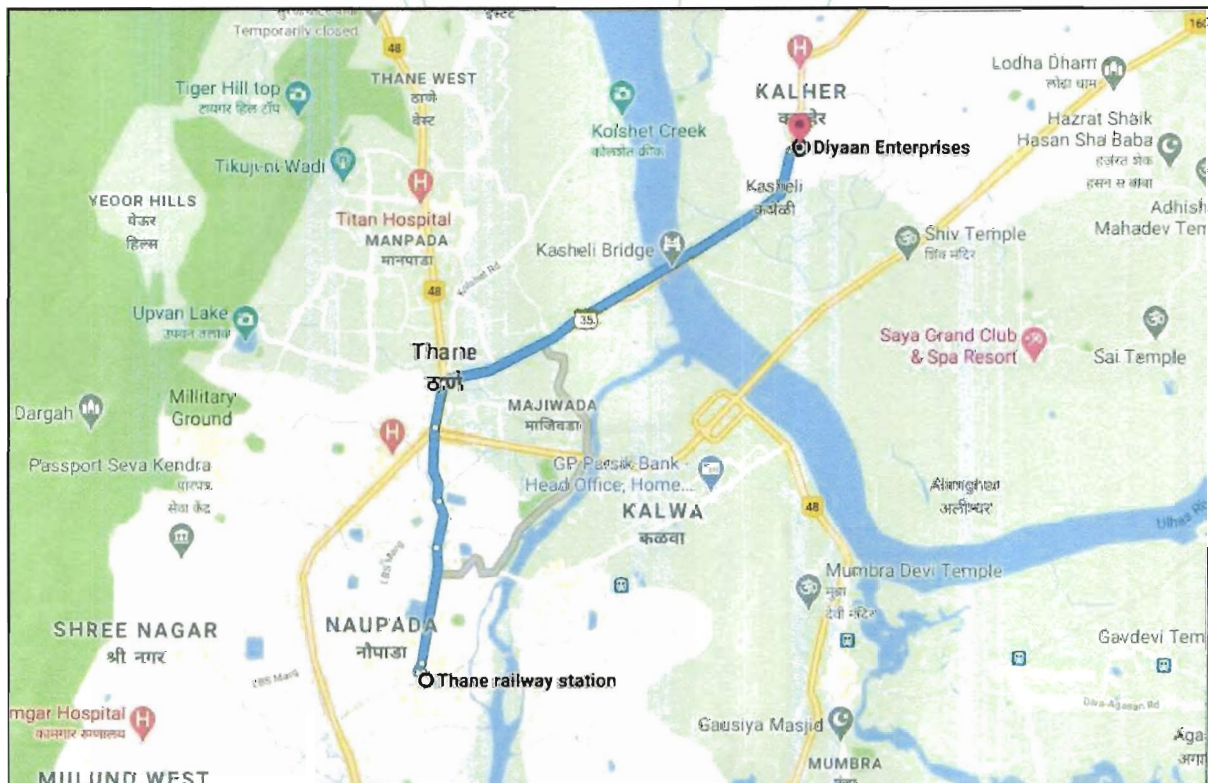
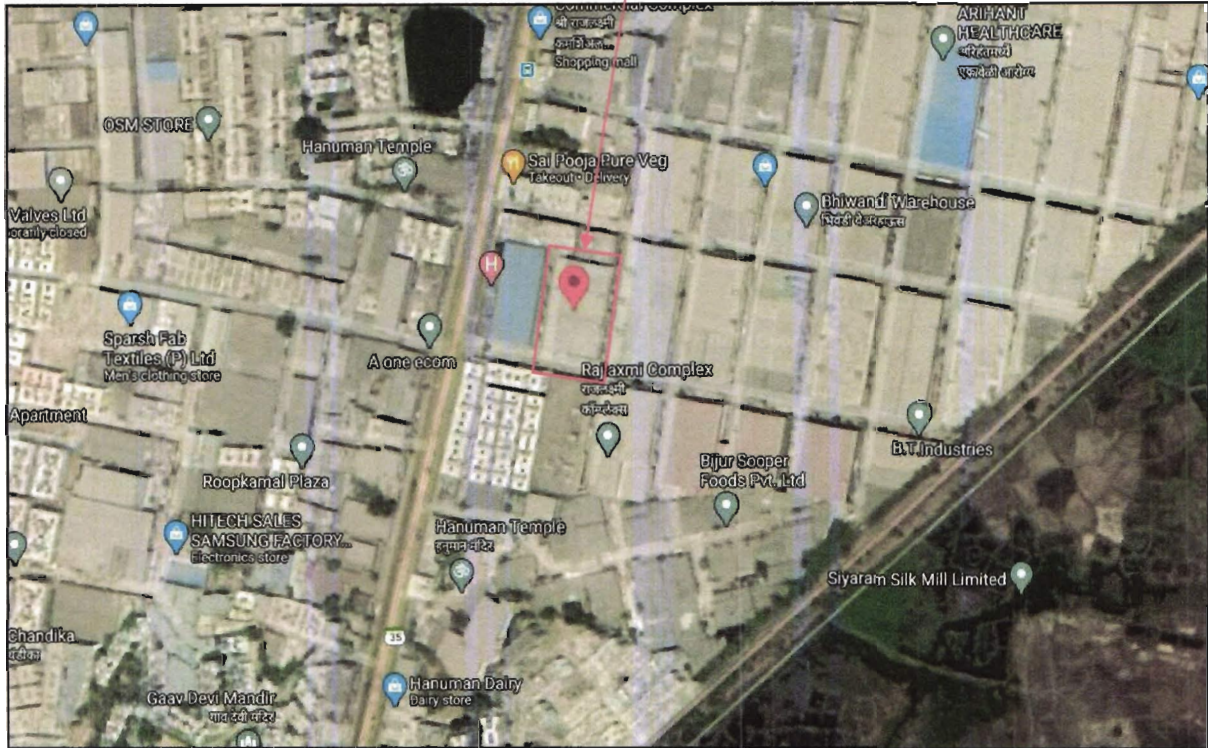


### Actual Site Photographs



## Route Map of the property

site u/r



**Longitude Latitude: 19°14'30.4"N 73°01'03.8"E**


**Note: The Blue line shows the route to site from nearest Station Thane - 8.6 Km**



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## Reckoner Rate - 2019-20



**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
बाजारमूल्य दर पत्रक

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**Year** 2020/2021 **Language** English

**Annual Statement of Rates**

**Selected District** ठाणे

**Select Taluka** भिवंडी

**Select Village** गावाचे नाव : काल्हेर(विशेष नियोजन प्राधिकरणाखाली)

**Search By**  Survey No  Location

**Enter Survey No** 300

उपविभाग	कुली जमीन	निवासी सदनिका	बॉकस	दुकाने	बौदिक	एक (रु.)	Attribute
2/1-औद्योगिक वापराखालील विकसित जमिनी	2310	26100	27000	31800	27000	चौ. मीटर	सर्व्हे नंबर



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**PROPERTY DETAILS**

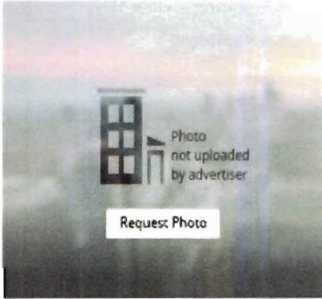


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**Address**  
Bhiwandi, Maharashtra

**Super area**  
1800 sqft  
₹ 2,222/sqft

**Transaction type**  
Resale

**Construction Status**  
Ready to Move

Property ID: 51218608

**Owner:**  **Dinesh Savta**  
[Contact Now](#)

Posted on: Sep 15 '21

[Contact Owner](#)
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**PROPERTY DETAILS**

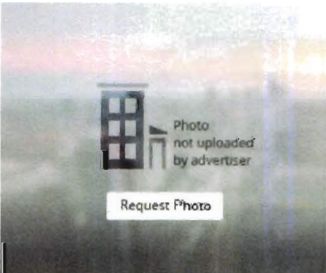


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**Address**  
Bhiwandi, Maharashtra

**Super area**  
1600 sqft  
₹ 2,188/sqft

**Transaction type**  
Resale

**Construction Status**  
Ready to Move

Property ID: 50214636

**Owner:**  **Himanshu anant**  
[Contact Now](#)

Posted on: Oct 14

[Contact Owner](#)
[Save for Later](#)
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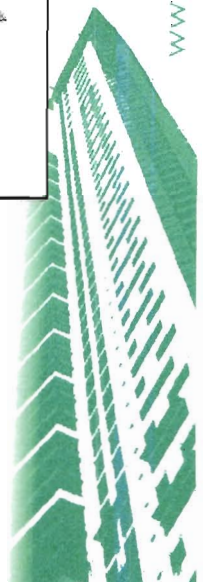
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**Owner:**  
Himanshu anant  
+91-82XXXXXX65

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₹ 1,900.00 to ₹ 2,700.00 per Sq. Ft. Super Built up area i.e. ₹ 2,800.00 to ₹ 3,500.00 per Sq. Ft. Built up area




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**45.0 Lac** Warehouse/ Godown  
for sale in [Bhiwandi, Thane](#)

**PROPERTY DETAILS** | **LOCALITY DETAILS** | **PRICE TRENDS**



3 photos

**Address**  
Gala no 17, Building No 5-15, Bhiwandi, Thane - Beyond Thane, Maharashtra

<p><b>Super area</b> 2250 sqft + 22000/sqft</p>	<p><b>Transaction type</b> Resale</p>
<p><b>Age of Construction</b> Less than 5 years</p>	<p><b>Type of Ownership</b> Freehold</p>
<p><b>Facing</b> Main Road Facing</p>	<p><b>No of Open Sides</b> 1</p>

**Floor Allowed for construction**  
1

**Pre Leased Property**  
No

**Width of road facing plot**  
20m

Property ID: 48607050

Owner: Navneet Mahajan [Contact Now](#)

Posted on: Sep 23, 21

Contact Owner
Book Site Visit

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**Disclaimer**

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Owner: Navneet Mahajan  
+91-82XXXXXX10

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₹ 1,900.00 to ₹ 2,700.00 per Sq. Ft. Super Built up area i.e. ₹ 2,800.00 to ₹ 3,500.00 per Sq. Ft. Built up area



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## Sale Transaction

सूची क्र.2		दुय्यम निबंधक : सह दु.नि.मिबंडी 2
10/8/2020 <a href="https://freesearchi.grservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLIVE.aspx">https://freesearchi.grservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLIVE.aspx</a> 7124351 08-10-2020 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		दस्त क्रमांक : 7124/2019 नोंदणी : Regn:83m
गावाचे नाव : काल्हेर		
(1)वित्तखात्या प्रकार	अभिहस्तांतरणपत्र	
(2)मोबदला	3751000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3666777.6	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मौजे काल्हेर तालुका मिबंडी सर्वे नं. 297 हिस्सा नं. 6 व 8,सर्वे नं. 299 हिस्सा नं. 9,सर्वे नं. 300 हिस्सा नं. 2 व 3 या जागेवरील राजलक्ष्मी कमर्शियल कॉम्प्लेक्स मधील बिल्डिंग नं. के मधील तळ मजल्यावरील गोडाउन गाळा नं. के-12 ज्यास या. घर नं. 897/15 काल्हेर चे क्षेत्र 167.28 चौ. मी. बांधीव.सुचना क्र 3 प्रमाणे 20% घसारा(( Survey Number : 297 हिस्सा नं. 6 व 8, सर्वे नं. 299 हिस्सा नं. 9, सर्वे नं. 300 हिस्सा नं. 2 व 3 : ) )	
(5) क्षेत्रफळ	167.28 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/सिंहन देवणा-या पक्षाकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1). नाव:-नितीन वसंतलाल शाह (एचयूएफ) लॉक कर्ता नितीन वसंतलाल शाह वय:-61, पत्ता:- प्लॉट नं: बी- 501, , माळा नं: -, इमारतीचे नाव: विशाल कॉम्प्लेक्स, ब्लॉक नं एन एल. शाळा समोर, माताड वेस्ट डेली, मुंबई. रोड नं: एस व्ही. रोड., महाराष्ट्र, मुंबई. पिन कोड-400064 पॅन नं:-AABHN3348B 2). नाव:-निना नितीन शाह वय:-57, पत्ता:-प्लॉट नं: बी- 501, , माळा नं: -, इमारतीचे नाव: विशाल कॉम्प्लेक्स, , ब्लॉक नं: एन. एल. शाळा समोर, माताड वेस्ट डेली, मुंबई. रोड नं: एस व्ही. रोड., महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-ABEP85536Q	
(8)दस्तऐवज करून घेणा-या पक्षाकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शोभा देवी गोपालप्रसाद - वय:-58, पत्ता:-प्लॉट नं: 85, , माळा नं: -, इमारतीचे नाव - , ब्लॉक नं: लालपूर, संयी, झारखंड, रोड नं: हजारीबाग रोड., झारखंड, RANCHI पिन कोड:-834001 पॅन नं:-ANTPD6491Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/09/2019	
(10)दस्त नोंदणी केल्याचा दिनांक	09/09/2019	
(11)अनुक्रमांक,खंड व पृष्ठ	7124/2019	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	225100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

सूची क्र.2		दुय्यम निबंधक : सह दु.नि.मिबंडी 2
10/8/2020 <a href="https://freesearchi.grservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLIVE.aspx">https://freesearchi.grservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLIVE.aspx</a> 3648351 08-10-2020 Note:-Generated Through eSearch Module,For original report please contact concern SRO office		दस्त क्रमांक : 3648/2019 नोंदणी : Regn:63m
गावाचे नाव : काल्हेर		
(1)वित्तखात्या प्रकार	अभिहस्तांतरणपत्र	
(2)मोबदला	1351000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2010721.6	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मौजे काल्हेर तालुका मिबंडी येथील सर्वे नं. 297 हिस्सा नं. 6 व 8,सर्वे नं. 299 हिस्सा नं 9,सर्वे नं 300 हिस्सा नं. 2 व 3 या जागेवरील राजलक्ष्मी कॉमेर्सियल कॉम्प्लेक्स मधील बिल्डिंग नं. एच मधील पहिल्या मजल्यावरील गाळा नं. एच-124 ज्यास या.घर नं. 889/24 बी काल्हेर चे क्षेत्र 91.73 चौ. मीटर बांधीव.(( Survey Number : 297 हिस्सा नं. 6 व 8,सर्वे नं. 299 हिस्सा नं 9,सर्वे नं 300 हिस्सा नं. 2 व 3 : ) )	
(5) क्षेत्रफळ	91.73 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/सिंहन देवणा-या पक्षाकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गोविंद विठ्ठलभुजार बंसल वय:-32, पत्ता:-प्लॉट नं: बी-13,, माळा नं: -, इमारतीचे नाव: पुरुषोत्तम रेसिडेन्सी, , ब्लॉक नं यश राज पार्क जवळ, कासारबावली, ठाणे (ए), रोड नं: चौडंबंदर रोड., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-ALZPB9596C 2): नाव:-प्रेम यशुभुज शर्मा वय:-42, पत्ता:-प्लॉट नं: बी/1104, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: औघना. पार्क पार्क, शाकवीम कॉ. ठाणे (ए), रोड नं: चौडंबंदर रोड., महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AXVFS9823K	
(8)दस्तऐवज करून घेणा-या पक्षाकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1). नाव:-शिल्पा रवि मोदी वय:-39, पत्ता -प्लॉट नं: 62, सीगुल, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: केंडबरी हाऊस च्यामारी, काजबाला हिल्स, मुंबई, रोड नं: 13 फार भायकल रोड., महाराष्ट्र, मुंबई. पिन कोड:-400026 पॅन नं:-AAEPM3918A 2). नाव:-रवि विरवंतराव मोदी वय:-56, पत्ता:-प्लॉट नं: 62, सीगुल, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: केंडबरी हाऊस च्यामारी, काजबाला हिल्स, मुंबई 400026, रोड नं: 13 फार भायकल रोड., महाराष्ट्र, मुंबई. पिन कोड:-400026 पॅन नं:-AAEPM0811J	
(9) दस्तऐवज करून दिल्याचा दिनांक	02/05/2019	
(10)दस्त नोंदणी केल्याचा दिनांक	02/05/2019	
(11)अनुक्रमांक,खंड व पृष्ठ	3648/2019	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	120660	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	20110	



## Sale Transaction

10/8/2020 243381 08-10-2020 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. भिवंडी 1 दस्त क्रमांक : 2433/2019 नोंदणी : Regn 63m
<b>गावाचे नाव : काल्हेर</b>		
(1)विलेखाचा प्रकार (2)मोबदला (3) बाजारभाव(भाडेपट्टयाच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) (4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (5) क्षेत्रफळ (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. (7) दस्तऐवज करून देणा-या/सिंहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता (9) दस्तऐवज करून दिल्याचा दिनांक (10)दस्त नोंदणी केल्याचा दिनांक (11)अनुक्रमांक,खंड व पृष्ठ (12)बाजारभावाप्रमाणे मुद्रांक शुल्क (13)बाजारभावाप्रमाणे नोंदणी शुल्क	खरेदीखत 7985400 6538996 1) पालिकेचे नाव: ठाणे इतर वर्णन ; इतर माहिती: मौजे काल्हेर तालुका भिवंडी जिल्हा ठाणे येथील सर्व्हे नं 300,हिस्सा नं 5,6,आणि 7 या जागेवरील राजतक्ष्मी कमर्शियल कॉम्प्लेक्स नं क्यू मधील लळमजल्यावरील आर. सी. सी गोडाऊन नं क्यू 1,क्यू 2 व क्यू 3 ज्यांचे ग्रामपंचायत घर नं 1268/1,1268/2,व 1268/3 क्षेत्र 5371 चौ फूट म्हणजेच 499.16 चौ मी बांधीव पैकी 50% क्षेत्र 2685.50 चौ फूट म्हणजेच 249.58 चौ मी बांधीव( ( Survey Number : 300/5,6,7 ; ) ) 249.58 चौ.मीटर 1) नाव:-कमलेश मुलराज शाह हे.प्रो. प्रा. मे. श्री गणेश इन्व्हेक्स - - वय:-51; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: 33 /बी. 302 - वैदही अपार्टमेंट -1 आझाद नगर नंबर 2 , अंधेरी (प), वीरा देसाई रोड, मुंबई , महाराष्ट्र, मुम्बई पिन कोड:-400058 पॅन नं:- AAKPS6069B 1): नाव:-अशोक नाथ रामकृष्णा दुबे - - वय:-54; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: 201 अमरलक्ष्मी 4 नवीन नगरदास रोड , पिंकी सिनेमा च्या बाजूला अंधेरी (पु), मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AABPD2240C 05/03/2019 06/03/2019 2433/2019 479200 30000	

10/14/2020 5509351 14/10/2020 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. भिवंडी 2 दस्त क्रमांक : 5509/2020 नोंदणी . Regn 63m
<b>गावाचे नाव : काल्हेर</b>		
(1)विलेखाचा प्रकार (2)मोबदला (3) बाजारभाव(भाडेपट्टयाच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) (4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (5) क्षेत्रफळ (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. (7) दस्तऐवज करून देणा-या/सिंहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता (9) दस्तऐवज करून दिल्याचा दिनांक (10)दस्त नोंदणी केल्याचा दिनांक (11)अनुक्रमांक,खंड व पृष्ठ (12)बाजारभावाप्रमाणे मुद्रांक शुल्क (13)बाजारभावाप्रमाणे नोंदणी शुल्क	अभिहस्तांतरणपत्र 10300000 10300000 1) पालिकेचे नाव: ठाणे इतर वर्णन ; इतर माहिती: मौजे काल्हेर ता.भिवंडी जि.ठाणे येथील सर्व्हे नं 297 हिस्सा नं 60व 8,सर्व्हे नं 299 हिस्सा नं 9 व सर्व्हे नं 300 हिस्सा नं 2 व 3,या जागेवरील श्री राजतक्ष्मी कॉमेर्सियल कॉम्प्लेक्स मधील बिल्डींग नं आय मधील दुस-या मजल्यावरील नियोजित गाळा नं 201,202,203,204,205,206,207,208,209,210,211,212,213,214,215,216,217 व 218 चे एकुण क्षेत्र 3298.14 चौ मी.एफ.एस.आय.( ( Survey Number : 297 हिस्सा नं 60व 8,सर्व्हे नं 299 हिस्सा नं 9 व सर्व्हे नं 300 हिस्सा नं 2 व 3 ; MILKAT NUMBER : गाळा नं 201,202,203,204,205,206,207,208,209,210,211,212,213,214,215,216,217 व 218 ; ) ) 3298.14 चौ.मीटर पोटखराब क्षेत्र : 0,0 चौ.मीटर 1): नाव:-मे. धनलक्ष्मी फॅब्रिकस लिमिटेड लॉक अधिगृह स्वकारीकरिता अमित जी. शर्मा वय:-33; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं: भोवर गाव, अंधिवली (पु), ठाणे . रोड नं: - , महाराष्ट्र, ठाणे. पिन कोड:-421 204 पॅन नं:-AABCD1592N 1): नाव:-राहुल महेश झवर वय:-28; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं: अल्पना बिल्डिंग, वजा शोखन जवळ, कंबाला हिल्स, मुंबई, रोड नं. - , महाराष्ट्र, MU/MHAL, पिन कोड:-400026 पॅन नं:-APRPR7317P 09/09/2020 07/10/2020 5509/2020 309000 30000	





## Sale Transaction

<p>10/8/2020 465532 08-10-2020 Note:-Generated Through eSearch Module. For original report please contact concern SRO office</p>	<p><b>सूची क्र.2</b></p>	<p>दुस्यम निबंधक : सह दु.नि. भिवंडी 3 दस्त क्रमांक : 465/2019 नोंदणी : Regn 63m</p>
<b>गावाचे नाव : काल्हेर</b>		
<p>(1) विलेखाचा प्रकार (2) मोबदला (3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) (4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास) (5) क्षेत्रफळ (6) आकारणी किंवा जुही देण्यात असेल तेव्हा. (7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. (8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. (9) दस्तऐवज करून दिल्याचा दिनांक (10) दस्त नोंदणी केल्याचा दिनांक (11) अनुक्रमांक, खंड व पृष्ठ (12) बाजारभावाप्रमाणे मुद्रांक शुल्क (13) बाजारभावाप्रमाणे नोंदणी शुल्क</p>	<p>सेल डीड 2905000 3315000 1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: मौजे काल्हेर, तालुका भिवंडी, जिल्हा ठाणे येथील सर्वे नं 300 हिस्सा नं 5,6,7 या जमिनीवरील, श्री राज लक्ष्मी कमर्शियल कॉम्प्लेक्स मधील, बिल्डिंग प्लॉट नं - क्यू ग्यामपंचायत घर नं 1268/ब 1- काल्हेर, पहिल्या मजल्यावरील आरसीसी गोडाऊन नं क्यू/103, क्षेत्र 1701.00 चौ. फूट म्हणजेच 158.08 चौ. मीटर. (( MILKAT NUMBER : 103 : ) ) 158.08 चौ.मीटर 1) नाव:-केतन जे. शाह एच. यु. एफ. तर्फे कर्ता केतन जे. शाह वय:-55; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 505, मिलगिरी, निळकंठ विहार, शाहिद भगत कानाराम मार्ग, घाटकोपर पूर्व, मुंबई. बर्लोक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400077 पॅन नं:-AABHK4093C 2) नाव:-पंकज सी. गाडी एच. यु. एफ. तर्फे कर्ता पंकज सी. गाडी वय:-55; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 301, अविष्कार टॉवर, गुलमोहर रोड, एच. टी. रोड समोर, बोरिवली पश्चिम, बर्लोक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AABHP5976P 1) नाव:-मे. राधेगोविंद इंडस्ट्रीज तर्फे प्रोवा. जसराज सुखदेव पुरोहित एच. यु. एफ. तर्फे देवकीनंदन जसराज पुरोहित वय:-30, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: इंडस्ट्रियल गाला नं 17, लळ मजला, विवेक इंडस्ट्रियल इस्टेट, वाळभट रोड, पी - प्लॉट, गोरेगाव, मुंबई. बर्लोक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-AABHJ0715J 25/01/2019 25/01/2019 465/2019 198900 30000</p>	

<p>10/8/2020 6195351 08-10-2020 Note:-Generated Through eSearch Module. For original report please contact concern SRO office.</p>	<p><b>सूची क्र.2</b></p>	<p>दुस्यम निबंधक : सह दु.नि. भिवंडी 2 दस्त क्रमांक : 6195/2019 नोंदणी : Regn:63m</p>
<b>गावाचे नाव : काल्हेर</b>		
<p>(1) विलेखाचा प्रकार (2) मोबदला (3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) (4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास) (5) क्षेत्रफळ (6) आकारणी किंवा जुही देण्यात असेल तेव्हा (7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. (8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. (9) दस्तऐवज करून दिल्याचा दिनांक (10) दस्त नोंदणी केल्याचा दिनांक (11) अनुक्रमांक, खंड व पृष्ठ (12) बाजारभावाप्रमाणे मुद्रांक शुल्क (13) बाजारभावाप्रमाणे नोंदणी शुल्क (14) शेरा</p>	<p>अभिहस्तांतरणपत्र 3807000 4094656 1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: मौजे काल्हेर तालुका भिवंडी येथील सर्वे नं.297 हिस्सा नं. 6 व 8, सर्वे 299 हिस्सा नं.9 आणि सर्वे नं.300 हिस्सा नं. 2 व 3 या जागेवरील राजलक्ष्मी कॅम्पेसिअल कॉम्प्लेक्स बिल्डिंग नं. डी मधील लळ मजल्यावरील गोडाऊन गाळा नं. डी-9 ज्यास या. घर नं. 1071/10 काल्हेर ये क्षेत्र 186.80 चौ. मी. बांधीव. ( ( Survey Number : 297 हिस्सा नं. 6 व 8, सर्वे 299 हिस्सा नं.9 आणि सर्वे नं.300 हिस्सा नं. 2 व 3 ; ) ) 186.80 चौ.मीटर 1) नाव:-अविहंस डायकेम तर्फे प्रोवा रजनीकांत बाबुखाल शाह (पंचमूएफ ) तर्फे कर्ता सितेश रजनीकांत शाह वय:-44; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, बर्लोक नं. रावल येन्बर, सामुएस स्ट्रीट, मुंबई. रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400003 पॅन नं:-AAJPS0851L 1) नाव:-अजय हंसराज गोवर वय:-59, पत्ता:-प्लॉट नं: 2 प 2बी, माळा नं. -, इमारतीचे नाव. अनुराधा एस रेसिडेन्सी. बर्लोक नं: विठ्ठल नगर सोसायटी , जे.व्ही.पी.डी. कबीर, अमितभक्त कचरान बंगलो अवळ, विलेपार्ले (प). मुंबई, रोड नं. -, महाराष्ट्र, MUMBAI पिन कोड:-400049 पॅन नं:-AADPO1342C 30/07/2019 30/07/2019 6195/2019 246000 30000</p>	
<p>मुल्यांकनासाठी विचाराल घेतलेला</p> <p style="font-size: small;">https://freesearchngservice.maharashtra.gov.in/santaHTMLReportSuchiKramank2_RegLive.aspx</p>		



**Details for Sale Transaction 2019 - 2020**

Regn. No.	Built up Area in Sq. Ft.	Agreement Value	Rate per Sq. Ft.
2433/2019	2,686	79,85,400.00	2,973
6195/2019	2,011	38,07,000.00	1,893
7124/2019	1,801	37,51,000.00	2,083
465/2019	1,702	29,05,000.00	1,707
3648/2019	987	13,51,000.00	1,368
5509/2020	3298	1,03,00,000.00	3,123



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As a result of my appraisal and analysis, it is my considered opinion that the **Relizable value** of the above property in the prevailing condition with aforesaid specifications is **₹ 26,23,050.00 (Rupees Twenty Six Lakh Twenty Three Thousand Fifty Only).**

Place : Mumbai

Date : 15.10.2020

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn =Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd., ou,  
email=sharad@vastukala.org, c=IN  
Date: 2020.10.20 16:45:51 +05'30'



C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178



The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date

Signature  
(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

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Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure- IV)	Attached
	Model code of conduct for valuer - (Annexure V)	Attached

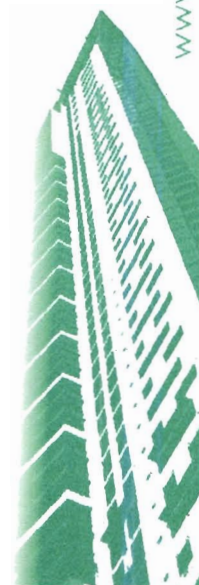
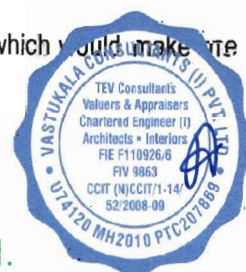


(Annexure-I)

**DECLARATION-CUM-UNDERTAKING**

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 15.10.2020 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 07.10.2020. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AEAPC0117Q
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer



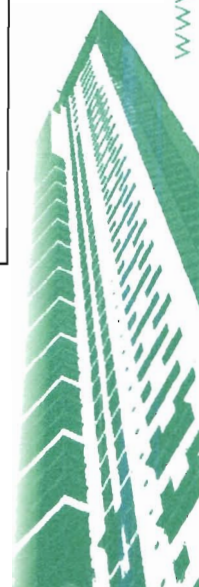
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.



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SI No.	Particulars	Valuer Comment
1.	background information of the asset being valued;	The property under consideration was <b>Shri. Ajay Grover</b> purchased from Mr. Nitin Koradia vide Sale Deed dated 05.04.2006
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, Industrial Finance Sakinaka Branch to assess <b>Realizable Value</b> of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Nikhil Sonavane – Valuation Engineer Shobha Kuperkar – Processing Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 07.10.2020 Valuation Date – 15.10.2020 Date of Report – 15.10.2020
6.	inspections and/or investigations undertaken;	Physical Inspection done on 07.10.2020
7.	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.



10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Industrial Gala size, location, upswing in real estate prices, sustained demand for Industrial Gala, all round development of Industrial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Date: 15.10.2020

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. ChalikwarDigitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
ou=Vastukala Consultants (I) Pvt. Ltd., ou,  
email=sharadg@vastukala.org, c=IN  
Date: 2020.10.20 16:46:01 +05'30'

C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

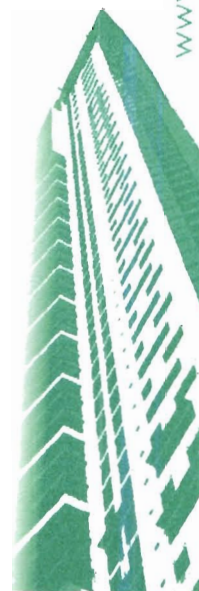
SBI Empanelment No.: SME/TCC/2017-18/942/178



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An ISO 9001:2015 Certified Company



## Assumptions, Disclaimers, Limitations & Qualifications

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **15<sup>th</sup> October 2020** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### **Future Matters**

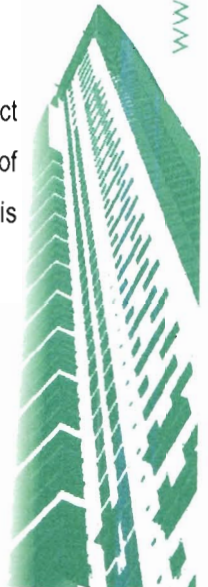
To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Industrial Gala, admeasuring **Built up area = 93.40 Sq. M. i.e. 1005.00 Sq. Ft.** in the name of **Shri. Ajay Grover**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.





### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Shri. Ajay Grover**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

### Area

Based on the information provided by the Client's representative, we understand that the Industrial Gala, admeasuring **Built up area = 93.40 Sq. M. i.e. 1005.00 Sq. Ft.**

### Condition & Repair

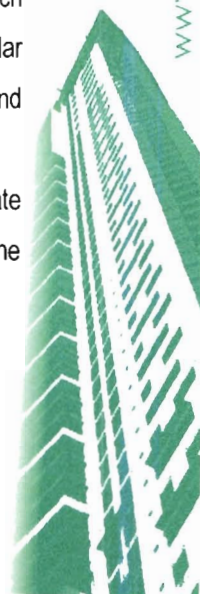
In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about , or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

### Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Gala and properties that are typically traded on a Gala basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the



subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

### Not a Structural Survey

We state that this is a valuation report and not a structural survey

### Other

All measurements, areas and ages quoted in our report are approximate

### Legal

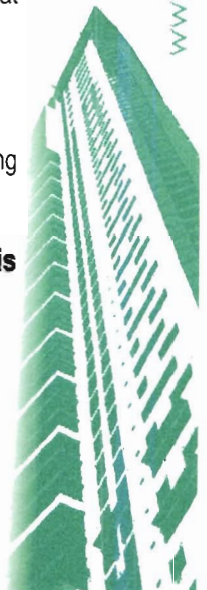
We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

### Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Built up area = 93.40 Sq. M. i.e. 1005.00 Sq. Ft.**

### ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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.
7. **The impact on real estate market due to pandemic Covid-19 is not considered for this valuation report.**



**(Annexure - II)****MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

**Professional Competence and Due Care**

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

**Independence and Disclosure of Interest**

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall



conduct the valuation independent of external influences.

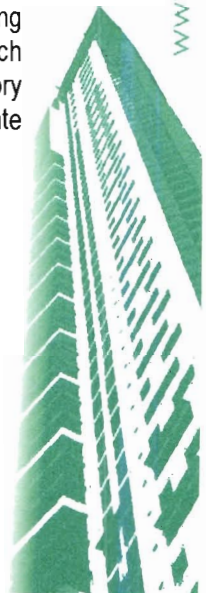
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

### Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.



### **Gifts and hospitality:**

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

### **Remuneration and Costs.**

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

### **Occupation, employability and restrictions.**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

### **Miscellaneous**

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

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### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Realizable Value** of the property under reference as on **15<sup>th</sup> October 2020**.

The term **Fair Market 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.

### 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 **Realizable Value** for this particular purpose at **₹ 26,23,050.00 (Rupees Twenty Six Lakh Twenty Three Thousand Fifty Only)**.

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

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala  
Consultants (I) Pvt.Ltd., ou=  
email=sharad@vastukala.org, c=IN  
Date: 2020.10.20 16:46:16 +05'30'



C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

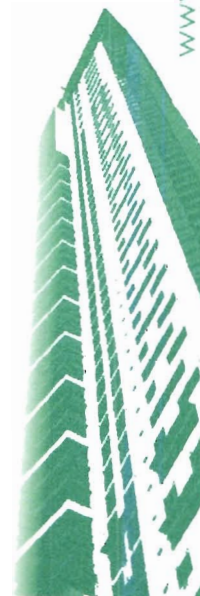
Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



## Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

We Hope this will satisfy your requirements.



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