

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Focus Jeans India Private Limited**

Industrial Building bearing No. B – 2/1 on Plot No. 1, Asmeeta Textile Park, Additional Kalyan Bhiwandi
Industrial Area, M.I.D.C., Village Kone, Taluka Bhiwandi, District Thane, PIN – 421 311,
State - Maharashtra, Country – India

Latitude Longitude - 19°15'24.2"N 73°06'10.1"E

Intended User

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 :


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Regd. Office

B1-001, U/8 Floor, BOOMERANG, Chandivali Farm Road,
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Valuation Report / Cosmos Bank / Dadar Branch / M/s. Focus Jeans India Private Limited (010501/2307684)

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Vastu/Mumbai/08/2024/010501/2307684

13/8-162-AU

Date 13.08.2024

VALUATION OPINION REPORT

The property bearing **Industrial Building bearing No. B – 2/1** on Plot No. 1, Asmeeta Textile Park, Additional Kalyan Bhiwandi Industrial Area, M.I.D.C., Village Kone, Taluka Bhiwandi, District Thane, PIN – 421 311, State - Maharashtra, Country – India belongs to **M/s. Focus Jeans India Private Limited.**

Boundaries of the property.

North : Internal Road
South : Building No. E5B
East : Internal Road / Building No. E2A
West : Building No. E1A

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 **₹ 4,97,75,500.00 (Amount in words Rupees Four Crore Ninety Seven Lakh Seventy Five Thousand Five Hundred 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.**

**Manoj
Chalikwar**

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.13 13:39:51 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

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

Encl: Valuation report in Form – 01



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Valuation Report of Industrial Building bearing No. B – 2/1 on Plot No. 1, Asmeeta Textile Park, Additional Kalyan Bhiwandi Industrial Area, M.I.D.C., Village Kone, Taluka Bhiwandi, District Thane, PIN – 421 311,
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 13.08.2024 for Banking Purpose
2	Date of inspection	10.08.2024
3	Name of the owner/ owners	M/s. Focus Jeans India Private Limited
4	If the property is under joint ownership Ownership / co-ownership, share of each such owner. Are the shares undivided?	Company ownership
5	Brief description of the property	Industrial Building bearing No. B – 2/1 on Plot No. 1, Asmeeta Textile Park, Additional Kalyan Bhiwandi Industrial Area, M.I.D.C., Village Kone, Taluka Bhiwandi, District Thane, PIN – 421 311, State - Maharashtra, Country – India.
6	Location, street, ward no	Off Kalyan Bhiwandi Road, Village Kone, Taluka Bhiwandi, District Thane, PIN – 421 311
7	Survey/ Plot no. of land	Plot No. 1
8	Is the property situated in residential/ commercial/ mixed area/ industrial area?	Industrial area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Offices, 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 Auto, Taxies and Private cars
	LAND	
12	Area of land supported by documentary proof. Shape, dimension and physical features	
13	Roads, Streets or lanes on which the land is abutting	Off Kalyan Bhiwandi Road
14	If freehold or leasehold land	Leasehold Land

15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.	Lessor – MIDC Lease – For 95 years commencing from 01.09.2009
	(i) Initial premium	
	(ii) Ground rent payable per annum	
	(iii) Unearned increase payable to the Lessor in the event of sale or transfer	
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	No
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.	No
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	Attached
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Attached
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	Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – 1.50 Percentage actually utilized – 1.113 (As per Revised Additional plan Approval Letter)

26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	N.A.
	(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.
	SALES	
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
39	Land rate adopted in this valuation	N. A. as the property under consideration is an Industrial Building only. The rate is considered

		as composite rate.
40	If sale instances are not available or not relied upon, the basis of arriving at the land rate	Online Price Indicators, Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	2014 (As per B.C.C. details shown in the Revised approved plan)
42	What was the method of construction, by contract/By employing Labour directly/ both?	Information not available
43	For items of work done on contract, produce copies of agreements	Information not available
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	Information not available

PART II- VALUATION

GENERAL:

Under the instruction of COSMOS Bank, Dadar Branch to assess fair market value as on 13th August 2024 for **Industrial Building bearing No. B – 2/1** on Plot No. 1, Asmeeta Textile Park, Additional Kalyan Bhiwandi Industrial Area, M.I.D.C., Village Kone, Taluka Bhiwandi, District Thane, PIN – 421 311, State - Maharashtra, Country – India belongs to **M/s. Focus Jeans India Private Limited**.

We are in receipt of the following documents:

1	Copy of Agreement for Assignment of Lease, Reg. No. 11628/2024 dated 19.07.2024
2	Copy of Approved Master Layout Plan digitally signed by Shankar Paraji Avhad, Executive Engineer & Special Planning Authority, MIDC, Division Dombivli dated 07.11.2023
3	Copy of Revised Additional Plan approval letter, Ref. No. EE / SPA / KBI / I / 25675 / 2023 digitally signed by Shankar Paraji Avhad, Executive Engineer & Special Planning Authority, MIDC, Division Dombivli dated 07.11.2023
4	Copy of Approved Revised Additional Plan digitally signed by Shankar Paraji Avhad, Executive Engineer & Special Planning Authority, MIDC, Division Dombivli dated 07.11.2023 of Building No. B – 2/1 & B-2/2



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Property:

The property is **Industrial Building bearing No. B – 2/1** located on Plot No. 1, Asmeeta Textile Park, Additional Kalyan Bhiwandi Industrial Area, M.I.D.C., Village Kone, Taluka Bhiwandi, District Thane, PIN – 421 311, State - Maharashtra, Country – India. The Property falls in Industrial Zone. It is a part of Integrated Textile Park. It is at 5.9 KM. distance from Kalyan Railway station. The surrounding locality is Industrial.

BUILDING:

The building under reference is having Ground + 1 upper floor. It is a R.C.C. framed structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tiles floor finish. The external condition of building is good. The building is used for Industrial purpose of Textiles. The building is having 1 lift.

The composition of building is as below –

Ground Floor – Working Area + Office + Pantry + 2 Toilets

First Floor – Working Area + Packing Area + Toilet

The building is finished with Kota Stone flooring, M.S. rolling shutters, Powder coated Aluminium sliding windows, Conduit wiring etc.

As per agreement, the Built up area of Industrial Building is as below –

Particulars	Built up area in Sq. M.	Built up area in Sq. Ft.
Ground Floor	602.223	6,482.00
First Floor	620.436	6,678.00
Total	1,222.659	13,161.00

As per approved building plan, the Built up area of Industrial building is as below

Particulars	Built up area in Sq. M.	Built up area in Sq. Ft.
Ground Floor	565.340	6,085.00
First Floor	594.400	6,398.00
Total	1,159.740	12,483.00

For the purpose of valuation, we have considered the least area i.e. 12,483.00 Sq. Ft. from approved building plan.

Valuation as on 13th August 2024

The Built Up Area of the Industrial Building	:	12,483.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2014	
Expected total life of building	:	60 Years	
Age of the building as on 2024	:	10 Years	
Cost of Construction	:	As mentioned below	
Particulars	Built Up Area in Sq. Ft.	Estimated Replacement Rate in ₹	Cost of Construction in ₹
Ground Floor	6,085.00	2,000.00	1,21,70,000.00
First Floor	6,398.00	2,000.00	1,27,96,000.00
Total	12,483.00		2,49,66,000.00
Depreciation $\{(100-10) \times 10 / 60\}$:	15.00%	
Amount of depreciation	:	As mentioned below	
Particulars	Built Up Area in Sq. Ft.	Depreciation Rate in ₹	Depreciation Amount in ₹
Ground Floor	6,085.00	300.00	18,25,500.00
First Floor	6,398.00	300.00	19,19,400.00
Total	12,483.00		37,44,900.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 32,700.00 per Sq. M. i.e. ₹ 3,038.00 per Sq. Ft.	
Guideline rate (after depreciation)	:	₹ 29,784.00 per Sq. M. i.e. ₹ 2,767.00 per Sq. Ft.	
Prevailing market rate	:	As mentioned below	
Value of property as on 13.08.2024	:	As mentioned below	
Particulars	Built Up Area in Sq. Ft.	Prevailing market rate in ₹	Value in ₹
Ground Floor	6,085.00	4,800.00	2,92,08,000.00
First Floor	6,398.00	3,800.00	2,43,12,400.00
Total	12,483.00		5,35,20,400.00



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

Fair value of the property as on 13.08.2024	:	₹ 5,35,20,400.00 - ₹ 37,44,900.00 = ₹ 4,97,75,500.00
Total Value of the property	:	₹ 4,97,75,500.00
The realizable value of the property	:	₹ 4,47,97,950.00
Distress value of the property	:	₹ 3,98,20,400.00
Insurable value of the property (Depreciated Replacement Value (₹2,12,21,100.00) - Subsoil Structure Cost (15%))	:	₹ 1,80,37,935.00
Guideline value of the property (12,483.00 X 2,767.00)	:	₹ 3,45,40,461.00

Taking into consideration above said facts, we can evaluate the value of **Industrial Building bearing No. B – 2/1** on Plot No. 1, Asmeeta Textile Park, Additional Kalyan Bhiwandi Industrial Area, M.I.D.C., Village Kone, Taluka Bhiwandi, District Thane, PIN – 421 311, State - Maharashtra, Country – India for this particular purpose at **₹ 4,97,75,500.00 (Amount in words Rupees Four Crore Ninety Seven Lakh Seventy Five Thousand Five Hundred Only)** as on **13th August 2024**.

NOTES

- 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 13th August 2024 is **₹ 4,97,75,500.00 (Amount in words Rupees Four Crore Ninety Seven Lakh Seventy Five Thousand Five Hundred Only)**.
- Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
- 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.
- 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

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



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ANNEXURE TO FORM 0-1

Technical details

Main Building

1.	No. of floors and height of each floor		Ground + 1 st upper floors	
2.	Plinth area floor wise as per IS 3361-1966		Particulars	Built up area in Sq. Ft.
			Ground Floor	6,482.00
			First Floor	6,678.00
			Total	13,161.00
3.	Year of construction		2014 (As per B.C.C. details shown in the Revised approved plan)	
4.	Estimated future life		60 Years Subject to proper, preventive periodic maintenance & structural repairs	
5.	Type of construction- load bearing walls/RCC frame/ steel frame		R.C.C. Framed Structure	
6.	Type of foundations		R.C.C. Foundation	
7.	Walls		All external walls are 9" thick and partition walls are 6" thick.	
8.	Partitions		6" thick brick wall	
9.	Doors and Windows		M.S. rolling shutters, Powder coated Aluminium sliding windows	
10.	Flooring		Kota Stoe flooring	
11.	Finishing		Cement plastering	
12.	Roofing and terracing		R.C.C. slab roofing	
13.	Special architectural or decorative features, if any		No	
14.	(i)	Internal wiring – surface or conduit	Industrial wiring and concealed wiring Ordinary	
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.		
15.	Sanitary installations		Sufficient as per requirement having ordinary class of fitting	
	(i)	No. of water closets		
	(ii)	No. of lavatory basins		
	(iii)	No. of urinals		
	(iv)	No. of sinks		
Class of fittings: Superior colored / superior white/ordinary.				

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. columns with B. B. Masonry wall.
18.	No. of lifts and capacity	1 lift
19.	Underground sump – capacity and type of construction	As per requirements
20.	Over-head tank Location, capacity Type of construction	As per requirements
21.	Pumps- no. and their horse power	As per requirements
22.	Roads and paving within the compound approximate area and type of paving	W.B.M. in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	To Public Sewers
24.	General Remarks	
	<ul style="list-style-type: none"> • <u>As per agreement, the Total Built up area is 13,161.00 and as per approved building plan, the Total Built up area is 12,483.00 Sq. Ft.</u> • <u>For the purpose of valuation, we have considered the least area i.e. 12,483.00 Sq. Ft. from approved building plan.</u> 	

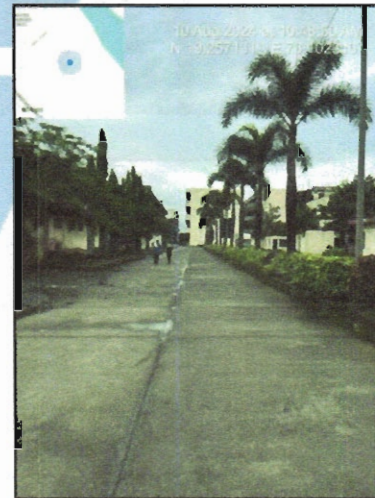
Actual site photographs



Actual site photographs



Actual site photographs



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Route Map of the property

Site u/r



Latitude Longitude - 19°15'24.2"N 73°06'10.1"E

Note: The Blue line shows the route to site from nearest railway station (Kalyan – 5.9 KM.)



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Ready Reckoner Rate

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

Home		Valuation Guidelines User Manual					
Year	2024-2025					Language	English
Select District	Thane						
Select Taluka	Bhivandi						
Select Village	Gavache Nav : Kon (Vishesh Niyojan Pra						
Select By	<input type="radio"/> Survey No. <input checked="" type="radio"/> SubZones						
Select	वर्णनिकाय	सुवी जमीन	निवासी वचनाका	औद्योगिक	दुकाने	औद्योगिक एकक (Rs.)	
SurveyNo	3-रुईनला विकास विभागातील जमिनी	3851400	0	0	0	0	शेस्टर
SurveyNo	1/1-नाश्ट्राण व पाहे वामधील जमिनी	3780	28400	32600	35500	32600	चौ. मीटर
SurveyNo	1/2-शीवाच बापच चालील विकसित जमिनी	3540	28400	32700	35500	32700	चौ. मीटर
SurveyNo	1/2/A-रुईनला विकास विभागातील विकास क्षमतेच्या जमिनी	1990	0	0	0	0	चौ. मीटर
SurveyNo	2/1/A-औद्योगिक विभागातील विकास क्षमतेच्या जमिनी	2140	0	0	0	0	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Unit	32,700.00			
No Reduce at Unit Located on 1 st Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Decrease) (A)	32,700.00	Sq. Mt.	3,038.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	3,540.00			
The difference between land rate and building rate (A – B = C)	29,160.00			
Depreciation Percentage as per table (D) [100% - 10%] (Age of the Building – 10 Years)	90%			
Rate to be adopted after considering depreciation [B + (C x D)]	29,784.00	Sq. Mt.	2,767.00	Sq. Ft.

Valuation of Multistoried Industrial Unit

While Valuing Industrial gala in multistoried industrial building, value of industrial gala on 1st to 4th floor is to be reduced by 5% for each floor.

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

Property	Office Space		
Source	https:// www.squareyards.com/		
Particulars	Carpet Area in Sq. Ft.	Rate per Sq. Ft. on Carpet area	Rate per Sq. Ft. on Built up area
Office Space	626.00	6,208.00	5,173.00

Asmeeta Textile Park
Kon Thane

₹ 38.86 Lac to 1.10 Cr

Status: **Partially Ready To Move**

Project Size: 1119 units - 65 Acres

Configurations: Office Space from 626 Sq. Ft. to 2254 Sq. Ft. (Carpet)

Buttons: [Whatsapp](#) [Get a Call Back](#)

Why invest through Square Yards?

- Zero Brokerage**
100% Service, 0% Brokerage
- Full Service Support**
Our sales personnel are accountable for every step
- Lowest Price Guaranteed**
If you find a lower price anywhere, tell us and we will match it.

Valuation Report (Home Loan Sale)

- Estimated Market Value
- Rental Value
- Govt. Value

RERA Update (RERA REPORT)

- Tower Wise Inventory
- Construction Status



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Price Indicators

Property	Office Space		
Source	https:// www.99acres.com/		
Particulars	Carpet Area in Sq. Ft.	Rate per Sq. Ft. on Carpet area	Rate per Sq. Ft. on Built up area
Office Space	1,200.00	10,833.00	9,028.00

99acres
Commercial Buy ▾ Ent
Post property FREE

 ▾

Home Posted on Jul 1

₹ 1.3 Cr

@ 10,833 per sq.ft.

Estimated EMI ₹ 1,03,832

RERA STATUS
NOT AVAILABLE
Website: <https://maharera.it.mahaonline.gov.in/>

Ready to move Office Space for sale

in Asmeera Textile Park, Kori, Thane

Contact Owner FREE


Shortlist

Overview

Owner Details

Recommendations

Property (3)



Photos (1/3)

Number of seats

50 seats

Carpet Area

1200 sq.ft. ▾

(111.48 sq.m)

Area spread over

1 floor (1st / 4 floors building)

Meeting rooms & cabins

1 cabin available

Washrooms

1 shared washroom available

Quick links

Send Feedback

Sales Instances

Property	Industrial Unit		
Source	Index No. 2		
Floor	First Floor		
Particulars	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Built up area
Industrial Unit	1,881.00	2,257.00	3,766.00

99903 12-08-2024 Note - Generated Through eSearch Module For original report please contact concern SRO office.		सूची क्र.2 6980 निवेश (पु.नि. विवेकी) एका क्रमांक 6980/2024 शेखी राधा 63m
गाळवे नाव : कोन		
(1) विक्रीच्या प्रकार	भाडेपट्ट्याचे एस्तेतरावर	
(2) मूल्यमाप	8500000	
(3) बांधकाम/भाडेपट्ट्याचा बंधनित/एस्तेतरावर अकारणी देणे की एस्तेतर न-मसुदा करावे	6859479	
(4) मू.माप, प्लॉटिंग व परतंत्रण/अवस्थान	1) पॉसिकेचे नाव ठाणे इन्डर वॉर्न , इन्डर माहिती इन्स्टेड प्लॉट नं 104 बिल्डिंग नं 1; 2) वी विंग पहिला मजला, अस्मिता टेकस्य प्लॉट नं 1, अति कायदा भिवंडी इन्स्टिपल हरिया, कोन क्षेत्र 1881 चौ. फूट कारपेट (Plot Number : 1,MIDC)	
(5) क्षेत्रफळ	1881 चौ फूट	
(6) आकारणी किंवा चुक्रे देण्यात आलेले क्षेत्र		
(7) इन्स्टिपल करम देण्याचा दिवस देण्याचा पत्रकाराचे नाव किंवा विक्रीची म्हाताराचा अनुक्रमणिका किंवा अर्जाचे असावण्या प्रतिसादीचे नाव व तारीख	1) नाव- एच. वी. आर्देय एचि वीके वीके इन्स्टिपल (असावण्या क्र. 48) पत्र- एस्तेतर नं 24, बिल्डिंग क्र. 1, मजला नं. 1, इन्स्टिपल म्हातारा वीके वीके इन्स्टिपल इन्स्टेड, कोन नं 1881 चौ. फूट, मजलापु. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	
(8) इन्स्टिपल करम देण्याचा पत्रकाराचे व किंवा विक्रीची म्हाताराचा अनुक्रमणिका किंवा अर्जाचे असावण्या प्रतिसादीचे नाव व तारीख	2) नाव- शैलजा अर्जा कि. एचि वीके वीके इन्स्टिपल (असावण्या क्र. 48) पत्र- एस्तेतर नं 24, बिल्डिंग क्र. 1, मजला नं. 1, इन्स्टिपल म्हातारा वीके वीके इन्स्टिपल इन्स्टेड, कोन नं 1881 चौ. फूट, मजलापु. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	
(9) इन्स्टिपल करम देण्याचा दिवस	29-04-2024	
(10) इन्स्टिपल करम देण्याचा दिवस	29-04-2024	
(11) अनुक्रमणिका क्र. व तारीख	6980/2024	
(12) आकारणी किंवा चुक्रे देण्याचा दिवस	12-08-2024	
(13) आकारणी किंवा चुक्रे देण्याचा दिवस	30000	
(14) शिर्षक		
मुद्रांक घेण्यासाठी विक्रीचा फेरफार नसावा.		
मुद्रांक घेणे आवश्यक मिळालेले अनुक्रमणिका -	(a) within the limits of any Municipal Council, Nagaryamanchay or Cantonment Area attached 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 the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995	



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **13th August 2024**.

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.

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.

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBB/ RV / 07/2018/10366

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
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Consultants (I) Pvt. Ltd., ou=Mumbai,
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Date: 2024.08.13 13:40:02 +05'30'



Auth. Sign.



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