

Date: 17<sup>th</sup> September 2024

To,  
The Manager,  
**State Bank of India,**  
Branch: SME Dombivli Industrial Estate,  
Dombivli (East)

Subject: Summary of Valuation Report for making prudent banking decision purpose.

Owners Name: Shri. Shankarlal Ishwarlal Patel.

Account Name: M/s. Ratan Realty.

Dear Sir,

Please find enclosed here with the Valuation Report bearing Ref. No.: \*\*\*\*\* of below mentioned property:

Subject property	Non-Agricultural Plot bearing Survey No. 62, Hissa No. 15 (part), Survey No. 22, Hissa No. 3/B, Survey No. 19, Hissa No. 4/A & Survey No. 19, Hissa No. 4/B situated near Fixolite Bricks Company, Pachhapur Road, Village Devli Tarfe Rahur, Padgha, Taluka Bhiwandi, District Thane – 421 101
Market Value of subject property as on 05 <sup>th</sup> September 2024	₹ <b>12,32,00,000/- (Rupees Twelve Crore and Thirty Two Lakhs only)</b>

To,  
The Manager,  
**State Bank of India,**  
Branch: SME Dombivli Industrial Estate,  
Dombivli (East)

**VALUATION REPORT OF NON-AGRICULTURAL LAND**

I	GENERAL:	
1	Purpose for which valuation is made	: To ascertain Market Value of Non-Agricultural Land for making prudent banking decision purpose.
2	(a) Date of Inspection	: 05 <sup>th</sup> September 2024
	(b) Date on which the valuation is made	: 05 <sup>th</sup> September 2024
3	List of documents produced for Perusal	:
(i)	<b>For Survey No. 62, Hissa No. 15:</b> A copy of Purchase Deed dated 07 <sup>th</sup> September 2018 between Shri. Shankarlal Ishwarlal Patel (The Purchaser) and (1) Shri. Asmat M. Abbas Bhabe & (2) Shri. Juber Abbas Bhabe (The Seller) bearing registration No. BWD1-7299-2018 at Sub registrar office Bhiwandi-1 (Agreement Price: ₹ 6,74,000/-).	
(ii)	<b>For Survey No. 62, Hissa No. 15:</b> A copy of Purchase Deed dated 27 <sup>th</sup> October 2021 between Shri. Shankarlal Ishwarlal Patel (The Purchaser) and Smt. Nadira Anwar Bhabe (The Seller) bearing registration No. BWD3-7906-2021 at Sub registrar office Bhiwandi-3 (Agreement Price: ₹ 30,24,000/-).	
(iii)	<b>For Survey No. 22, Hissa No. 3/B:</b> A copy of Purchase Deed dated 17 <sup>th</sup> April 2018 between Shri. Shankarlal Ishwarlal Patel (The Purchaser) and Shri. Asmat M. Abbas Bhabe (The Seller) bearing registration No. BWD3-2423-2018 at Sub registrar office Bhiwandi-3 (Agreement Price: ₹ 26,56,000/-).	
(iv)	<b>For Survey No. 19, Hissa No. 4/A:</b> A copy of Purchase Deed dated 17 <sup>th</sup> April 2018 between Shri. Shankarlal Ishwarlal Patel (The Purchaser) and 1) Shri. Rizwan Gulam Rasul Divker, 2) Shri. Salman Iqbal Patel, 3) Shri. Avish Iqbal Patel and 8 others (The Seller) bearing registration No. BWD3-2424-2018 at Sub registrar office Bhiwandi-3 (Agreement Price: ₹ 12,87,000/-).	
(v)	<b>For Survey No. 19, Hissa No. 4/B:</b> A copy of Purchase Deed dated 26 <sup>th</sup> March 2018 between Shri. Shankarlal Ishwarlal Patel (The Purchaser) and Shri. Nagaman Ansar Divker (The Seller) bearing registration No. BWD3-1839-2018 at Sub registrar office Bhiwandi-3 (Agreement Price: ₹ 12,41,000/-).	
(vi)	Digitally signed copies of village extract 7/12	
(vii)	A copy of Gut Layout map issued by TLR.	

(viii)	A copy of Non-Agricultural order bearing No. Revenue/Class-1/T-8/B.P./ Devli Tarfe Rahur/Bhiwandi/SR-54 dated 09-Jan2020 issued by District Collector, Thane.	
(ix)	A copy of Non-Agricultural order bearing No. NA/Plan/B.P./ Devli /Bhiwandi/1957 dated 06-Nov 2019 issued by Asst. Director, Town Planning, Thane.	
4	Name of the owner	: As per copy of Purchase Deeds, subject plots are owned by Shri. Shankarlal Ishwarlal Patel.
	Address	: Flat No. 301, A/2, Nilkanth Valley, Dhokali Naka, Kolshet, Thane (West)
	Phone No.	: Mr. Ritesh Punyarthi: +91-7887571471
	Details of share of each owner in case of joint ownership	: Not applicable
5	Brief description of property	<ul style="list-style-type: none"> <li>• Subject property consists of non-agricultural plots bearing Survey No. 62, Hissa No. 15 (part), Survey No. 22, Hissa No. 3/B, Survey No. 19, Hissa No. 4/A &amp; Survey No. 19, Hissa No. 4/B totally admeasuring 19,490 SMT situated near Fixolite Bricks Company, Pachhapur Road, Village Devli Tarfe Rahur, Padgha, Taluka Bhiwandi, District Thane – 421 101.</li> <li>• Subject plots were reportedly adjacent to each other and abutting to Pachhapur Road and in owner's possession at the time of inspection.</li> <li>• Subject plots were irregular in shape and having unlevelled topography and unoccupied as per observation at site.</li> <li>• As per non-agricultural order, subject plots are sanctioned as single larger plot for Cold Storage purpose and are affected by proposed 45.00-meter-wide road.</li> <li>• Subject plots were not demarcated nor bounded by compound wall and identification of subject plots is based on verbal information provided by representative of client.</li> <li>• Natural vegetation was observed within subject plots at site.</li> <li>• It was situated in rural area approx. 16 Kms from Bhiwandi ST Bus Depot and approx. 7 Kms distance from Khadavli Railway Station.</li> <li>• Civic amenities were available within 2 to 3 Kms distance from the subject property.</li> <li>•</li> </ul>

6	Location of the property	:	
	(a) Plot No./Survey No.	:	Survey No. 62, Hissa No. 15 (part), Survey No. 22, Hissa No. 3/B, Survey No. 19, Hissa No. 4/A & Survey No. 19, Hissa No. 4/B of village Devli Tarfe Rahur
	(b) Door No.	:	--
	(c) T.S. No./ Village	:	Devli Tarfe Rahur
	(d) Ward/Taluka	:	Bhiwandi
	(e) Mandal/District	:	Thane
	(f) Date of issue and validity of layout of approved map / plan	:	06/11/2019
	(g) Approved map / plan issuing authority	:	Asst. Director, Town Planning, Thane
	(h) Whether genuineness or authenticity of approved map / plan is verified	:	Soft copy of approved map is provided to us.
	(i) Any other comments by our empaneled valuers on authenticity of approved plan	:	Soft copy of approved map is provided to us.
(j) No. & Date of Building use certificate	:	Not applicable, as subject property is non-agricultural land.	
7	Postal address of the property	:	Plot bearing Survey No. 62, Hissa No. 15 (part), Survey No. 22, Hissa No. 3/B, Survey No. 19, Hissa No. 4/A & Survey No. 19, Hissa No. 4/B situated near Fixolite Bricks Company, Pachhapur Road, Village Devli Tarfe Rahur, Padgha, Taluka Bhiwandi, District Thane – 421 101
8	City/Town	:	
	Residential area	:	Yes
	Commercial area	:	No
9	Industrial area	:	Yes
	Classification of the area	:	
	High/Middle/Poor	:	Middle class area
10	Urban/Semi-Urban/Rural	:	Rural
	Coming under Corporation limit/ Village Panchayat/Municipality	:	Grampanchayat Devli tarfe Rahur
11	Whether covered under any State /Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area /cantonment area	:	Approved map is issued by ADTP hence we have considered subject property to be free of enactments.

12	Boundaries of the property	:																		
	North	:	Fixolite Bricks Company																	
	South	:	Residential House & Open Plot																	
	East	:	Access Road/Pachhapur Road																	
	West	:	Open Plot																	
13	Dimensions of the site (As per the Deed)																			
	North	:	Details not mentioned in Purchase Deed of subject plots is provided to us.																	
	South	:																		
	East	:																		
	West	:																		
13.1	Dimensions of the site (Actuals)																			
	North		Subject plots were irregular in shape; hence measurements were not possible at the time of inspection.																	
	South																			
	East																			
	West																			
14	Extent of the site	:																		
	(a) As per the Deed	:	Plot area as per purchase deed & village extract 7/12 are as follows: <table border="1" data-bbox="933 1123 1425 1396"> <thead> <tr> <th>Sr. No.</th> <th>Particulars</th> <th>Plot area in SMT</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Survey No. 62/15 (pt)</td> <td>3,700</td> </tr> <tr> <td>2</td> <td>Survey No. 22/3B</td> <td>8 090</td> </tr> <tr> <td>3</td> <td>Survey No. 19/4A</td> <td>3 920</td> </tr> <tr> <td>4</td> <td>Survey No. 19/4B</td> <td>3 780</td> </tr> <tr> <td colspan="2"><b>Total</b></td> <td><b>19 490</b></td> </tr> </tbody> </table> <p>As per non-agricultural order, net area of combined larger plot is 18,004.42 SMT. Plot area considered for valuation = 17,604.42 SMT (18,004.42 SMT (net plot area as per N.A order) - 400 SMT (Plot area owned by other owner)).</p>	Sr. No.	Particulars	Plot area in SMT	1	Survey No. 62/15 (pt)	3,700	2	Survey No. 22/3B	8 090	3	Survey No. 19/4A	3 920	4	Survey No. 19/4B	3 780	<b>Total</b>	
Sr. No.	Particulars	Plot area in SMT																		
1	Survey No. 62/15 (pt)	3,700																		
2	Survey No. 22/3B	8 090																		
3	Survey No. 19/4A	3 920																		
4	Survey No. 19/4B	3 780																		
<b>Total</b>		<b>19 490</b>																		
(b) Actual	:	Subject plots were irregular in shape; hence measurements were not possible at the time of inspection.																		
14.1	Latitude, Longitude & Co-ordinates of subject plot	Latitude	19°22'58.5"N																	
		Longitude	73°10'42.8"E																	
15	Extent of the site considered for valuation (least of 14a & 14b)	:	Plot area = 17,604.42 SMT																	

16	Whether occupied by the owner /tenant? If occupied by tenant since how long? Rent received per month	:	Unoccupied at the time of inspection
<b>II CHARACTERSTICS OF THE SITE:</b>			
1	Classification of locality	:	Residential & industrial area
2	Development of surrounding areas	:	Developing area
3	Possibility of frequent flooding/Submerging	:	Not applicable
4	Feasibility to civic amenities like School, Hospital, Bus Stop, Market etc.	:	Civic amenities were available within 2 to 3 km distance from the subject property.
5	Level of land with topographical conditions	:	Unleveled topography
6	Shape of land	:	Irregular in shape
7	Type of use to which it can be put	:	Cold storage of agro industry
8	Any usage restriction	:	Cold storage of agro industry
9	Is plot in town planning approved layout?	:	Details not provided to us.
10	Corner plot or intermittent plot?	:	Intermittent plot
11	Road facilities	:	Available
12	Type of road available at present	:	Asphalt Road
13	Width of road- is it below 20ft. or more than 20ft.	:	Below than 20 Feet
14	Is it a Land-Locked land?	:	No
15	Water potentiality	:	Available
16	Underground sewerage system	:	Not Available
17	Is power supply available at the site?	:	Not Available
18	Advantages of the site	:	Nothing specific
19	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast/tidal level must be incorporated)	:	As per Non Agricultural order and approved map, area of subject plots admeasuring 1,651.76 SMT is affected by proposed 45.00 meter wide road. Subject property is approx. 1.0 Km away from Bhatsa river tributary.
<b>Part A VALUATION OF LAND:</b>			
1	Size of plot	:	As per Purchase Deed & Village Extract 7/12, total area of subject plots is 19,490 SMT. As per non-agricultural order, plot area considered = 17,604.42 SMT (18,004.42 SMT (net plot area as per N.A order) - 400 SMT (Plot area owned by another owner).
	North & South	:	

	East & West	:	Subject plots were irregular in shape; hence measurements were not possible at the time of inspection.
2	Total extent of the plot	:	17,604.42 SMT
3	Prevailing market rate (Along with details/ reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	:	₹ 5,500/- per SMT to ₹ 7,500/- per SMT for agricultural land.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	₹ 1,970/- per SMT for land (Refer Exhibit F)
5	Assessed/ adopted rate of valuation	:	₹ 7,000/- per SMT
6	Estimated value of land	:	= Plot area x Market Rate adopted = 17,604.42 SMT x ₹ 7,000/- per SMT = ₹ 12,32,30,940/- <b>Or Say ₹ 12.32 Crore</b>
<b>Part B VALUATION OF BUILDING:</b>			
<b>1</b>	<b>Technical Details of the Building:</b>		
	Type of Building (Residential/ Commercial/ Industrial)	:	Buildings were not observed in subject plots.
	Type of Construction (Load bearing / RCC/ Steel Framed)	:	
	Year of Construction	:	
	Number of floors and height of each floor including basement, if any	:	
	Plinth area floor-wise	:	
	What is the floor space index (app.)	:	Permissible FSI= 0.10 (As per NA order)
	Condition of the Building	:	Buildings were not observed in subject plots.
(a)	Exterior- Excellent, Good, Normal, Poor	:	
(b)	Inferior - Excellent, Good, Normal, Poor	:	
<b>2</b>	<b>Specifications of Construction (floor-wise) in respect of</b>		
(i)	Foundation	:	Buildings were not observed in subject plots.
(ii)	Basement	:	
(iii)	Superstructure	:	
(iv)	Joinery/ Doors & Windows (please furnish details about size of frames, shutters, glazing fitting etc., and specify the species of timber)	:	

(v)	RCC Works	:	Buildings were not observed in subject plots.
(vi)	Plastering	:	
(vii)	Flooring, Skirting, dadoing	:	
(viii)	Special finish as marble, granite, Wooden paneling, grills, etc.,	:	
(ix)	Roofing including weather proof course	:	
(x)	Drainage	:	
<b>3</b>	<b>Compound Wall</b>	:	Subject property was not demarcated nor bounded at the time of inspection.
	Height	:	
	Length	:	
	Type of Construction	:	
<b>4</b>	<b>Electrical Installation:</b>	:	Buildings were not observed in subject plots.
	Type of wiring	:	
	Class of fittings (Superior / Ordinary /Poor)	:	
	Number of light points	:	
	Fan points	:	
	Spare plug points	:	
	Any other item	:	
<b>5</b>	<b>Plumbing Installation:</b>	:	Buildings were not observed in subject plots.
	No. of water closets and their type	:	
	No. of wash basins	:	
	No. of urinals	:	
	No. of bath tubs	:	
	Water meters, tapes etc.	:	
	Any other fixtures	:	

## VALUATION

### **A. Approach & methodology of Valuation:**

This valuation is based on Comparable Transaction Method by comparing the prevalent market rate of comparable properties with property under Valuation. The factors which have been considered are location, size, layout, frontage, topography, access, plot development, permissible use and FSI, demand & supply of similar properties etc.



## B. Facts & Limiting Conditions:

- (i) As per Non Agricultural order & purchase deed provided to us, total area of subject plots is as follows.

Sr. No.	Particulars	Area in SMT (As per Non-Agricultural Order)	Area in SMT (As per Purchase Deed)
1	Plot Area		
a	Survey No. 62/15	4 100.00	3 700.00
b	Survey No. 22/3B	8 090.00	8 090.00
c	Survey No. 19/4A	3 920.00	3 920.00
d	Survey No. 19/4B	3 780.00	3 780.00
	<b>Total Plot Area</b>	<b>19 890.00</b>	<b>19 490.00</b>

- (ii) As per village extract 7/12 provided to us, plot area admeasuring 400 SMT of larger subject plot bearing Survey No. 62, Hissa No. 15 is owned by Mr. Asim Anwar Bhabhe. Map of this larger plot indicating subdivision, location and layout issued by competent authority is not provided to us.
- (i) Layout of subject plots are not demarcated separately in plan sanctioned by ADTP. Hence, separate deductions for road widening in subject plots are not possible as non-agricultural order is sanctioned combinedly. Hence, we have considered net plot area owned by Shri. Shankarlal Ishwarlal Patel = 17,604.42 SMT for this valuation exercise and is subject to correction.

Sr. No.	Particulars	Area in SMT
1	Total Plot Area	19 890.00
2	Total Plot area as per Construction Layout recommended by Town Planner Thane	19 656.18
3	Plot Area affected under 45.0-Meter-wide Road	1 651.76
4	Net Plot Area (As per Non-Agricultural Permission) (3-4)	18 004.42
5	Plot area owned by Mr. Asim Anwar Bhabhe	400
6	Area of subject plot owned by Shri. Shankarlal Ishwarlal Patel	<b>17 604.42</b>

- (ii) As per verbal information provided to us by representative of client, subject larger plot is abutting to Pachhapur road and is having road frontage of approx. 70.00 meter we have assumed the same for this valuation exercise and is subject to correction.
- (iii) Subject plots were not demarcated nor bounded by compound wall and identification of subject plots is based on verbal information provided by representative of client at the time of inspection and is subject to correction.

## C. Assumptions & Remarks:

- (i) Guideline rate of plot for a particular Survey No. is same irrespective of location, frontage, permissible use, plot development, demand and supply for similar properties etc. and is only for stamp duty purpose whereas market rate is adopted after considering all these factors for valuation.
- (ii) Considering the unorganized nature of real estate markets in India, all comparable instances (if any) provided in the valuation report are limited to the basic details such as the area of

asset, rate at which available, broad location, etc. Other specific details would be provided only if the information is available in public domain.

- (iii) This Valuation exercise is based on verbal Market enquiry / Survey of the area, data of properties available for sale on various websites, sale instance registration details on Government official website, our internal database etc.
- (iv) We have assumed the photocopies of documents received from the Bank/ client to be genuine without any alterations.
- (v) Latest legal report pertaining to title of the subject property is not provided to us.
- (vi) Any matters related to legal title and ownership of the subject property are outside the scope of this Valuation exercise.
- (vii) Estimated Market Value of the subject property may be significantly influenced by adverse legal title or ownership issues.
- (viii) We reserve our right to alter our conclusions later, if it is found that the data provided to us was not - reliable, accurate or complete.
- (ix) We have assumed that the subject property has a clear and marketable title.
- (x) We have assumed that the subject property has received necessary planning approvals and clearances from appropriate local authorities and complies with local development control regulations.
- (xi) We have assumed the subject property to be free from all the litigation, encumbrances, encroachments, etc. and all the taxes related to the subject property have been paid in time for this valuation exercise.
- (xii) Transaction cost like Stamp Duty, Registration Charges, Taxes, Brokerage etc. pertaining to sale / purchase of the property, unearned income payable in case of leasehold properties have not been considered in this valuation exercise.
- (xiii) This report has been made for making prudent banking decision purpose and it is not valid for any other purpose.
- (xiv) This report or any part there of shall not be used by third parties without our written consent.

**D. Valuation Analysis:**

**(i) Area details:**

Sr. No.	Particulars	Plot area in SMT (As per Purchase Deed)	Plot area in SMT (As per N.A. Order)
A	Plot Area		
1	Survey No. 62/15	2 050	4 100.00
	Survey No. 62/15	1 650	
2	Survey No. 22/3B	8 090.00	8 090.00
3	Survey No. 19/4A	3 920.00	3 920.00
4	Survey No. 19/4B	3 780.00	3 780.00
	<b>Total Plot Area</b>	<b>19 490.00</b>	<b>19 890.00</b>
<b>B</b>	<b>Net Plot area as per non-agricultural order</b>		
2	Total Plot area as per Construction Layout recommended by Town Planner Thane	--	19 656.18

3	Plot Area effected under 45.0 Meter wide Road	--	1 651.76
4	Net Plot Area (As per Non-Agricultural Permission) (3-4)	--	18 004.42
5	Plot area owned by Mr. Asim Anwar Bhabhe	--	400
6	Area of subject plot owned by Shri. Shankarlal Ishwarlal Patel	--	<b>17 604.42</b>

Layout of subject plots are not demarcated separately in plan sanctioned by ADTP. Hence, separate deductions for road widening in subject plots are not possible as non-agricultural order is sanctioned combinedly. Hence, we have considered net plot area owned by Shri. Shankarlal Ishwarlal Patel = 17,604.42 SMT for this valuation exercise and is subject to correction.

**(ii) Government Guideline Value:**

As per Government Ready Reckoner, Guideline rate of subject plot for Stamp duty purpose for the year 2024-25 is ₹ 1,970/- per SMT.

Hence, Guideline Value of subject plot is:

$$\begin{aligned}
 &= \text{Plot area} \quad \times \quad \text{Guideline Rate} \\
 &= 17,604.42 \text{ SMT} \quad \times \quad ₹ 1,970/- \text{ per SMT} \\
 &= ₹ 3,46,80,707/-
 \end{aligned}$$

**(iii) Market Value:**

The Market Value Definition, as per International Valuation Standards, which has been adopted in this Valuation Exercise, is as follows: "Market Value is the estimated amount for which an Asset or liability should exchange on the Valuation date between a willing buyer and willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion."

a) Market Rate Analysis:

➤ Some properties available for sale (Refer Exhibit F) near subject property are as follows:

Sr. No.	Particulars	Plot area in SMT	Negotiated Rate in ₹ /SMT
A1	An Agricultural land admeasuring 7 Acres i.e. 28,328 SMT accessible by internal road within 200 meters from subject property is available for sale	28 328	5 700
A2	An Agricultural land admeasuring 3 Acres i.e. 12,141 SMT having 50 meter road frontage of Pachhapur road within 1.1 Km from subject property is available for sale	12 141	7 000
A3	An Agricultural land admeasuring 5 Acres i.e. 20,234 SMT having 350 meters road frontage of Pachhapur road within 230 meters from subject property is available for sale	20 234	7 300

➤ Details of comparable available instances:

ELEMENT	SUBJECT PROPERTY	A1	A2	A3
Location	Devli	Devli	Devli	Devli
<b>Negotiated Rate in ₹ Per SMT</b>		<b>5 700</b>	<b>6 700</b>	<b>6 900</b>
Property Rights	Freehold	Freehold	Freehold	Freehold
Open Plot of land/Built up property	Open Plot	Open Plot	Open Plot	Open Plot
Nature of land	Agricultural	Agricultural	Agricultural	Agricultural
<b>PHYSICAL SITE INFORMATION</b>				
Frontage	70 meter	Not available	50 meter	350 meter
Access	Pachhapur Road	Internal Road	Pachhapur Road	Pachhapur Road
Adjacent road width	6 meter	4 meter	6 meter	6 meter
Shape of Plot	Irregular	Irregular	Irregular	Irregular
Site Size in SMT	18 004	28 328	12 141	20 234
Marketability	Normal	Normal	Normal	Normal
Site Condition (Topography)	Unlevelled	Levelled	Levelled	Levelled
Availability of Utilities Services	Available	Available	Available	Available
Visibility	Good	Average	Good	Good

➤ Market Rate of Subject plots is estimated as follows:

COMPARISON ELEMENTS	A1	A2	A3
Negotiated rate in ₹ Per SMT	5 700	6 700	6 900
Property Rights Adjustment	0%	0%	0%
Adjusted Rate	5 700	6 700	6 900
Open Plot of land/Built up property	0%	0%	0%
Adjusted Rate	5 700	6 700	6 900
Nature of land	10%	10%	10%
Adjusted Rate	6 270	7 370	7 590
<b>Location and Physical Adjustments:</b>			
Location	5%	0%	0%
Frontage	5%	0%	-8%
Access	0%	0%	0%
Adjacent road width	2.5%	0%	0%
Shape of Plot	0%	0%	0%
Site Size	0%	-5%	0%
Marketability	0%	0%	0%
Site Condition (Topography)	0%	0%	0%

Utilities	0%	0%	0%
Visibility	0.0%	0%	0%
<b>Final adjusted Rate in ₹ Per SMT</b>	<b>7 054</b>	<b>7 002</b>	<b>7 021</b>
Weighting	30.00%	35.00%	35.00%
Weighted Reconciliation	2 116	2 451	2 457
Total of Weighted Reconciliation for subject property	7 024		
<b>Or say</b>	<b>7 000</b>		

b) Market Value:

Hence, Market Value of subject plot is estimated at,

Sr. No.	Particulars	Plot area in SMT	Market rate in ₹/SMT	Market Value in ₹
1	Area of larger subject plot	17,604.42	7,000/-	12,32,30,940/-
	<b>Or say</b>			<b>12.32 Crore</b>

Valuation of other developments	
<b>Part C</b>	<b>Extra items:</b>
1.	Portico : Nil
2.	Ornamental front door : Nil
3.	Sit out/Verandah with steel grills : Nil
4.	Overhead water tank : Nil
5.	Extra steel/ collapsible gates : Nil
	<b>Total : Nil</b>
<b>Part D</b>	<b>Amenities</b>
1.	Wardrobes : Nil
2.	Glazed tiles : Nil
3.	Extra sinks and bathtub : Nil
4.	Marble / ceramic tiles flooring : Nil
5.	Interior decorations : Nil
6.	Architectural elevation works : Nil
7.	Paneling works : Nil
8.	Aluminum works : Nil
9.	Aluminum handrails : Nil
10.	False ceiling : Nil
	<b>Total : Nil</b>
<b>Part E</b>	<b>Miscellaneous</b>

1.	Compound wall (in RMT)	:	Nil
2.	Pavement	:	Nil
	Total	:	Nil
<b>Part F</b>	<b>Services</b>		
1.	Water supply & electricity supply arrangements and other amenities etc.	:	Nil
2.	C.B. deposits, fittings etc.	:	Nil
	Total	:	Nil

**Total abstract of the entire property:**

Sr. No.	Particulars	Govt. Value	Market value
Part- A	Land	₹ 3,46,80,707/-	₹ 12,32,00,000/-
Part- B	Building	Nil	Nil
Part- C	Extra Items	Nil	Nil
Part- D	Amenities	Nil	Nil
Part- E	Miscellaneous	Nil	Nil
Part- F	Services	Nil	Nil
	<b>Total</b>	<b>₹ 3,46,80,707/-</b>	<b>₹ 12,32,00,000/-</b>

**E. Realizable Value:**

The estimated Market Value is normally realizable in a perfect market scenario. However, when Bank / Financial Institution wishes to recover its money by sale / auction of the property, it will have to bear expenses towards advertisement cost, legal and brokerage charges, auction expenses etc. towards selling the property. Further, marketability may also be reduced as the complete consideration has to be paid through bank account and only limited buyers out of all prospective buyers participate in the sale/ auction. Hence, the Realizable Value would be lower than the Market Value. Due to above mentioned factors, a discount of 10% on Market Value is considered and the Realizable Value of subject property is estimated at ₹ 11.09 Crore.

**F. Distress Sale Value:**

In distress sale condition, the bank/financial institution is an unwilling seller compelled to sale the properties offered as securities to liquidate it in terms of money to clear the debt by auction within time constraints. Secondly, properties are not maintained properly, property tax, society maintenance charges etc. are unpaid in most of the non-performing assets cases and stigma factor is also attached to such properties. Hence, in addition to factors considered for Realizable value, an additional discount of 10% is considered on Realizable Value and the Distress Sale Value of subject property is estimated at ₹ 9.98 Crore.

**G. Insurance value:**

Land is not a perishable commodity and does not need insurance.

Photograph of Subject property



View of Subject Plots



View of Subject Plots



View of Subject Plots



View of Subject Plots



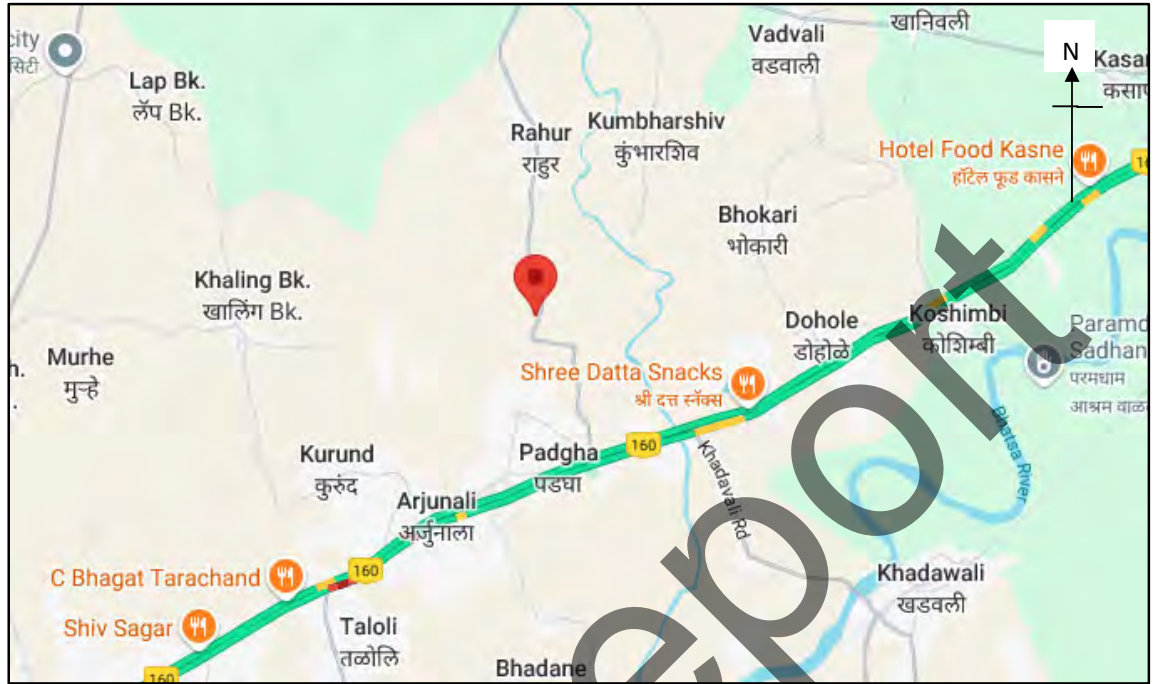
View of Access Road



Selfie with Representative of client



Location of subject property: 19°22'58.5"N 73°10'42.8"E



Satellite View of Subject property





## DECLARATION- CUM- UNDERTAKING

I, Mr. Pravin Kulkarni son of Mr. Ramchandra Govind Kulkarni do hereby solemnly affirm and state that:

- a. I am 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 17<sup>th</sup> September 2024 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. Mr. Vilas Kochale has personally inspected the subject property on 05<sup>th</sup> September 2024 in the presence of Mr. Ritesh Punyarthi, representative of the owner of subject property.
- e. The work is not sub-contracted to any other valuer and carried out by myself.
- f. Valuation report is submitted in the format as prescribed by the Bank.
- 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 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).
- 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- ALIPK5766A, Goods and Service Tax number- 27ALIPK5766A1Z3.
- 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 Standard (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.
- 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. (Strike off, if off, if not applicable)
- v. I am valuer registered with Insolvency & Bankruptcy Board of India. (IBBI) (Strike off, if not applicable)
- w. My CIBIL Score and credit worthiness bis as per Bank's guidelines.
- x. I am the proprietor of the firm, 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. This valuation report contains \*\*\* pages only.
- aa. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Non-Agricultural Land
2	Purpose of valuation and appointing authority	Making prudent banking decision purpose with State Bank of India, Branch: SME Dombivli Industrial Estate, Dombivli (East)
3	Identity of the valuer and any other experts involved in the valuation;	Mr. Pravin Kulkarni
4	Disclosure of valuer interest or conflict, if any;	As mentioned in Declaration
5	Date of appointment, valuation date and date of report;	Mentioned in Report
6	Inspections and/or investigations undertaken;	Identification, measurements & photographs
7	Nature and sources of the information used or relied upon;	Mentioned in Report
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Mentioned in Report
9	Restrictions on use of the report, if any;	Mentioned in Report
10	Major factors that were taken into account during the valuation;	Mentioned in Report
11	Major factors that were not taken into account during the valuation;	Non-agricultural plan issued by competent authority is not provided to us. .
12	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.	Mentioned in Report

(Annexure-V)

**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 organization 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 organization 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 organization 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.

**Conclusion:**

As a result of my appraisal and analysis, it is my considered opinion that the present market value of Non-Agricultural Plot bearing Survey No. 62, Hissa No. 15(part), Survey No. 22, Hissa No. 3/B, Survey No. 19, Hissa No. 4/A & Survey No. 19, Hissa No. 4/B situated near Fixolite Bricks Company, Pachhapur Road, Village Devli Tarfe Rahur, Padgha, Taluka Bhiwandi, District Thane – 421 101 as on 05<sup>th</sup> September 2024 for making prudent banking decision purpose in the prevailing condition with aforesaid specifications is ₹ 12,32,00,000/- (Rupees Twelve Crore and Thirty Two Lakhs only), Net Realizable Value is ₹ 11,09,00,000/- (Rupees Eleven Crore and Nine Lakhs only), and the distress value is ₹ 9,98,00,000/- (Rupees Nine Crore and Ninety Eight Lakhs only).

The book value of the above property as on date of valuation is not provided to us.


Date: 17<sup>th</sup> September 2024

.....  
The undersigned have 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)

Signature of Branch Manager

Exhibit A: Copy of Index II of Purchase Deed

For Survey No. 62, Hissa No. 15:

	<b>सूची क्र.2</b>	<b>दुय्यम निबंधक : दु.नि. भिवंडी 1</b>
07/09/2018		<b>दस्त क्रमांक : 7299/2018</b>
		<b>नोदणी :</b>
		<b>Regn:63m</b>
<b>गावाचे नाव : देवळी तर्फे राहुर</b>		
(1) विलेखाचा प्रकार	खरेदीखत	
(2) मोबदला	674000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	672963.75	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मौजे देवळी तर्फे राहुर, तालुका भिवंडी, जिल्हा ठाणे येथील सर्व्हे नं. 62 हिस्सा नं. 15 क्षेत्र 0-40-0 + पोटखराबा 0-01-0 हे. आर. प्रति., एकुण 0-41-0 हे. आर. प्रति. यापैकी विक्री क्षेत्र 0-20-5 हे. आर. प्रति. शेतजमिन. ( ग्रामीण विभाग - 7 ) ( Survey Number : 62/15 ; )	
(5) क्षेत्रफळ	1) 0.2050 हेक्टर. आर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अस्मत म. अब्बास भाबे वय:-61; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- भाबे मोहल्ला, पडघा, ता. भिवंडी, जि. ठाणे, रोड नं: पडघा बोरीवली रोड, महाराष्ट्र, ठाणे. पिन कोड:-421101 पॅन नं:-AWOPB7896C 2): नाव:-जुबेर अब्बास भाबे वय:-58; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- भाबे मोहल्ला, पडघा, ता. भिवंडी, जि. ठाणे, रोड नं: पडघा बोरीवली रोड, महाराष्ट्र, ठाणे. पिन कोड:-421101 पॅन नं:-BFAPB2522N	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-शंकरलाल ईश्वरलाल पटेल वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- 301, ए/2, निळकंठ व्हॅली, ब्लॉक नं: डोकाळी नाका, ठाणे प., रोड नं: कोलशेत रोड, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AFWPP6252L	
(9) दस्तऐवज करून घेतल्याचा दिनांक	07/09/2018	
(10) दस्त नोंदणी केल्याचा दिनांक	07/09/2018	
(11) अनुक्रमांक, खंड व पृष्ठ	7299/2018	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	33700	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	6740	
(14) क्षेत्र		
<b>सह दुय्यम निबंधक भिवंडी - १</b> 07 SEP 2018		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)	

10/27/2021

(Index)



27/10/2021

सूची क्र.2

दुय्यम निबंधक वर्ग-२

वर्ग क्रमांक : 7906/2021

नोंदणी

Regn:538

वाचक नाव : देवळी तर्फे राहुद

(1)चिंतेबाबा प्रकर	बंदीघर
(2)सोबयता	3024030
(3) राज्याभाष/परिपट्टाबाबा आवतिलपट्टाकार बाळगयी देवी की पट्टेदार नु समुद्र कारांचे	3024030
(4) मूल्यांकन इच्छितता नें वाचकाक/अस्तित्वात)	1) शासिकेचे नाव: टाणें इतर वधान . इतर माहिती: इतर माहिती: असे देवळी तर्फे राहुद, तातुका भिवडी, जिपका आणि वैधान न्हें नं. 62, दिग्गा नं. 15, क्षेत्र 0-15-5 इ.अ.मार्ग - रोज्याबाबा 0-01-0 ते.अ.र.प्रति., पण 0-16-2 ते.अ.र.प्रति. नमोने ( Survey Number: 62 (5. 1) )
(5) क्षेत्रक	1) 0.1550 हेक्टर . आर नोद्वाराच क्षेत्र 0.0100 हेक्टर . आर
(6)वाचकाणी किंवा जुडी देण्याच असेन केबा.	
(7) दस्तावेज कल्प घेणे/वा/लिहून देवणा-या अवकाशाचे नाव किंवा दिवाणी स्वागतवावा हुजूमनामा किंवा अदेल अस्तित्वात, इतिवर्तिले नाव न घेना.	1): नाव:-अदिल इमरत बाई वसु. 35, पता:-प्लॉट नं. ., माडा 35, इमारतीचे नाव:-, दस्तऐव नं: भाषे मोडला. पापन, हा. देवडी, पो. दाणे, रोड नं. राह्या प्रेमिनी रोड . महापट्ट, दाणे. पिन नं:421101 देन नं:- DIGP6C259B
(8)दस्तावेज कल्प घेणे/या इच्छितताचें इ किंवा देवाचो स्वागतवावा हुजूमनामा किंवा अदेल अस्तित्वात, इतिवर्तिले नाव न घेना	1): नाव:-अदिल इमरत बाई वसु. 35, पता:-प्लॉट नं. 35, माडा 35, इमारतीचे नाव:-, दस्तऐव नं: भाषे मोडला. पापन, हा. देवडी, पो. दाणे, रोड नं. राह्या प्रेमिनी रोड . महापट्ट, दाणे. पिन नं:400507 देन नं:-AFAP6252L
(9) दस्तावेज कल्प दिव्याबाहेताक	27/10/2021
(10)दस्त नोंदणी केव्हाचा दिनांक	27/10/2021
(11)अनुक्रमांक/खंड च इतर	7906/2021
(12)वाचकाभाषाभाषा मजुरी मूल्या	181500
(13)वाचकाभाषाभाषा मजुरी मूल्या	30000
(14)अन्य	

दुय्यम निबंधक वर्ग-२  
नोंदणी क्र. ३

मुंबई नगरपालिका विभागात पंजमेला तहसील:-

मुंबई नगर प्रांतातला निवडलेला अंतर्भूत :-

(ii) Within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.






सूची क्र.2		दुय्यम निबंधक : सह. दु.नि. भिवंडी 3
17/04/2018		दस्त क्रमांक : 2424/2018
		नोदणी : Regn:63m
गावाचे नाव : 1) देवळी तर्फे राहूर		
(1) विलेखाचा प्रकार	खरेदीखत	
(2) मोबदला	1287000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1287000	
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मौजे देवळी तर्फे राहूर, ता.भिवंडी, जिल्हा ठाणे येथील सर्व्हे नं. 19 हिस्सा नं. 4/अ क्षेत्र 0-36-9 + पोटखरोख 0-02-3 हे.आर.प्रति., एकूण 0-39-2 हे.आर.प्रति. जमिन ( ( Survey Number : 19/4/अ ; ) )	
(5) क्षेत्रफळ	1) 3920 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-रिद्धान गुलाम रसूल दिवकर वय:-63; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: भावे मोहल्ला, पडघा, ता. भिवंडी, जि. ठाणे , रोड नं: पडघा बोरीवली रोड, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:- 2): नाव:-सलमान इकबाल पटेल वय:-55; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: भावे मोहल्ला, पडघा, ता. भिवंडी, जि. ठाणे , रोड नं: पडघा बोरीवली रोड, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-ASKPP6247L 3): नाव:-अविश इकबाल पटेल वय:-54; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: भावे मोहल्ला, पडघा, ता. भिवंडी, जि. ठाणे , रोड नं: पडघा बोरीवली रोड, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-AOWPP8443A 4): नाव:-रविश अन्सार दिवकर वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: भावे मोहल्ला, पडघा, ता. भिवंडी, जि. ठाणे , रोड नं: पडघा बोरीवली रोड, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-CSKPD0578C 5): नाव:-नुरस रविश बर्डी वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: भावे मोहल्ला, पडघा, ता. भिवंडी, जि. ठाणे , रोड नं: पडघा बोरीवली रोड, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:- 6): नाव:-नगमान अन्सार दिवकर वय:-40; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: भावे मोहल्ला, पडघा, ता. भिवंडी, जि. ठाणे , रोड नं: पडघा बोरीवली रोड, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-ATUPD8010E 7): नाव:-आसबा अन्सार दिवकर वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: भावे मोहल्ला, पडघा, ता. भिवंडी, जि. ठाणे , रोड नं: पडघा बोरीवली रोड, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:- 8): नाव:-विवा अन्सार दिवकर वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: भावे मोहल्ला, पडघा, ता. भिवंडी, जि. ठाणे , रोड नं: पडघा बोरीवली रोड, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-ACOPF2986J 9): नाव:-कैफ अन्सार दिवकर वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: भावे मोहल्ला, पडघा, ता. भिवंडी, जि. ठाणे , रोड नं: पडघा बोरीवली रोड, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:- 10): नाव:-रिया अन्सार दिवकर वय:-29; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: भावे मोहल्ला, पडघा, ता. भिवंडी, जि. ठाणे , रोड नं: पडघा बोरीवली रोड, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:- 11): नाव:-अनिसा अन्सार दिवकर वय:-60; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: भावे मोहल्ला, पडघा, ता. भिवंडी, जि. ठाणे , रोड नं: पडघा बोरीवली रोड, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-शंकरलाल ईश्वरलाल पटेल वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 301, ए/2, निळकंठ व्हॅली, ब्लॉक नं: डोकाळी नाका, ठाणे प. , रोड नं: कोलथेत रोड, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AFWPP6252L	
(9) दस्तऐवज करून दिल्याचा दिनांक	17/04/2018	
(10) दस्त नोंदणी केल्याचा दिनांक	17/04/2018	
(11) अनुक्रमांक, खंड व पृष्ठ	2424/2018	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	64400	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	12870	
(14) शिरा		

सह. दुय्यम निबंधक भिवंडी क्र. ३

सूची क्र.2		दुय्यम निबंधक : सह.दु.नि.भिवंडी 3
17/04/2018		दस्त क्रमांक : 2423/2018
		नोदणी :
		Regn:63m
गावाचे नाव : 1) देवळी तर्फे राहूर		
(1)विलेखाचा प्रकार	खरेदीखत	
(2)मोबदला	2656000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देवो की पट्टेदार ते नमुद करावे)	2656000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :; इतर माहिती: मीजे देवळी तर्फे राहूर,तालुका भिवंडी,जिल्हा ठाणे येथील सर्व्हे नं. 22 हिस्सा नं. 3/ब क्षेत्र 0-80-9 हे.आर.प्रति. जमिन. (( Survey Number : 22/3/ब ; ))	
(5) क्षेत्रफळ	1) 8090 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अस्मत म. अल्हास भावे बस:-61; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- भावे मोहल्ला, पडद्या, ता. भिवंडी, जि. ठाणे, रोड नं:-पडद्या बोरीबली रोड, महाराष्ट्र, ठाणे. पिन कोड:- 421302 पॅन नं:-AWQPB7996C	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शंकरलाल ईश्वरलाल पटेल बस:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 301, ए/2, निळकंठ झूणी, ब्लॉक नं. बोकाळी नाका, ठाणे प., रोड नं: कोलशेत रोड, महाराष्ट्र, ठाणे. पिन कोड:- 400601 पॅन नं:-AFWPP6252L	
(9) दस्तऐवज करून दिल्याचा दिनांक	17/04/2018	
(10)दस्त नोंदणी केल्याचा दिनांक	17/04/2018	
(11)अनुक्रमांक,खंड व पृष्ठ	2423/2018	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	132800	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	26560	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला सपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :		
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.		
सह. दुय्यम निबंधक भिवंडी क्र. ३		

Exhibit B: Copy of Village Extract 7/12

Survey No. 62, Hissa No. 15:




महाराष्ट्र शासन  
**बांध नमुना सात (अधिकार अधिकृत पत्र)**  
 [महाराष्ट्र ग्रामीण महसूल अधिकार अधिकृत आणि नोंदपत्र (साधारण करणे व सुविधीत ठेवणे) नियम १९९९ यातील नियम ३५.६ अन्विष्ट]

गाव :- देवजी सार्वे साहू (५०६ ९२)

सालुका :- विधी

म.प्र.ड. : 19066793995 सुभाषन क्रमांक व तपविभाग ६२/९५

जिल्हा :- राय



19066793995

भूधारणे पद्धती		योग्यदाताराचे नाव :-		रीत्याचे स्थायीक नाव :-	
क्षेत्र, एकक व आकारणी	खतो क्र.	योग्यदाताराचे नाव	क्षेत्र	आकार	पी. ख. फेरदार क्र
क्षेत्राचे एकक हे.आर.सौ.मी	४	[असह्य व अबास मळे]			(९४८५)
अ) लागवड योग्य क्षेत्र	३६२	शंकरलाल ईश्वरलाल फटेल	०.३६.००	०.५०	०.०९.०० (९४३२)
जिरादात	०.४०.०८				
बागायत	४५३	आसीम अखर मध्ये	०.०६.००	०.०६	(९४८५)
एकुण					
सौ. ख. क्षेत्र	४५४	[असह्य व अबास मळे]			1 (९४३२)
ब) पीटखराब क्षेत्र					
(लागवड अयोग्य)					
मी. (अ)	०.०९.०८				
मी. (ब)	-				
एकुण					
पी. ख. क्षेत्र	०.०९.०८				
एकुण क्षेत्र	०.४५.०८				
अन्य					
आकारणी	०.५६				
जुनी किंवा	विशेष				
आकारणी					
अधिकृत क्र : (०६)३९५ (२९६)४८८ (९३०५) (९३४६) (९३४६) (९४८५) (९४३२)					रीत्याचे स्थायीक नाव :-



हा पत्र नमुना क्रमांक ४ दिनांक १३/०८/२०२४ ३०६ ९२ मध्ये रोजी विधित्त रक्कम रित्त केला जाई व गाव नमुना क्रमांक १२ या वेळ लागवडीत अकराव्या म/१२ अति लोकास कर कोरपावडी वडी किंवा वडी आरंभ करत नाही.

म/१२ कोरपावडी दि. : ०३-०९-२०२५ पासून १२/०९/२०२५ पर्यंत पत्रावडी करणारी <https://digitalabam.mahatn.gov.in/> या संकेतस्थळावर जाऊन 211 00001454 70 हा क्रमांक वाचता.

पृष्ठ क्र. ५/२



Survey No. 22, Hissa No. 3/B:

 <b>महाराष्ट्र शासन</b> <b>गाव नमुना सात (अधिकार अभिलेख पत्रक)</b> [ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदपत्रा (संशोधन करणे व सुविधीत ठेवणे) नियम १९७७ यातील नियम ३,५,६ बसविणे ] गाव :- देवकी लॉर्ड दादुर ( ५५२६ १२ )      जिल्हा :- चिंचेरी      जिल्हा :- राणे P.U. ID : 12439918380      प्रमाण क्रमांक व तारीख : २२/३/१९      पिन कोड :- ४२४०१३३०						
भूकरणा बंदही		भोगदादाराचे नाव :-		संताचे स्थायीक नाव :-		
क्षेत्र, एकक व आकारणी	खतो क्र.	भोगदादाराचे नाव	क्षेत्र	आकार	पौ. ख.	फेरदार क्र
क्षेत्राचे एकक हे.आर.सी.मी	५	अरमन.म. अजादा.पटेल				( १३६२ )
अ) लागवड योग्य क्षेत्र	२६६	देविदास अर्जुनदास भक्तीधानी				( १२८२ )
जि.आय.ए. ०.८०.९०		मानिष देविदास भक्तीधानी				( १२८२ )
बागायत -		सहाय्यक क्षेत्र	०.९०.००	२.५६		
झार ०.९५.००						
एवढा	३६२	शंकरलाल ईश्वरलाल पटेल	०.८८.९०	१३.९७		( १३६२ )
सा.यो. क्षेत्र ०.९५.९०						
ब) पोटखतच क्षेत्र (लागवड अयोग्य)						
वर्ग (अ) -						
वर्ग (ब) -						
एवढा						
पौ.ख. क्षेत्र ०.९५.९०						
(अ-ब)						
आकारणी १६.५६						
जुद्धे किंवा आकारणी						
जुद्धे कोणताही नसल्याने : (५२/७६/१५६ (५८८) (१) + २७) (१२३३) (१३०६) (१३९३)						संताचे स्थायीक नाव :- अर्जुनदास भक्तीधानी

पृष्ठ क्र. ५/२



Survey No. 19, Hissa No. 4/A:




महाराष्ट्र शासन  
गाम नमुना खाता (अधिकार अधिलेख पत्रक)

[ महाराष्ट्र जमीन महसूल अधिकार अधिलेख अधिनियमद्वारा (संशोधन करणे व सुविधातीत ठेवणे) निचम १९७९ बाबतीत विचम ३, ५, ६ अधिनियम ]

गाव :- देवकोटके राहुर (५५२६ ९२)      जिल्हा :- चिंचेदी      जिल्हा :- राहुरे

PJ-D : 28107257847      प्रमाण क्रमांक व उपविभाग      ११/४/४      28107257847


निष्पत्ती पत्रकी		भोगवटारदार वर्ग - न		संज्ञाचे स्वामीक नाम :			
क्षेत्र, एकक व आकारणी	खाता क्र.	भोगवटारदाराचे नाम	क्षेत्र	आकार	पै. ख.	धोरणार क्र	अन्य क्षेत्र व जात अधिकार
क्षेत्रचे एकक हे आर. वी. मी	१	[ विनायक सुखदा रङ्गल विनायक ]				( १३६९ )	कुळारणे मठा व मठ
		[ अरुणदा सुखदाल पटेल ]				( १३६९ )	
अ) लागवड क्षेत्र क्षेत्र		[ अशोक सुखदाल पटेल ]				( १३६९ )	मठा अधिकार
किताबत	०.३६,९०	[ रवींद्र अन्नाकर विनायक ]				( १३६९ )	मठा ( १३२१ )
बागावट	-	[ सुखदा रमिमा अदी ]				( १३६९ )	[ अशोक सुखदाली अन्नाकरणी सुखदाल ] ( १३६८ )
एकुल		[ अशिता अन्नाकर विनायक ]				( १३६९ )	[ विनायक सुखदा विनायक क्षेत्र मठा संस्था मठा मठा ]
ला. वी. क्षेत्र	०.३६,९०	[ नरमण अन्नाकर विनायक ]				( १३६९ )	[ अ. म. ५००००००० ] ( १३६८ )
		[ आरुण अन्नाकर विनायक ]				( १३६९ )	
ब) मोट्यापट्टी क्षेत्र		[ विनायक सुखदा विनायक ]				( १३६९ )	मठा मठा धोरणार : मठा.
(लागवड अयोग्य)		[ अशोक अन्नाकर विनायक ]				( १३६९ )	
वर्ग (अ)	०.०२,३०	[ विनायक सुखदा विनायक ]				( १३६९ )	विनायक धोरणार मठा मठा : १३६८ व विनायक :
वर्ग (ब)	-	— सहाईक क्षेत्र —	०.००,००	०			०३/१०/२०१८
एकुल							
पै. ख. क्षेत्र	०.०२,३०	३६२ शंकरलाल ईश्वरलाल पटेल	०.३६,९०	६,१५०	०.०२,३०	( १३६९ )	
एकुल क्षेत्र	०.३६,२०						
(अ व ब)							
आकारणी	६,१५०						
जुनी विनाय	विशेष						
आकारणी							
जुने धोरणार क्र. : (१३३) (२१३) (३८६) (४२३) (६२१) (१३३०)							श्रीमद अधिनियम विनायक :



हा गाम नमुना क्रमांक ४ विनायक २५/०४/२०२०-२०२०-२०२० PM लेवी विविध लक्ष्यीत क्षेत्र अर्देव गाम नमुना क्रमांक १२ वी क्षेत्र लागू केलेले अन्नाकरणी १/२ अधिनियम वर कोषावली मठी शिवाय मठा अन्नाकरणी मठा.

१४/१२ अन्नाकरणी वि. : ०३-०४-२०१९ - १४/१२ १४ PM शिवाय अन्नाकरणी विनायक/०३/०४/२०१९/१२ अन्नाकरणी १/२ अधिनियम वर लागू.

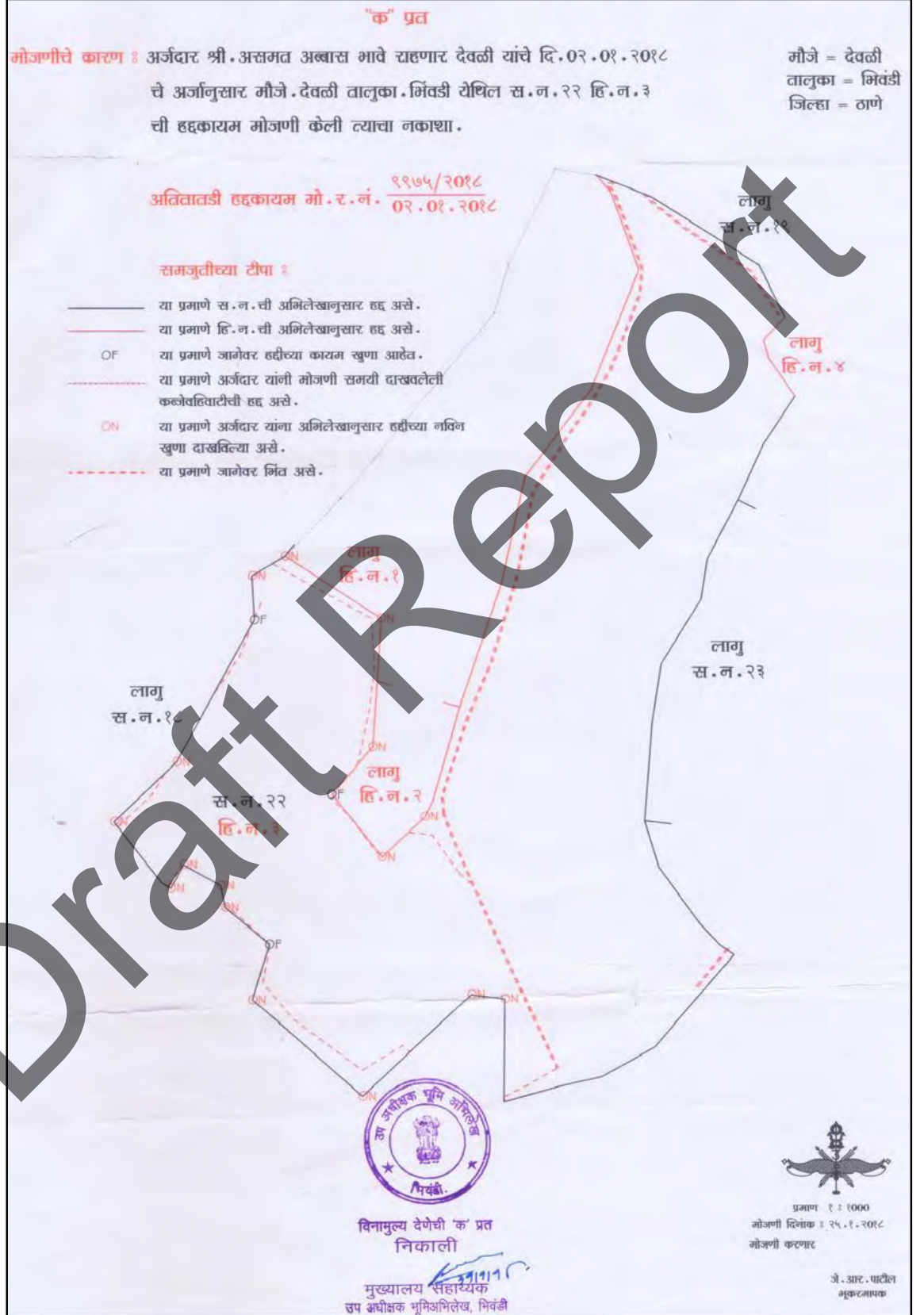
पृष्ठ क्र. १/२













**मोजणीचे कारण** = श्री. लगमान अन्सार रिकर रा. कोरिवळी पड्या ता. भिवंडी यांचे दि. ५/४/१६ चे अर्जान्वये भौजे-देवळी ता. भिवंडी येथील सा. नं. १९ हि. नं. ४ ची स्टदकायम प्रमाणे प्रत्यक्ष मोजणी करून अभिलेखाचे आधारे तयार केलेला नकाशा.

मोजणे :- देवळी  
तालुका :- भिवंडी  
जिल्हा :- ठाणे

अ. नं. १९ का. १ मो. नं. २० नं. ८४३२  
रक. ६०००/- २०/४/१६ रोजी भरला

**टिप:-** सदर मोजणी नकाशा बाबत कोणतीही न्यायालयीन बाब उदयास येत नसल्यास म.ज.म.अ. १९६६ चे कलम २४२ अन्वये नकारास रा. करणेचा अर्जित राहून निर्णित करण्यात येईल.

संख्यांक कळवाट  
(श्री. वसिंत म. गोखले)  
भूतमापक  
उपज्योतिषक भूमि अभिलेख  
सि. नं. २० टाणे

अर्जदाराचे नाव :- (वि. वामि. बोरा)  
आज कालक ६८६  
आज अन्वयाची संपूर्ण  
नकाशा तयार करिते १६/०४/१६  
नकाशा दिव्याने मोजित  
नकाशा तयार करणार  
नकाशा करणारा  
२० + ५२ = ७२  
वरील नकाशा

मुख्यालय महाराष्ट्र  
राज्य ज्योतिषक भूमि अभिलेख  
सि. नं. २०

प्रमाण :- १:१०००  
मोजणी दिनांक :- ३१/४/२०१६  
मोजणी करणारा सक्षी X X X  
ए. वी. ड. व. नं.  
नं. ७६. नं.

Draft

171360  
क्र.महसूल/क-१/टे-८/बा.प./देवळी तर्फे राहुर/भिवंडी/  
एसआर-५४/२०१९  
जिल्हाधिकारी कार्यालय ठाणे  
दिनांक 9 JAN 2020

**वाचले :-**

- १) श्री. शंकरलाल ईश्वरलाल पटेल, पत्ता: ३०१, ए/२, निळकंठ व्हॅली, ढोकाळीनाका, कोलशेत, ठाणे (प.) यांचा दिनांक ०७/०८/२०१९ रोजीचा अर्ज
- २) दैनिक जनमत या वृत्तपत्रामध्ये दिनांक २५/०९/२०१९ व दैनिक महाराष्ट्र जनमुद्रा या वृत्तपत्रामध्ये दिनांक २४/०९/२०१९ रोजी प्रसिध्द केलेला जाहिरनामा.
- ३) तहसिलदार भिवंडी यांचेकडील अहवाल क्र.मशा/कक्ष-१/टे-१०/जबा/अ.प./एसआर-१८/२०१९ दिनांक १२/१२/२०१९
- ४) सहाय्यक संचालक नगररचना ठाणे यांचेकडील शिफारस जा.क्र.बिशेष/बांप/मौ.देवळी/ ता.भिवंडी/ संसठाणे/१९५७ दिनांक ०६/११/२०१९
- ५) उपविभागीय अधिकारी भिवंडी विभाग भिवंडी यांचेकडील यांचेकडील पत्र क्र.बीडी/भूसंपादन/ ना.दा./कावि-७१७२/एसआर-२१३/२०१९ दिनांक १८/१२/२०१९
- ६) अर्जदार यांनी दिलेले दिनांक ०७/०८/२०१९ चे क्षतपूर्ती बंधपत्र.

**आदेश :-**

ज्या अर्थी उपोद्घातातील अ.क्र. १ अन्वये ठाणे जिल्हयातील भिवंडी तालुक्यातील मौजे देवळी तर्फे राहुर, ता.भिवंडी येथील स.क्र./हि.क्र. १९/४/अ क्षेत्र ३९२०.०० चौ.मी., स.क्र./हि.क्र. १९/४/ब क्षेत्र ३७८०.०० चौ.मी., स.क्र./हि.क्र. २२/३/ब क्षेत्र ९५९०.०० चौ.मी. पैकी ८०९०.०० चौ.मी., स.क्र./हि.क्र. ६२/१५ क्षेत्र ४१००.०० चौ.मी. असे एकूण १९८९०.०० चौ.मी. एवढ्या जागेचा शितगृह या बांधकाम प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज करणेत आलेला आहे.

ज्या अर्थी, या कार्यालयाने दिनांक २५/०९/२०१९ रोजी दैनिक जनमत व दिनांक २४/०९/२०१९ रोजी दैनिक महाराष्ट्र जनमुद्रा या वृत्तपत्रात जाहिरात दिलेली होती. त्यावर मुदतीत हरकत/तक्रार उपलब्ध कागदपत्रे पाहता या कार्यालयाकडे प्राप्त झालेली दिसून येत नाही.

ज्याअर्थी, जमिनीस आदिवासी हस्तांतरण कायद्याच्या तरतुदी लागू होतात अगर कसे याबाबत “अशी बाब नाही.” असे तर परवानगी मागीतलेल्या व ७/१२ चे कब्जेदार सदरी असलेल्या व्यक्तीचे मालकीहक्क निर्विवाद आहेत अगर कसे याबाबत ‘होय’ असे आणि परवानगीची मागणी केलेल्या जागेवर जाणे.येणेसाठी सहाय्यक संचालक नगररचना ठाणे यांचेकडील बांधकाम नुकाशानुसार रस्ता उपलब्ध आहे. असे अभिप्राय तहसिलदार भिवंडी यांनी उपोद्घातातील अ.क्र. ३ च्या अहवालामध्ये दिलेले आहेत.

ज्याअर्थी, अर्जदार यांनी सहाय्यक संचालक नगररचना ठाणे यांचेकडे केलेल्या अर्जानुसार सहाय्यक संचालक नगररचना ठाणे यांनी त्यांचे जा.क्र.बिशेष/बांप/मौ.देवळी/ता.भिवंडी/ संसठाणे/१९५७ दिनांक ०६/११/२०१९ अन्वये मौजे देवळी तर्फे राहुर, ता.भिवंडी येथील स.क्र./हि.क्र. १९/४/अ, १९/४/ब, २२/३/ब, ६२/१५ एकूण क्षेत्र १९८९०.०० चौ.मी. या क्षेत्रावर शितगृह (Cold Storage) या वापरासाठी अभिन्यास व बांधकाम नकाशांना शिफारस अटी / शर्तींना अधिन राहून केली आहे.



क्र.महसूल/क-१/टे-८/बा.प./देवळी तर्फे राहुर/भिवंडी/ 171361  
एसआर-५७/२०१९

त्याअर्था आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२(क) अन्वये जिल्हाधिकारी ठाणे यांच्याकडेनिहित करण्यांत आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी ठाणे याद्वारे शंकरलाल ईश्वरलाल पटेल, अस्मत म. अब्बास भावे यांना मौजे देवळी तर्फे राहुर, ता.भिवंडी येथील स.क्र./हि.क्र. १९/४/अ क्षेत्र ३९२०.०० चौ.मी., स.क्र./हि.क्र. १९/४/ब क्षेत्र ३७८०.०० चौ.मी., स.क्र./हि.क्र. २२/३/ब क्षेत्र ९५९०.०० चौ.मी. पैकी ८०९०.०० चौ.मी., स.क्र./हि.क्र. ६२/१५ क्षेत्र ४१००.०० चौ.मी. असे एकूण १९८९०.०० चौ.मी. क्षेत्राबाबत सहाय्यक संचालक नगररचना ठाणे यांनी शिफारस केलेल्या बांधकाम आराखडयानुसार सहाय्यक संचालक नगररचना ठाणे यांनी शिफारस केलेल्या बांधकाम आराखडयानुसार त्रिकोणमितीद्वारे येणारे १९६५६.१८ चौ.मी. क्षेत्र विचारात घेण्यात येत असून रस्त्याकरिता संपादित क्षेत्र (४५ मी. रुंद रस्ता) १६५१.७६ चौ.मी. क्षेत्र वगळून उर्वरित १८००४.४२ चौ.मी. क्षेत्रास अनुज्ञेय चटई क्षेत्र निर्देशांक ०.१० नुसार सुविधा क्षेत्र वगळून अनुज्ञेय बांधकाम क्षेत्र १७०८.५० चौ.मी. हिशोबित होत असून प्रस्तावित बांधकाम १७००.४० चौ.मी. या क्षेत्रावर शितगृह (Cold Storage) या कृषिपुरक उद्योग बांधकाम प्रयोजनार्थ वापर करण्याबाबत सहाय्यक संचालक नगररचना ठाणे यांनी शिफारस केलेनुसार पुढील शर्तीवर अनुज्ञा (परमिशन) देण्यांत येत आहे.

**त्या शर्ती अशा :-**

१. ही परवानगी अधिनियम त्याखाली केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.
२. महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४८ नुसार बांधकाम परवानगी ही दिलेल्या तारेखपासून एक वर्षापर्यंत चालू असेल नंतर पुढील वर्षासाठी अर्जदार यांनी योग्य त्या कारणासहीत नियोजन प्राधिकरणाकडे विनंती अर्ज करून परवानगीचे नुतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशा प्रकारचे नुतनीकरण फक्त तीन वर्षांकरिता येईल. वैध मुदतीत बांधकाम पूर्ण केले नसतील तर नविन बांधकाम परवानगी घ्यावी लागेल. नविन परवानगी घेतांना त्यावेळी अस्तित्वात असलेल्या नियमांचा व नियोजित विकास आराखडयाच्या अनुषंगाने छाननी करण्यांत येईल व ती बाब अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
३. प्रस्तावित जमिनीवर बांधकाम करणेपूर्वी मा.संचालक, महाराष्ट्र अग्निशमन सेवा, सांताक्रुज, मुंबई यांचेकडील आग प्रतिबंधक उपाययोजनेबाबतचे ना-हरकत प्रमाणपत्र घेणे अनुज्ञाग्राही यायांचेवर बंधनकारक राहिल.
४. सहाय्यक संचालक नगररचना ठाणे यांनी शिफारसीत नमुद केलेप्रमाणे सदर प्रकरणातील कृषि पूरक शीतगृह (Cold Storage) वापरासाठी मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या मजुर प्रादेशिक योजना विकास नियंत्रण नियमावलीमधील विनियम क्र. १५.८.१ (जे) अनुसार Agrobased industries मध्ये Cold Storage चा वापर ०-१ इतक्या चटई क्षेत्र निर्देशांकाच्या मर्यादित असून खालील प्रमाणे बांधकाम प्रस्तावित आहे.

अ.क्र.	जमिनीचे एकूण क्षेत्र चौ.मी.	अनुज्ञेय बांधकाम क्षेत्र चौ.मी.	प्रस्तावित बांधकाम क्षेत्र		
			इमारत प्रकार/ संख्या	मजले/प्रयोजन	एकूण क्षेत्र (चौ.मी.)
१	१९८९०.००	१७०८.५०	A-१ to A-४ प्रत्येकी एक	तळ मजला शितगृह Cold Storage	१७००.४०

५. नियोजित जागेवरील सर्व अंतर्गत रस्ते हे पक्क्या स्वरूपाचे डांबरीकृत करणे व रस्त्याशेजारी विद्युत दिव्यांचे खांब लावणे आवश्यक आहे तसेच रस्त्यालगतची गटारे व इतर गटारे पक्क्या स्वरूपाचे (सिमेंट विटांचे) बांधून पाण्याचा प्रवाह अबाधित होणार नाही याची दक्षता घेणे आवश्यक आहे. तसेच जमिनीच्या हद्दीवर सिमेंट विटांच्या स्वरूपात संरक्षक भिंत बांधावी व अंतर्गत रस्त्यास विद्युत दिवे लावणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.

क्र.महसूल/क-१/टे-८/बा.प./देवळी तर्फे राहुर/भिवंडी/ 171366  
एसआर-५४/२०१९

४६. अनुज्ञाग्राही यांनी सहाय्यक संचालक नगररचना ठाणे मंजूरीची शिफारस केलेल्या बांधकाम नकाशा व्यतिरीक्त जादा बांधकाम केल्यास अगर बांधकाम मध्ये बदल करुन जादा चटईक्षेत्र निदेशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरूपाचा गुन्हा दाखल करण्यास पात्र राहतील व असे जादाबांधकाम दुर करण्यास पात्र राहिल.
४७. प्रस्तुत आदेशातील शर्तीचा भंग अर्जदार यांनी केल्याचे सिध्द झाल्यास दिलेली ही विनशेती परवानगी आपोआपच रद्द झालेचे समजणेत येईल व त्यासाठी स्वतंत्र आदेश काढणेची आवश्यकता राहणार नाही.

सही/-

(राजेश ज. नावकर)  
जिल्हाधिकारी ठाणे

प्रति,

✓ श्री. शंकरलाल ईश्वरलाल पटेल  
पत्ता: ३०१, ए/२, निळकंठ वॅली, ढोकळीनाका, कोलशेत, ठाणे (प.)

आदेश निर्गमित केले

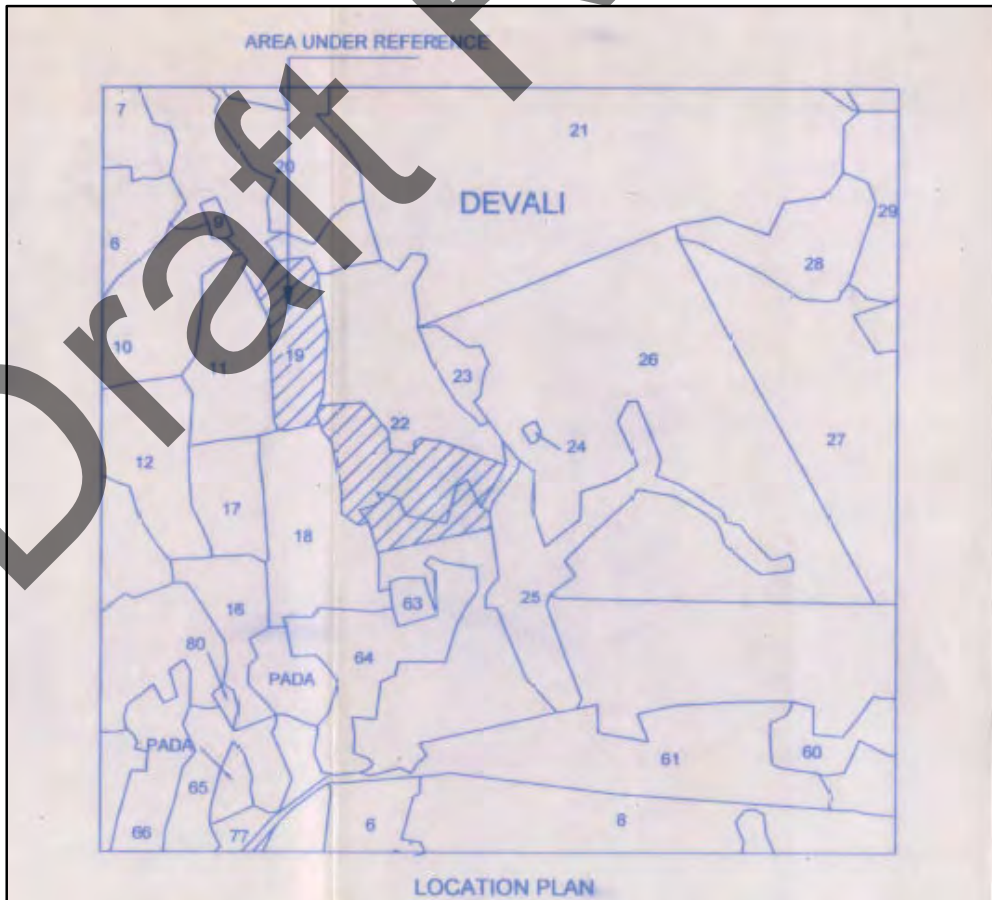
तहसिलदार (महसूल)  
जिल्हाधिकारी ठाणे करिता





Exhibit E: Copy of ADTP approved map

A PROFORMA		
AREA STATEMENT		SQ. MT.
1	(a) AREA AS PER 7/12	19890.00
1A	(b) AREA CONSIDER FOR N.A IS MINIMUM OF AREA AS PER 7/12 & TRIANGULATION	19656.18
2	DEDUCTION FOR	
	(a) ROAD ACQUISITION AREA (45.00M WIDE ROAD)	1651.76
	(b) PROPOSED ROAD WIDENING	
	(c) 12 MT SERVICE ROAD	
	TOTAL (a+b+c)	1651.76
3	REMAINING GROSS AREA OF PLOT (1A-2)	18004.42
4	DEDUCTION FOR	
	(a) RECREATIONAL OPEN SPACE (10 % OF GROSS PLOT AREA I.E. 1800.44)	1824.93
	(b) AMENITY OPEN SPACE (5 % OF GROSS PLOT AREA I.E. 900.22)	919.40
	(c) INTERNAL ROADS	5088.53
5	TOTAL DEDUCTIONS (a+b+c)	7832.86
6	NET AREA OF PLOTS FOR F.S.I CALCULATION $10 \times ((1A - (2 + 4b))$	1708.50
7	PROPOSED BUILT-UP AREA	1700.40



Draft Report



Exhibit F: Copy of Guideline Rates

Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Year: 20242025 Language: English

Selected District: ठाणे  
Select Taluka: भिवंडी  
Select Village: देवळी  
Vibhag Number: 7

Assessment Type	Assessment Range	Rate Rs/-
विरायत शेत जमिन	2.51-5.00	1703200
विरायत शेत जमिन	10.01-12.50	2389000
विरायत शेत जमिन	12.51-च्या पुढे	2642600
विरायत शेत जमिन	0-1.25	1441000
विरायत शेत जमिन	1.26-2.50	1591400
विरायत शेत जमिन	5.01-7.50	1878600
विरायत शेत जमिन	7.51-10.00	2170600
दिनशेती जमीनी/भुखंड	0-0.00	1970
		1234

Draft Report