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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Shri. Rajendra Arvind Parpani**

Industrial Unit No. 10, 1st & 2nd Floor, Building No Y-2, "Shree Arihant Complex", New/Current Survey No.226, Hissa No. 1, 2 & 4 to 8, Village - Kalher, Taluka - Bhiwandi, District - Thane, Bhiwandi, PIN - 421302, State - Maharashtra, India.

Latitude Longitude : 19°15'12.8"N 73°0'57.4"E

Intended User:

Cosmos Bank

Recovery W-Off Wing, MRO, Dadar (West)

36-A, Maru Niketan, D. L. Vaidya Road, Dadar (West), Mumbai-400028, State - Maharashtra, Country - India

Our Pan India Presence at :

- | | | | |
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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Unit No. 10, 1st & 2nd Floor, Building No Y-2, "**Shree Arihant Complex**", New/Current Survey No. 226, Hissa No. 1, 2 & 4 to 8, Village - Kalher, Taluka - Bhiwandi, District - Thane, Bhiwandi, PIN - 421 302, State - Maharashtra, India belongs to **Shri. Rajendra Arvind Parpani**.

Boundaries of the property

North	: X-2 Building
South	: Road
East	: Y-3 Building
West	: Y-1 Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Valued for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 purpose at **₹ 59,27,200.00 (Rupees Fifty Nine Lakhs Twenty Seven Thousands Two 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.



Director

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Cosmos Bank Empanelment No.: HO/CREDIT/67/2019-20


Encl.: Valuation report

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- | | | | |
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Industrial Unit No. 10, 1st & 2nd Floor, Building No Y-2, "**Shree Arihant Complex**", New/Current Survey No. 226, Hissa No. 1,2 & 4 to 8, Village - Kalher, Taluka - Bhiwandi, District - Thane, Bhiwandi, PIN - 421 302, State - Maharashtra, 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 Fair Market Value as on 14.11.2024 for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Purpose.
1	Date of inspection	12.11.2024
3	Name of the owner / owners	Shri. Rajendra Arvind Parpani 
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address : Industrial Unit No. 10, 1 st & 2 nd Floor, Building No Y-2, " Shree Arihant Complex ", New/Current Survey No. 226, Hissa No. 1, 2 & 4 to 8, Village - Kalher, Taluka - Bhiwandi, District - Thane, Bhiwandi, PIN - 421 302, State - Maharashtra, India. Contact Person : Mr. Nandkishor Patil (Bank Executive) Contact No. 9769097888
6	Location, Street, ward no	Village - Kalher, District - Thane
7	Survey / Plot No. of land	Village - Kalher New Survey No - 226, Hissa No. 1, 2 & 4 to 8
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Industrial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 4050.00 (Area as per Site measurement) Carpet Area of 1st Floor in Sq. Ft. = 2025 Carpet Area of 2nd Floor in Sq. Ft. = 2025</p> <p>Built Up Area in Sq. Ft. = 2390.00 (Area As Per Sale Deed) As per site inspection, total measured Carpet area is 4,050.00 Sq. Ft. which is more than area mentioned in the Agreement Built up area 2390.00 Sq. ft.. Hence, we have considered area mentioned in the agreement for the purpose of valuation.</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Kalher, Taluka - Bhiwandi, District - Thane, Pin - PIN - 421 302
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Vacant- Bank Possession

	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant- Bank Possession
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant- Bank Possession
	(ii) Portions in their occupation	Fully Vacant- Bank Possession
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	25,500 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
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.
26	SALES	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records

38	Land rate adopted in this valuation	N. A. as the property under consideration is a Industrial in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2000 (Approx.)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<p>Remark: As per site inspection, total measured Carpet area is 4,050.00 Sq. Ft. which is more than area mentioned in the Agreement Built up area 2390.00 Sq. ft.. Hence, we have considered area mentioned in the agreement for the purpose of valuation.</p>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Recovery W-Off Wing, MRO, Dadar (West) Branch to assess Fair Market Value as on 14.11.2024 for Industrial Unit No. 10, 1st & 2nd Floor No Y-2, "**Shree Arihant Complex**", New/Current Survey No. 226, Hissa No. 1, 2 & 4 to 8, Village - Kalher, Taluka - Bhiwandi, District - Thane, Bhiwandi, PIN - 421 302, State - Maharashtra, India belongs to **Shri. Rajendra Arvind Parpani**.

We are in receipt of the following documents:

1)	Copy of Sale Deed Registration No.4474-2008 Dated 16.05.2008 between Shri. Sandeep N. Patil(The Vendor) And Shri. Rajendra Arvind Parpani(The Purchaser).
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Location

The said building is located at Village - Kalher, Taluka - Bhiwandi, District - Thane, PIN - 421 302. The property falls in Industrial Zone. It is at a traveling distance 4.8 km. from Bhiwandi Road Railway Station.

Building

The building under reference is having Ground + 2 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Normal. The building is used for Industrial purpose. 1st Floor is having 10 Industrial Unit. The building is without lift.

Industrial Unit:



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The Industrial Unit under reference is situated on the 1st & 2nd Floor The composition of Industrial Unit on first & second floor is having large working area. This Industrial Unit is Vitrified tiles flooring, MS Rolling Shutter, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 14th November 2024

The Built Up Area of the Industrial Unit	:	2390.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2000 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	24 Years
Cost of Construction	:	2390.00 Sq. Ft. X ₹ 2,000.00 = ₹ 47,80,000.00
Depreciation $\{(100 - 10) \times (24 / 60)\}$:	36.00%
Amount of depreciation	:	₹ 17,20,800.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 25,500/- per Sq. M. i.e. ₹ 2,369/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 19,517/- per Sq. M. i.e. ₹ 1,813/- per Sq. Ft.
Value of property	:	2390.00 Sq. Ft. X ₹ 3,200 = ₹ 76,48,000
Total Value of property as on 14th November 2024	:	₹ 76,48,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 14th November 2024	:	₹ 76,48,000.00 - ₹ 17,20,800.00 = ₹ 59,27,200.00
Total Value of the property	:	₹ 59,27,200.00
The realizable value of the property	:	₹ 50,38,120.00
Distress value of the property	:	₹ 41,49,040.00
Insurable value of the property (2390.00 X 2,000.00)	:	₹ 47,80,000.00
Guideline value of the property (2390.00 X 1813.00)	:	₹ 43,33,070.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Unit No. 10, 1st & 2nd Floor, Building No Y-2, "Shree Arihant Complex", New/Current Survey No. 226, Hissa No. 1, 2 & 4 to 8, Village - Kalher, Taluka - Bhiwandi, District - Thane, Bhiwandi, PIN - 421 302, State - Maharashtra, India for this particular purpose at **₹ 59,27,200.00 (Rupees Fifty Nine Lakhs Twenty Seven Thousands Two Hundred Only)** as on 14th November 2024

NOTES

- I, Sharadkumar Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **14th November 2024** is **₹ 59,27,200.00 (Rupees Fifty Nine Lakhs Twenty Seven**



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Thousands Two 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.

2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- VALUATION

I, hereby declare that

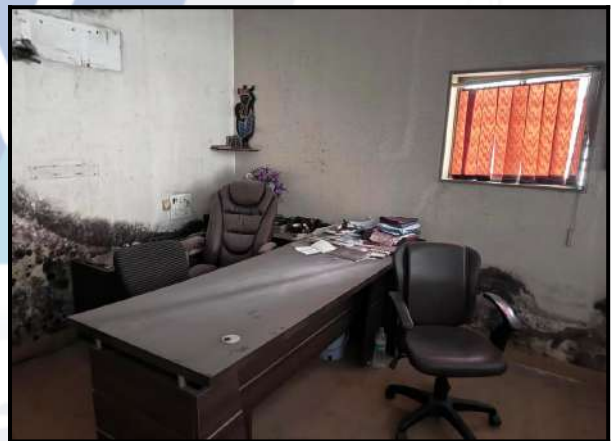
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building	
1	No. of floors and height of each floor	:	Ground + 2 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Industrial Unit Situated on 1 st & 2 nd Floor
3	Year of construction	:	2000 (Approx.)
4	Estimated future life	:	36 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" Thk. Brick Masonery.
8	Partitions	:	6" Thk. Brick Masonery.
9	Doors and Windows	:	MS Rolling Shutter, Powder coated Aluminum sliding windows, .
10	Flooring	:	Vitrified tiles flooring.
11	Finishing	:	Cement Plastering.
12	Roofing and terracing	:	R.C.C. slab.
13	Special architectural or decorative features, if any	:	No

Technical details		Main Building										
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed						
(i)	Internal wiring – surface or conduit											
(ii)	Class of fittings: Superior/Ordinary/Poor.											
15	<table border="1"> <tr> <td colspan="2">Sanitary installations</td> </tr> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	Sanitary installations		(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
Sanitary installations												
(i)	No. of water closets											
(ii)	No. of lavatory basins											
(iii)	No. of urinals											
(iv)	No. of sink											
16	Class of fittings: Superior colored / superior white/ordinary.	:										
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall										
18	No. of lifts and capacity	: Not Provided										
19	Underground sump – capacity and type of construction	: RCC Tank										
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace										
21	Pumps- no. and their horse power	: May be provided as per requirement										
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.										
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Existing										

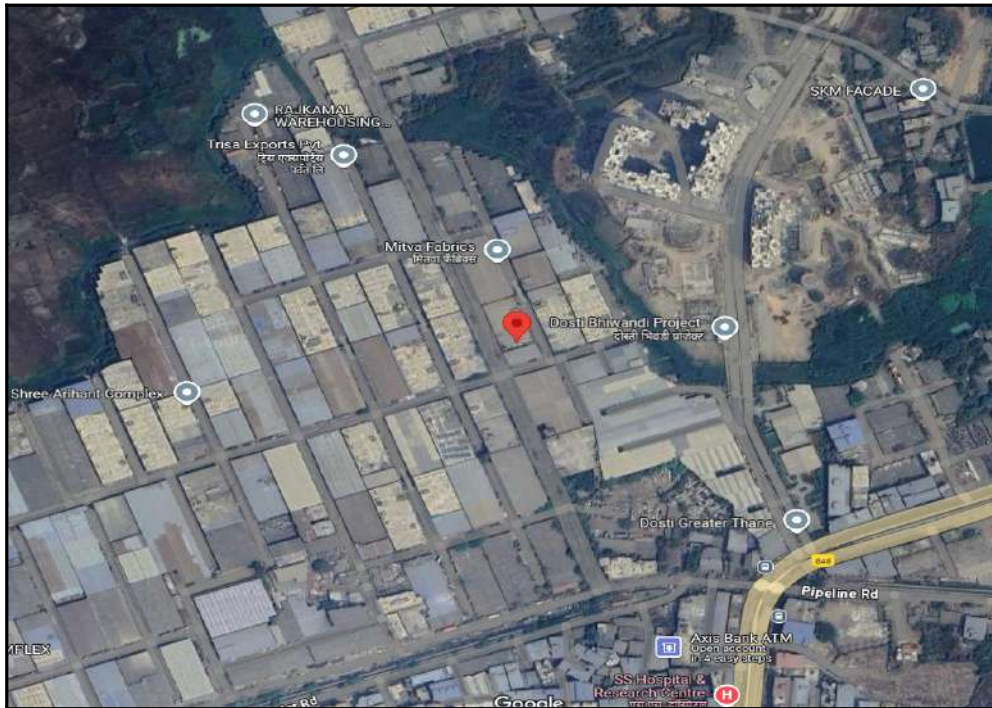
Actual Site Photographs



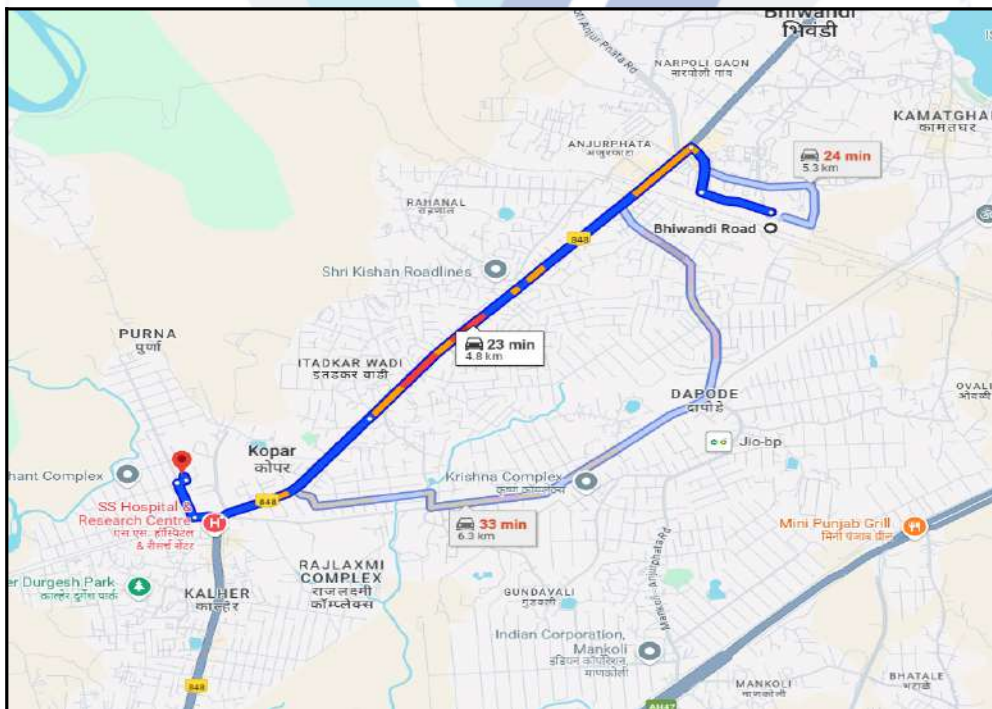
Actual Site Photographs



Route Map of the property




Note: Red Place mark shows the exact location of the property



Longitude Latitude: 19°15'12.8"N 73°0'57.4"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Bhiwandi Road - 4.8 km.).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year: Language:

Selected District:

Select Taluka:

Select Village:

Vibhag Number: **2**

Assesment Type	Assesment Range	Rate Rs/-	Unit
दुकाने	0-0	25700	चौरस मीटर
कार्यालये	0-0	25500	चौरस मीटर
गावठाणातील मिळकती	0-0.00	970	चौरस मीटर
हायवेवरील जमिनी	0-0	700	चौरस मीटर
बिनशेती जमीनी भूखंड	0-0	660	चौरस मीटर
औद्योगिक बिनशेती जमिनी	0-0.00	570	चौरस मीटर
	1 2		

Stamp Duty Ready Reckoner Market Value Rate for Unit	25500			
Decrease by 5% on Unit Located on 1 st & 2 nd Floor	1275			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	24,225.00	Sq. Mtr.	2,251.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	570			
The difference between land rate and building rate(A-B=C)	23,655.00			
Percentage after Depreciation as per table(D)	24%			
Rate to be adopted after considering depreciation [B + (C X D)]	19,517.00	Sq. Mtr.	1,813.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

Floor on which flat is Located	Rate to be adopted
--------------------------------	--------------------



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a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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



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Sale Instances

Property	Gala		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,500.00	1,800.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹3,000.00	₹2,500.00	-

9292351

12-07-2024

Note:-Generated Through eSearch Module.For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.भिवंडी 2

दस्त क्रमांक : 9292/2024

नोंदणी :

Regn:63m

गावाचे नाव : काल्हेर

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	4500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की घट्टेदार ते नमुद करावे)	4444796.88
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: इंडस्ट्रियल गाला नं. एल-17, माळा नं: तळ मजला,बिल्डिंग नं. एल, इमारतीचे नाव: श्री राजलक्ष्मी कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: ग्रामपंचायत हाऊस नं. 1070/17,व्हिलेज काल्हेर, रोड : तालुका भिवंडी,जिल्हा ठाणे 421302, इतर माहिती: सदनिका नं: इंडस्ट्रियल गाला नं. एल-17, माळा नं: तळ मजला,बिल्डिंग नं. एल, इमारतीचे नाव: श्री राजलक्ष्मी कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: ग्रामपंचायत हाऊस नं. 1070/17,व्हिलेज काल्हेर, रोड नं: तालुका भिवंडी,जिल्हा ठाणे 421302, इतर माहिती: इंडस्ट्रियल गाला नं. एल-17 चा एरिया 1800 चौ. फूट. बांधीव आहे. सूचना क्र. 3 प्रमाणे 21% घसारा. ((Survey Number : Survey No. 297, Hissa No. 6 and 8, Survey No. 299, Hissa No. 9 and Survey No. 300, Hissa No. 2 and 3 ;))
(5) क्षेत्रफळ	1800 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गीता भरत गडा तर्फे कु. सु. भरत विरचंद गडा वय:-63 पत्ता:-प्लॉट नं: 501, माळा नं: पाचवा मजला, इमारतीचे नाव: अजय शॉपिंग सेन्टर, ब्लॉक नं: टी. एच. कटारिया मार्ग, रचना स्टोर च्या वर , रोड नं: माहीम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400016 पॅन नं:-AACPG5630J 2): नाव:-विरचंद लखमणी गडा तर्फे कु. सु. भरत विरचंद गडा वय:-63 पत्ता:-प्लॉट नं: 501, माळा नं: पाचवा मजला, इमारतीचे नाव: अजय शॉपिंग सेन्टर, ब्लॉक नं: टी. एच. कटारिया मार्ग, रचना स्टोर च्या वर , रोड नं: माहीम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400016 पॅन नं:-AAEPG5432C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-एम/एस महायाना वेनचर्स एल एल पी तर्फे पार्टनर दिनेश कुमार पहारीया वय:-55; पत्ता:-प्लॉट नं: ऑफिस नं. 5-आई, माळा नं: पाचवा मजला , इमारतीचे नाव: धनरतना अपार्टमेंट , ब्लॉक नं: ऑफ जे. पी. रोड, नवरंग सिनेमा च्या समोर , रोड नं: अंधेरी (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-ABLFM2251P
(9) दस्तऐवज करून दित्याचा दिनांक	02/07/2024
(10)दस्त नोंदणी केल्याचा दिनांक	03/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	9292/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	270000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)सोरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
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.

Sale Instances

Property	Gala		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,850.00	2,220.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹4,054.00	₹3,378.00	-



4184351 08-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.भिवंडी 2 दस्त क्रमांक : 4184/2022 नोंदणी : Regn.63m
गावाचे नाव : काल्हेर		
(1)वित्तखाचा प्रकार	सेल डीड	
(2)मोबदला	7500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की घट्टेदार ते नमुद करावे)	6106776	
(4) भू-मापन,पौटसिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :- इतर माहिती: मौजे काल्हेर तालुका भिवंडी जिल्हा ठाणे येथील नवीन सर्वे नंबर 341(जुना सर्वे नंबर 125 पैकी,126/1,126/3,126/4 पैकी,126/4 पैकी,126/4 पैकी,126/4 पैकी,126/5,126/6,127/1,127/2,234/1,234/2 पैकी,234/3 पैकी,234/4 पैकी,234/5 पैकी,235/1 पैकी,235/2 पैकी,)या जमिनीवरील पृथ्वी कॉम्प्लेक्स मधील,बिल्डिंग नं बी/5,ग्रामपंचायत घर नं 1234/8 - काल्हेर,तळ मजत्यावरील आर सी सी इंडस्ट्रियल गोडाऊन/युनिट नंबर 8,क्षेत्र 1850.00 चौ फूट म्हणजेच 171.93 चौ मी कारपेट. त्याखालील जमिनीसह (Survey Number : 341 ;)	
(5) क्षेत्रफळ	1.7193 आर.चौ.मीटर	
(6)आकारणी किंवा जुडी ट्रेप्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मे. मास्कोट डेव्हलपर्स च्या तर्फे दस्तावेज प्रवेशासाठी कु. सु. बाबुताल जोरावरमलजी गांधी वय:-64; पत्ता:-प्लॉट नं.-, माळा नं.-, इमारतीचे नाव: 10, 1 सा मजला, एम टी स्ट्रीट, जी के लेन कॉम्प, चिऊपेट, बंगलोर नॉर्थ, कर्नाटक, ब्लॉक नं.-, रोड नं.-, कर्नाटक, बंगलोर. पिन कोड:-560053 पॅन नं:-AARFM3648P	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अंचल रोहित मलिक वय:-34; पत्ता:-प्लॉट नं.-, माळा नं.-, इमारतीचे नाव: प्लॉट नं 1803/1804, फ्रीसपरिंग पाल्म, एक्सकुसिफ, आकुर्ली रोड, सेन्ट्रियम मॉल, लोखंडवाला टाऊनशिप, कादिवली पूर्व, मुंबई, महाराष्ट्र, ब्लॉक नं.-, रोड नं.-, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-BOTPM7848L 2): नाव:-अनिल मलिक वय:-59; पत्ता:-प्लॉट नं.-, माळा नं.-, इमारतीचे नाव: प्लॉट नं 1803/1804, फ्रीसपरिंग पाल्म, एक्सकुसिफ, आकुर्ली रोड, सेन्ट्रियम मॉल, लोखंडवाला टाऊनशिप, कादिवली पूर्व, मुंबई, महाराष्ट्र, ब्लॉक नं.-, रोड नं.-, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AKKPM1818Q	
(9) दस्तावेज करून दिल्याचा दिनांक	31/03/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	08/04/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	4184/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	450000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला सपरील:-:		
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.	

Sale Instances

Property	Gala		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,850.00	2,220.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹4,757.00	₹3,964.00	-

8273351

04-05-2024

Note:-Generated Through eSearch Module.For
original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.भिवंडी 2

दस्त क्रमांक : 8273/2022

नोंदणी :

Regn:03m

गावाचे नाव : काल्हेर

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	8800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7344636
(4) भू-मापन,घोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: मोजे काल्हेर तालुका भिवंडी जिल्हा ठाणे येथील नवीन सर्वे नंबर 341(जुना सर्वे नंबर 125 पैकी,126/1,126/3,126/4 पैकी,126/4 पैकी,126/4 पैकी,126/4 पैकी,126/5,126/6,127/1,127/2,234/1,234/2 पैकी,234/3 पैकी,234/4 पैकी,234/5 पैकी,235/1 पैकी,235/2 पैकी,)या जमिनीवरील पृथ्वी कॉम्प्लेक्स मधील,बिल्डिंग नं बी/5,ग्रामपंचायत घर नं 1234/5 - काल्हेर,तळ मजल्यावरील आर सी सी ईंडस्ट्रियल गोडाऊन/युनिट नंबर 5,क्षेत्र 1850.00 चौ फूट म्हणजेच 171.93 चौ मी कारपेट. त्याखालील जमिनीसह((Survey Number : 341 ;))
(5) क्षेत्रफळ	1.7193 आर.चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तितून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पिस्ताबाई बाबुलाल गांधी वय:-58 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं 608, 6 वा मजला, बिल्डिंग जे, ईटा गार्डन, मगाडी रोड, बित्री स्टोन गार्डन, बंगलोर, नॉर्थ कर्नाटक, ब्लॉक नं: -, रोड नं: -, कर्नाटक, बंगलोर. पिन कोड:-560023 पॅन नं:-AGSPB9838R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजीव कुमार चोप्रा वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रो हाऊस नं 08, एमरेल्ड सीएचएस, गार्डन इस्टेट, ग्लॅंडीस अलवेअर्स रोड, डी मार्ट जवळ, पोखरण रोड नं 02, चितळसर, ठाणे पश्चिम, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AAIPC4249H 2): नाव:-अचल रोहित मलिक वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं 1803/1804, व्हीसपरिंग पाल्म्स, एक्सक्युसिफ, आकुर्ली रोड, सेन्ट्रियम मॉल, लोखंडवाता टाऊनशिप, कांदिवली पूर्व, मुंबई, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-BOTPM7848L 3): नाव:-रोहित अनिल मलिक वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं 1803/1804, व्हीसपरिंग पाल्म्स, एक्सक्युसिफ, आकुर्ली रोड, सेन्ट्रियम मॉल, लोखंडवाता टाऊनशिप, कांदिवली पूर्व, मुंबई, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-ALCPM6487E
(9) दस्तऐवज करून दिल्याचा दिनांक	01/08/2022
(10) दस्त नोंदणी केल्याचा दिनांक	01/08/2022
(11) अनुक्रमांक,खंड व पृष्ठ	8273/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	528000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) चौरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना नियतलेला 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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **14th November 2024**

The term Value is defined as:

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable 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 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.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 59,27,200.00 (Rupees Fifty Nine Lakhs Twenty Seven Thousands Two Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Cosmos Bank Empanelment No.: HO/CREDIT/67/2019-20



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

