

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Huzaifa Khanjiwala S/O. Mr. Moiz Taherali Khanjiwala**

Industrial Gala No. 203, 2<sup>nd</sup> Floor, Building No B - 1, "Print World Industrial Complex", New/Current  
Survey No. 15/1, 15/2, 15/3, 15/4, 15/5, 15/6, 15/8, 15/11, 15/12, 15/13, 15/15, 15/16, 16/1, 16/2,  
23/1, 23/2, 23/3, 24/14B, 24/15, 24/17& 24/31, Village - Vehele, Taluka - Bhiwandi , District - Thane,  
State - Maharashtra, India.

Latitude Longitude : 19°14'19.9"N 73°3'14.6"E

### Intended User:

**Cosmos Bank  
Dombivali (East)**

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali ( East),  
Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India.



## VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Gala No. 203, 2<sup>nd</sup> Floor, Building No B - 1, "**Print World Industrial Complex**", New/Current Survey No. 15/1, 15/2, 15/3, 15/4, 15/5, 15/6, 15/8, 15/11, 15/12, 15/13, 15/15, 15/16, 16/1, 16/2, 23/1, 23/2, 23/3, 24/14B, 24/15, 24/17 & 24/31, Village - Vehela, Taluka - Bhiwandi, District - Thane, State - Maharashtra, India belongs to **Mr. Huzaifa Khanjiwala S/O. Mr. Moiz Taherali Khanjiwala**.

### Boundaries of the property

North	: Internal Road / Building No. A-1
South	: Open Plot
East	: Under Construction Building
West	: Internal Road / Building No. A-4

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 for this particular purpose at **₹ 65,71,875.00 (Rupees Sixty Five Lakhs Seventy One Thousands Eight Hundred And Seventy Five 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.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report



Industrial Gala No. 203, 2<sup>nd</sup> Floor, Building No B - 1, "Print World Industrial Complex", New/Current Survey No. 15/1, 15/2, 15/3, 15/4, 15/5, 15/6, 15/8, 15/11, 15/12, 15/13, 15/15, 15/16, 16/1, 16/2, 23/1, 23/2, 23/3, 24/14B, 24/15, 24/17& 24/31, Village - Vehele, Taluka - Bhiwandi, District - Thane, 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 30.11.2024 for Housing Loan Purpose.
1	Date of inspection	27.11.2024
3	Name of the owner / owners	<b>Mr. Huzaifa Khanjiwala S/O. Mr. Moiz Taherali Khanjiwala</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Industrial Gala No. 203, 2 <sup>nd</sup> Floor, Building No B - 1, "Print World Industrial Complex", New/Current Survey No. 15/1, 15/2, 15/3, 15/4, 15/5, 15/6, 15/8, 15/11, 15/12, 15/13, 15/15, 15/16, 16/1, 16/2, 23/1, 23/2, 23/3, 24/14B, 24/15, 24/17& 24/31, Village - Vehele, Taluka - Bhiwandi, District - Thane, State - Maharashtra, India. <b>Contact Person :</b> Mr. Sandeep (Owner's Representative) Contact No. 9503830357
6	Location, Street, ward no	Village - Vehele, District - Thane
7	Survey / Plot No. of land	Village - Vehele New Survey No - 15/1, 15/2, 15/3, 15/4, 15/5, 15/6, 15/8, 15/11, 15/12, 15/13, 15/15, 15/16, 16/1, 16/2, 23/1, 23/2, 23/3, 24/14B, 24/15, 24/17& 24/31
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Industrial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Measurement of Unit No. 203 was not possible as the Unit Nos.. 201 to 234 are amalgamated.</b>  <b>Carpet Area in Sq. Ft. = 1875.00 (Area As Per Agreement for Sale)</b>  <b>Built Up Area in Sq. Ft. = 2250.00 (Carpet Area + 20%)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Vehale, Taluka - Bhiwandi , District - Thane,
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.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied - Tata's TSR Darashaw - Total Solutions Repository
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local norms Percentage actually utilized – Details not available

26	<b>RENTS</b>		
	(i)	Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Tata's TSR Darashaw - Total Solutions Repository
	(ii)	Portions in their occupation	Fully Tenant Occupied
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	28,000.00 for Unit No. 203
	(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	<b>SALES</b>		
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	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2013 (Building Completion Certificate)
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.
	<b>Remark:</b> As per site inspection Gala No. 201 To 234 are internally amalgamated to form a single unit with separate entrance. The said valuation is for Unit No. 203 only.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dombivali (East) Branch to assess Fair Market Value as on 30.11.2024 for Industrial Gala No. 203, 2<sup>nd</sup> Floor, Building No B - 1, "**Print World Industrial Complex**", New/Current Survey No. 15/1, 15/2, 15/3, 15/4, 15/5, 15/6, 15/8, 15/11, 15/12, 15/13, 15/15, 15/16, 16/1, 16/2, 23/1, 23/2, 23/3, 24/14B, 24/15, 24/17& 24/31, Village - Vehele, Taluka - Bhiwandi , District - Thane, State - Maharashtra, India belongs to **Mr. Huzaifa Khanjiwala S/O. Mr. Moiz Taherali Khanjiwala.**

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

1)	Copy of Agreement for sale No.4013/2018 Dated 16.05.2018 between M/s. Panorama Realty(The Vendor) And Mr. Huzaifa Khanjiwala S/O. Mr. Moiz Taherali Khanjiwala(The purchaser).
2)	Copy of Building Completion Certificate No.345 / 2013 Dated 11.10.2013 issued by BRIHANMUMBAI MAHANAGARPALIKAIssued by Grampanchayat Vehele.
3)	Copy of Commencement Certificate No.not given Dated 02.08.2006 issued by Grampanchayat Vehele.

### Location

The said building is located at Village - Vehele, Taluka - Bhiwandi , District - Thane, . The property falls in Industrial Zone. It is at a traveling distance 7.2 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 Good. The building is used for Industrial purpose. 2nd Floor is having 32 Industrial Gala. The building is having 2 lifts.

### Industrial Gala:

The Industrial Gala under reference is situated on the 2<sup>nd</sup> Floor As per site inspection Gala No. 201 To 234 are internally



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amalgamated to form a single unit with separate entrance. The said valuation is for Unit No. 203 only. All the units are used for storage purpose by tenant. This Industrial Gala is Vitrified Tile Flooring, MS Rolling Shutter, Alluminum sliding windows with M. S. Grills, Conduit Electrical Wiringetc.

### **Valuation as on 30th November 2024**

The Carpet Area of the Industrial Gala	:	1875.00 Sq. Ft.
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### **Deduct Depreciation:**

Year of Construction of the building	:	2013 (Building Completion Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	11 Years
Cost of Construction	:	2250.00 Sq. Ft. X ₹ 2,500.00 = ₹ 56,25,000.00
Depreciation $\{(100 - 10) \times (11 / 60)\}$	:	16.50%
Amount of depreciation	:	₹ 9,28,125.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 30,400/- per Sq. M. i.e. ₹ 2,824/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 27,287/- per Sq. M. i.e. ₹ 2,535/- per Sq. Ft.
Value of property	:	1875.00 Sq. Ft. X ₹ 4,000 = ₹75,00,000
Total Value of property as on 30th November 2024	:	₹75,00,000.00

(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)

<b>Fair value of the property as on 30th November 2024</b>	:	<b>₹ 75,00,000.00 - ₹ 9,28,125.00 = ₹ 65,71,875.00</b>
<b>Total Value of the property</b>	:	<b>₹ 65,71,875.00</b>
<b>The realizable value of the property</b>	:	<b>₹59,14,688.00</b>
<b>Distress value of the property</b>	:	<b>₹52,57,500.00</b>
<b>Insurable value of the property (2250.00 X 2,500.00)</b>	:	<b>₹56,25,000.00</b>
<b>Guideline value of the property (2250.00 X 2535.00)</b>	:	<b>₹57,03,750.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Gala No. 203, 2<sup>nd</sup> Floor, Building No B - 1, "Print World Industrial Complex", New/Current Survey No. 15/1, 15/2, 15/3, 15/4, 15/5, 15/6, 15/8, 15/11, 15/12, 15/13, 15/15, 15/16, 16/1, 16/2, 23/1, 23/2, 23/3, 24/14B, 24/15, 24/17& 24/31, Village - Vehela, Taluka - Bhiwandi , District - Thane, State - Maharashtra, India for this particular purpose at **₹ 65,71,875.00 (Rupees Sixty Five Lakhs Seventy One Thousands Eight Hundred And Seventy Five Only)** as on 30th November 2024

### **NOTES**

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value



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of the property as on **30th November 2024** is **₹ 65,71,875.00 (Rupees Sixty Five Lakhs Seventy One Thousands Eight Hundred And Seventy Five 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 Gala Situated on 2 <sup>nd</sup> Floor
3	Year of construction	:	2013 (Building Completion Certificate)
4	Estimated future life	:	49 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, Alluminum sliding windows with M. S. Grills, .
10	Flooring	:	Vitrified Tile Flooring.
11	Finishing	:	Cement Plastering + POP Finish.
12	Roofing and terracing	:	R. C. C. Slab.

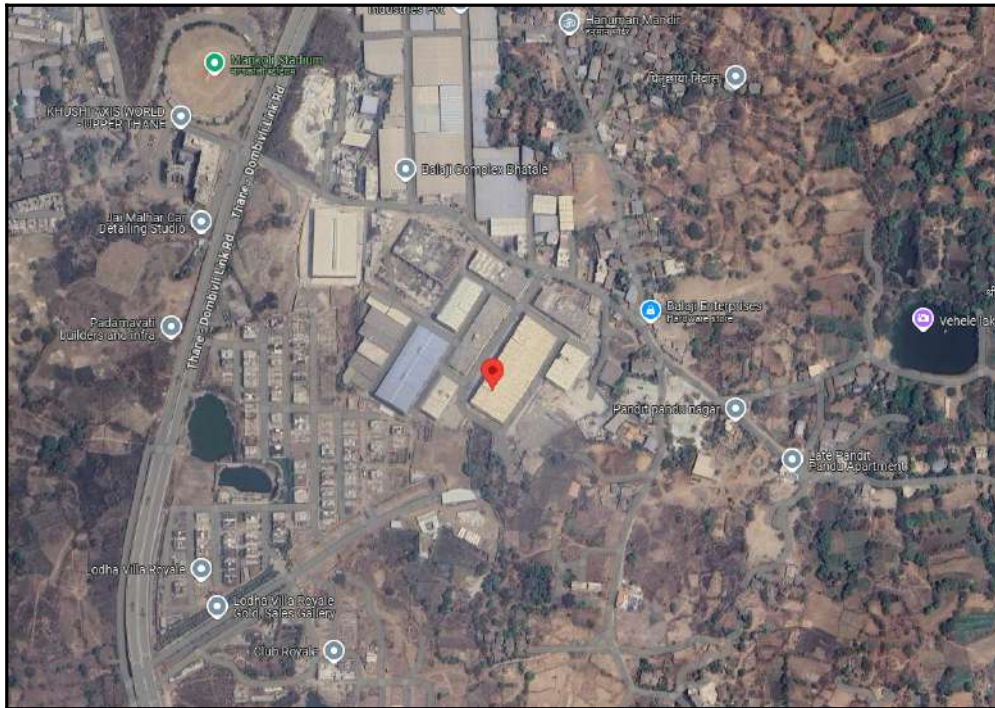


Technical details		Main Building
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Conduit Electrical Wiring
	(ii) Class of fittings: Superior/Ordinary/Poor.	
15	Sanitary installations	: As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	: 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	: 2 Lifts
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	: Connected to Municipal Sewerage System

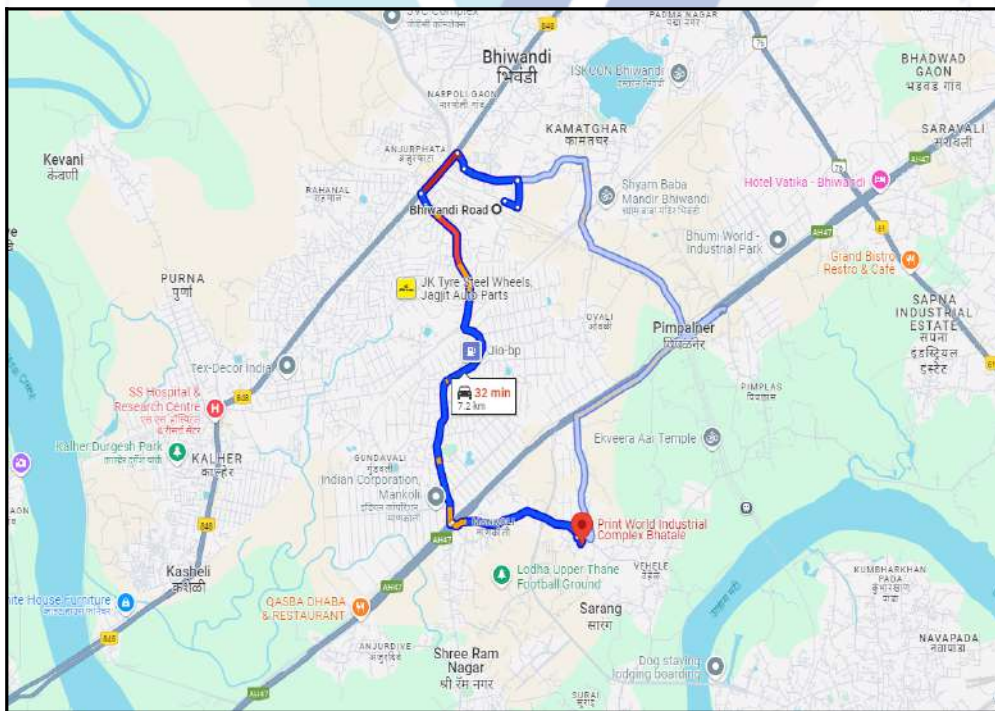
## Actual Site Photographs



## Route Map of the property




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



**Longitude Latitude: 19°14'19.9"N 73°3'14.6"E**


**Note:** The Blue line shows the route to site distance from nearest Railway Station (Bhiwandi Road - 7.2 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 )

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

Year:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
1/2-रहीवास वापरा खालील विकसित जमिनी	2100	26400	30400	32900	30400	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Gala	30400			
Gala Located on 2 <sup>nd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>30,400.00</b>	<b>Sq. Mtr.</b>	<b>2,824.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	2100			
The difference between land rate and building rate(A-B=C)	28,300.00			
Percentage after Depreciation as per table(D)	11%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>27,287.00</b>	<b>Sq. Mtr.</b>	<b>2,535.00</b>	<b>Sq. Ft.</b>

### **Multi-Storied building with Lift**

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors



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e)	31 Floors and above	Increase by 20% on units located on 31 and above floors
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**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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## Price Indicators

Property	Office		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	277.77	333.33	400.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹4,680.00	₹3,900.00	₹3,250.00

**magicbricks**
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Login ▾ Post Property

**₹13.0 Lac** ₹3250/sqft [EMI - ₹.6k](#) | [How much loan can I get?](#)

Office Space For Sale in [Bhiwandi, Beyond Thane](#)

Unfurnished

Super Area	Floor	Washroom
400 sqft	Ground(Out of 4 Floors)	1
₹3.250/sqft		

Contact Owner
Get Phone No.
Last contact made 1 day ago

**Contact Owner**

**Raju** -91-9600000000

Get Phone No.

**More Details**

Price	₹13 Lac
Address	Bhiwandi, Beyond Thane, Maharashtra
Transaction Type	Resale
Construction Status	Ready to Move

Contact Owner

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## Sale Instances

Property	Gala		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	3,750.00	4,500.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹3,389.00	₹2,824.00	-

11/28/24, 6:14 PM igr\_7499

<p>7499532 21-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.</p>	<p><b>सूची क्र.2</b></p>	<p>दुयम निबंधक : सह दु.नि.भिवंडी 3 दस्ता क्रमांक : 7499/2024 नोदणी : Regn:63m</p>
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**गावाचे नाव : वेहेळे**

(1)वित्तसाचा प्रकार	खरेदीखत
(2)मोबदला	12708100
(3) बाजारभाव(भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12709024
(4) भू-मापन,पोटहिसा व परकमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :- इतर माहिती: मौजे वेहेळे,तातुका भिवंडी,जिल्हा ठाणे येथील सर्व्हे नं. 15/1,15/2,15/3,15/7,15/11,15/12,15/13,15/15,15/16,16/1,16/2,23/1,23/2,23/3अ,24/14ब,24/15,24/31,24/32 या जागेवरील प्रिंट वलर्ड इंडस्ट्रियल कॉम्प्लेक्स मधील बिल्डींग नं. ए/4 मधील तळमजल्यावरील इंडस्ट्रियल गाळा नं. 007 व 008 त्याचे एकूण क्षेत्र 3750 चौ फुट म्हणजेच 348.38 चौ. मी(कारपेट)(रिसेल)अशी हि मिळकत(सदरहु मिळकतीचे मुद्रांक शुल्क व नोंदणी फी नोंदणीकृत विक्री करारनामा क्रमांक बवड3/6043/2024 अन्वये भरलेले आहे)( ( Survey Number : 15/1 ; ) )
(5) क्षेत्रफळ	348.38 चौ.मीटर
(6)आकारणी किंवा जुटी देण्यात असेल तेव्हा	
(7) दस्तावेज करून देणा- यापलिकडे व किंवा पक्षकाराचे नाव किंवा दिवाणी नात्याचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मेहुत अरविंद देसाई यांचा तर्फे क ज देणार संजय वसंत क्षीरसागर वय:-56 पत्ता:-लॉट नं.-, माळा नं.-, इमारतीचे नाव:-, ब्लॉक नं.-, रोड नं.- रा बी 303 ओर्बिड व्हॅली ऑफ फ्लॉवर्स ठाकरे जिल्हेज गुटेचा आकादमी शाळे जवळ काँटिनेंटी पूर्व मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400101 पिन नं:-AABPD4210G
(8)दस्तावेज करून देणा- या पक्षकाराचे व किंवा दिवाणी नात्याचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-सचिन ओमप्रकाश शर्मा वय:-51; पत्ता:-लॉट नं.-, माळा नं.-, इमारतीचे नाव:-, ब्लॉक नं.-, रोड नं.- रा बंगलो नं 4 तुषी बंगलो तुषी रोपवाटिका को ऑप हौसिंग सोसायटी जी बी रोड श्री राम हॉस्पिटल ओवळा, कोळशेत, सॅन्डोज बाग, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400607 पिन नं:-AAFPS5231E 2): नाव.-रोमा सचिन शर्मा वय:-56; पत्ता:-लॉट नं.-, माळा नं.-, इमारतीचे नाव:-, ब्लॉक नं.-, रोड नं.- रा बंगलो नं 4 तुषी बंगलो तुषी रोपवाटिका को ऑप हौसिंग सोसायटी जी बी रोड श्री राम हॉस्पिटल ओवळा, कोळशेत, सॅन्डोज बाग, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400607 पिन नं:-AKNPS2179P
(9) दस्तावेज करून दिल्याचा दिनांक	23/08/2024
(10)दस्ता नोंदणी केल्याचा दिनांक	23/08/2024
(11)अनुक्रमांक,खंड व पृष्ठ	7499/2024
(12)बाजार भावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजार भावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	
मुद्रांकनासाठी विचारत घेतलेला तपशील:-	मुद्रांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणगाचा तपशील करारनामा अलाहिदा नोंदविला आहे
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

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## Sale Instances

Property	Gala		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	1,875.00	2,250.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹3,413.00	₹2,844.00	-

11/28/24, 6:15 PM	igr_3291	
329181 18-03-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. भिवंडी 1 दस्त क्रमांक : 3291/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : वेहेळे</b>		
(1)विलेखाचा प्रकार	खरेदीखत	
(2)मोबदला	6400000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देते की पट्टेदार ते नमुद करावे)	6354208	
(4) भू-मापन,पोटरिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मौजे- वेहेळे,तालुका भिवंडी,जिल्हा ठाणे येथील सर्वे नं. 15/1,15/2,15/3,15/4,15/5,15/6,15/7,15/8,15/12,15/13,15/15,15/16,16/1,16/2,23/1,23/2,23/3 अ.24/15,24/16,24/17,24/31 व 24/32 या मिळकतीवर बांधकाम केलेले "प्रिंट वर्ल्ड इंडस्ट्रियल कॉम्प्लेक्स" मधील बिल्डिंग नं. ए-1 मधील पहिल्या मजल्यावरील इंडस्ट्रियल गाळा नं. 101 ही मिळकत. क्षेत्र. 1875 चौ. फुट कारपेट(174.19 चौ.मी.)( ( Survey Number : 15/1 and Others ; ) )	
(5) क्षेत्रफळ	1875 चौ.फुट	
(6)आकारणी किंवा जुळी 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:-देसराज चिमनलाल सोनी वय-80 पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. - रोड नं. 1101, गुरुसमुष्टी हाईट्स, सेक्टर-14, प्लॉट नं. 2, मोगराज रेसिडेन्सी जवळ, सानपाठा, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AQPPS2799K	
(8)दस्तऐवज करून देणा- या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजन शंकर जाधव यांच्यातर्फे कबुली जबाबाकरीता कुलमुख्यधारक म्हुणुन संतोष शिवाजी भोसले वय:-64; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. - रोड नं. ए-11, कामदार पार्क, गोखले रोड, आगर बाझार, दादर पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AAEPJ8639G	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	27/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	3291/2024	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	384000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
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	1/2	



## Sale Instances

Property	Gala		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	1,875.00	2,250.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹3,467.00	₹2,889.00	-

11/28/24, 6:16 PM igr\_17248

1724881 01-02-2024 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक : दु.नि. भिवंडी 1 दस्ता क्रमांक : 17248/2023 नोदणी : Regn:63m
<b>गावाचे नाव : वेहेळे</b>		
(1) वित्तखाचा प्रकार	खरेदीखत	
(2) मोबदला	6500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6356640	
(4) भू.नापन,पोटहिस्सा व घरकामांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :- इतर माहिती: मौजे वेहेळे,तालुका भिवंडी,जिल्हा ठाणे येथील सर्व्हे नं. 15/1,15/2,15/3,15/7,15/11,15/12,15/13,15/15,15/16,16/1,16/2,23/1,23/2,23/3अ,24/14ब,24/15,24/31,24/32 या जागेवरील प्रिंट वलर्ड इंडस्ट्रियल कॉम्प्लेक्स मधील बिल्डींग ए/4 मधील तळ मजल्यावरील इंडस्ट्रियल गाळा नं. 004 क्षेत्र 1875.00 चौ.फुट म्हणजेच 174.19 चौ.मीटर कारपेट या मिळकतीच्या खरेदीखत.( ( Survey Number : 15/1 व इतर ;))	
(5) क्षेत्रफळ	1875 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मे. ओनस कन्सल्टंट्स प्रा. लि. तर्फे डायरेक्टर आणिष प्रविण पारेख वय-पत्ता.-लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. ऑफिस-1, उमा स्मृती, कार्टर रोड नं. 7, बोरिवली ईस्ट, मुंबई., रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-AAAC04025G	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-कण्ठमअली अब्दुल हुसेन दसोरवाला -- वय:-59; पत्ता:-लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. 2206, 22वा मजला, खैरनिशा हाइट्स, नवरोजी हिल 2. प्लॉट सीएस नं 82/1721, लोहरी, विचबंदर, मुंबई., रोड नं. -, पिन कोड:-400009 पॅन नं:-AAEPP8590A 2): नाव.-चुमाना कथुमअली दसोरवाला -- वय:-51; पत्ता:-लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. 2206, 22वा मजला, खैरनिशा हाइट्स, नवरोजी हिल 2. प्लॉट सीएस नं 82/1721, लोहरी, विचबंदर, मुंबई., रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400009 पॅन नं:-AAAPD5803G 3): नाव.-सोबेफा शब्बीरहुसैन रुदेरवाला -- वय:-34; पत्ता:-लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. 402 ए.के. वेवर्स, ३४४/३४६, सैय्युअल स्ट्रीट, वडगडी, मस्जिद, मांडवी, मुंबई., रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400003 पॅन नं:-AZNPR9476M	
(9) दस्तऐवज करून दिल्याचा दिनांक	12/12/2023	
(10) दस्ता नोदणी केल्याचा दिनांक	15/12/2023	
(11) अनुक्रम.सं. व पृष्ठ	17248/2023	
(12) बाजारभावप्रमाणे मुद्रांक मूल्य	390000	
(13) बाजारभावप्रमाणे नोदणी मूल्य	30000	
(14) शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक मूल्य 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.	

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## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **30th 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 **₹ 65,71,875.00 (Rupees Sixty Five Lakhs Seventy One Thousands Eight Hundred And Seventy Five Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



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