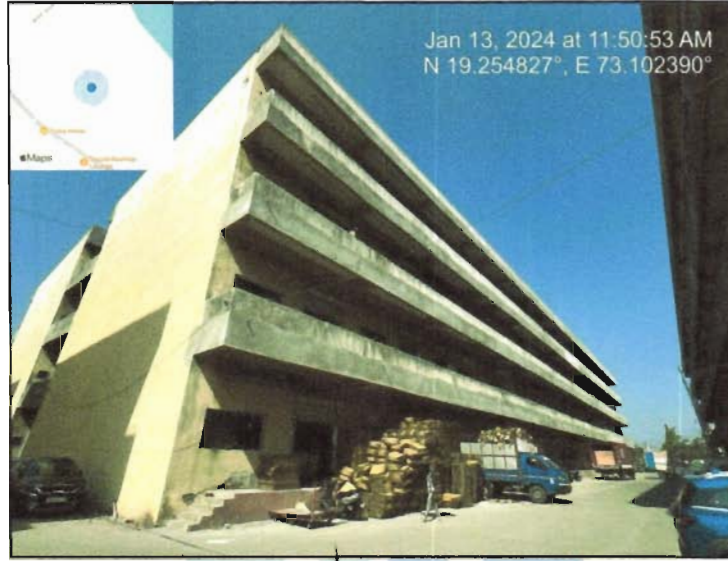


## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Jinendra Arvind Doshi Proprietor of M/s. Arham Agencies**

Industrial Unit No. 208, 2<sup>nd</sup> Floor, Wing – A, Building Bearing No. E6, “**Asmeeta Texpa II**”, MIDC Plot No. 1, Additional Kalyan Bhiwandi Industrial Area, Near Gove Village, Kalyan – Bhiwandi Road, Village - Kone, Taluka - Bhiwandi, District – Thane, PIN Code - 421 311 State – Maharashtra, Country – India.

Latitude Longitude - 19°15'13.3"N 73°06'09.0"E

### Valuation Prepared for:

**Cosmos Bank**

**Dombivli (East) Branch**

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



**Thane :** 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) – 400601, (M.S),INDIA  
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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#### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai** :-400072, (M.S), India

☎️ **+91 2247495919**

✉️ **mumbai@vastukala.co.in**

🌐 **www.vastukala.co.in**

## VALUATION OPINION REPORT

The property bearing Industrial Unit No. 208, 2<sup>nd</sup> Floor, Wing – A, Building Bearing No. E6, “**Asmeeta Texpa II**”, MIDC Plot No. 1, Additional Kalyan Bhiwandi Industrial Area, Near Gove Village, Kalyan – Bhiwandi Road, Village - Kone, Taluka - Bhiwandi, District – Thane, PIN Code - 421 311 State – Maharashtra, Country – India belongs to **Mr. Jinendra Arvind Doshi Proprietor of M/s. Arham Agencies.**

Boundaries of the property.

North : Under Construction Building  
South : Open Plot  
East : Wing – B  
West : Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 88,24,400.00 (Rupees Eighty Eight Lakh Twenty Four Thousand Four Hundred Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

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

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.02.15 18:50:34 +05'30'

Auth. Sign.



Industrial Unit No. 208, 2<sup>nd</sup> Floor, Wing – A, Building Bearing No. E6, “Asmeeta Texpa II”, MIDC Plot No. 1, Additional Kalyan Bhiwandi Industrial Area, Near Gove Village, Kalyan – Bhiwandi Road, Village - Kone, Taluka - Bhiwandi, District – Thane, PIN Code - 421 311 State – Maharashtra, Country – India.

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

**GENERAL:**

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 15.02.2025 for Bank Loan Purpose
2	Date of inspection	14.02.2025
3	Name of the owner/ owners	<b>Mr. Jinendra Arvind Doshi Proprietor of M/s. Arham Agencies</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Proprietary Concern
5	Brief description of the property	<b>Address:</b> Industrial Unit No. 208, 2 <sup>nd</sup> Floor, Wing – A, Building Bearing No. E6, “Asmeeta Texpa II”, MIDC Plot No. 1, Additional Kalyan Bhiwandi Industrial Area, Near Gove Village, Kalyan – Bhiwandi Road, Village - Kone, Taluka - Bhiwandi, District – Thane, PIN Code - 421 311 State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Jinendra Arvind Doshi Mobile No. 9004656989  <b>Person meets at site</b> Meghna Patil (Tenant's Staff) Mobile No. 9326052288
6	Location, street, ward no	MIDC Plot No. 1, Additional Kalyan Bhiwandi Industrial Area, Near Gove Village, Kalyan – Bhiwandi Road, Village - Kone, Taluka - Bhiwandi, District – Thane.
	Survey/ Plot no. of land	MIDC Plot No. 1 of Village - Kone
8	Is the property situated in residential/ Industrial/ 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 Industrial Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 1192.00 Loft Area in Sq. Ft. = 350.00 (Area as per actual site measurement)</p> <p><b>Carpet Area in Sq. Ft. = 1212.00</b> <b>Mezzanine Area in Sq. Ft. = 364.00</b> <b>(Area as per Agreement for sale)</b></p> <p>Built Up Area in Sq. Ft. = 1454.00 (Area as per Agreement for sale)</p>
13	Roads, Streets or lanes on which the land is abutting	MIDC Plot No. 1, Additional Kalyan Bhiwandi Industrial Area, Near Gove Village, Kalyan – Bhiwandi Road, Village - Kone, Taluka - Bhiwandi, District – Thane.
14	If freehold or leasehold land	Leasehold
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	<p>Lessor – MIDC Lease – For 95 years commencing from September -2009</p>
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
21	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	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?	<p>Tenant – Essential Aparells Rented since last 7 Months</p>

	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
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	Essential Aapparels
	(ii) Portions in their occupation	Fully
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	Present rental details not available
	(iv) Gross amount received for the whole property	Information not available
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?	Information not available
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	Information not available
	<b>SALES</b>	

38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Industrial Shop / Unit in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied upon, the basis of arriving at the land rate	N. A.
<b>COST OF CONSTRUCTION</b>		
41	Year of commencement of construction and year of completion	Year of Completion 2024 (As per Possession Letter)
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>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dombivli (East) Branch to assess fair market value as on 15.02.2025 for Industrial Unit No. 208, 2<sup>nd</sup> Floor, Wing – A, Building Bearing No. E6, "Asmeeta Texpa II", MIDC Plot No. 1, Additional Kalyan Bhiwandi Industrial Area, Near Gove Village, Kalyan – Bhiwandi Road, Village - Kone, Taluka - Bhiwandi, District – Thane, PIN Code - 421 311 State – Maharashtra, Country – India belongs to **Mr. Jinendra Arvind Doshi Proprietor of M/s. Arham Agencies.**

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

1	Copy of Agreement for Assignment dated 22.12.2023 between Asmeeta Infratech Limited (the Assignor) AND Mr. Jinendra Arvind Doshi Proprietor of M/s. Arham Agencies (the Assignee)
2	Copy of Possession Letter dated 22.03.2024 issued by Magus Infratech Pvt. Ltd.

### LOCATION:

The said building is located at MIDC Plot No. 1, Additional Kalyan Bhiwandi Industrial Area, Village – Kone, Taluka – Bhiwandi, District - Thane, State - Maharashtra, Country – India. It is at 9.4 km. travelling distance from Bhiwandi Road Railway Station.

### BUILDING:

The building under reference is having Ground + 5 upper floors. It is a R.C.C. framed structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The external condition of building is good. The building is used for Industrial purpose. There are 15 unit on 2<sup>nd</sup> floor. The building is having 2 lifts.



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**Industrial Unit:**

The Industrial Unit under reference is situated on the 2<sup>nd</sup> floor. The composition of unit is working Area + Toilet + Loft and Total Height of unit is 15.62 ft. & Loft Height is 7.03 ft. having 2 entry doors. The Industrial Unit is finished with kota flooring, MS rolling shutter to main entrance, Casing Capping wiring etc.

**Valuation as on 15<sup>th</sup> February 2025**

<b>The Carpet Area of the Industrial Unit</b>	:	<b>1,212.00 Sq. Ft.</b>
<b>The Loft Area of the Industrial Unit</b>	:	<b>364.00 Sq. Ft.</b>

**Deduct Depreciation:**

Year of Construction of the building	:	2024 (As per Possession Letter)	
Expected total life of building	:	60 Years	
Age of the building	:	1 Year	
Cost of Construction	:	1,454.00 X 2,500.00 = ₹ 36,35,000.00	
Depreciation	:	N.A Building age is below 5 years	
Amount of depreciation	:	N.A.	
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 3,623.00 per Sq. Ft. for Industrial unit	
Prevailing market rate	:	₹ 6,500.00 per Sq. Ft.	
<b>Value of property as on 15.02.2025</b>	:	<b>A – Unit</b>	<b>B - Loft Area</b>
		1,212.00 Sq. Ft. X ₹ 6,500.00 = ₹ 78,78,000.00	364.00 Sq. Ft. X ₹ 2,600.00 ₹ 9,46,400.00
<b>Total Value of property as on 15.02.2025 (A+B)</b>		<b>₹ 88,24,400.00</b>	

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

<b>Fair value of the property as on 15.02.2025</b>	:	<b>₹ 88,24,400.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 79,41,960.00</b>
<b>Distress value of the property</b>	:	<b>₹ 70,59,520.00</b>
<b>Insurable value of the property (1454.00 X 2,500.00)</b>	:	<b>₹ 36,35,000.00</b>
<b>Guideline Value of the property (1454.00 X 3,623.00)</b>	:	<b>₹ 52,67,842.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Unit No. 208, 2<sup>nd</sup> Floor, Wing – A, Building Bearing No. E6, "Asmeeta Texpa II", MIDC Plot No. 1, Additional Kalyan Bhiwandi Industrial Area, Near Gove Village, Kalyan – Bhiwandi Road, Village - Kone, Taluka - Bhiwandi, District – Thane, PIN Code - 421 311 State – Maharashtra, Country – India for this particular purpose at **₹ 88,24,400.00 (Rupees Eighty Eight Lakh Twenty Four Thousand Four Hundred Only)** as on **15<sup>th</sup> February 2025**.

### **NOTES**

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **15<sup>th</sup> February 2025 is ₹ 88,24,400.00 (Rupees Eighty Eight Lakh Twenty Four Thousand Four 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- DECLARATION***

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:



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**ANNEXURE TO FORM 0-1**

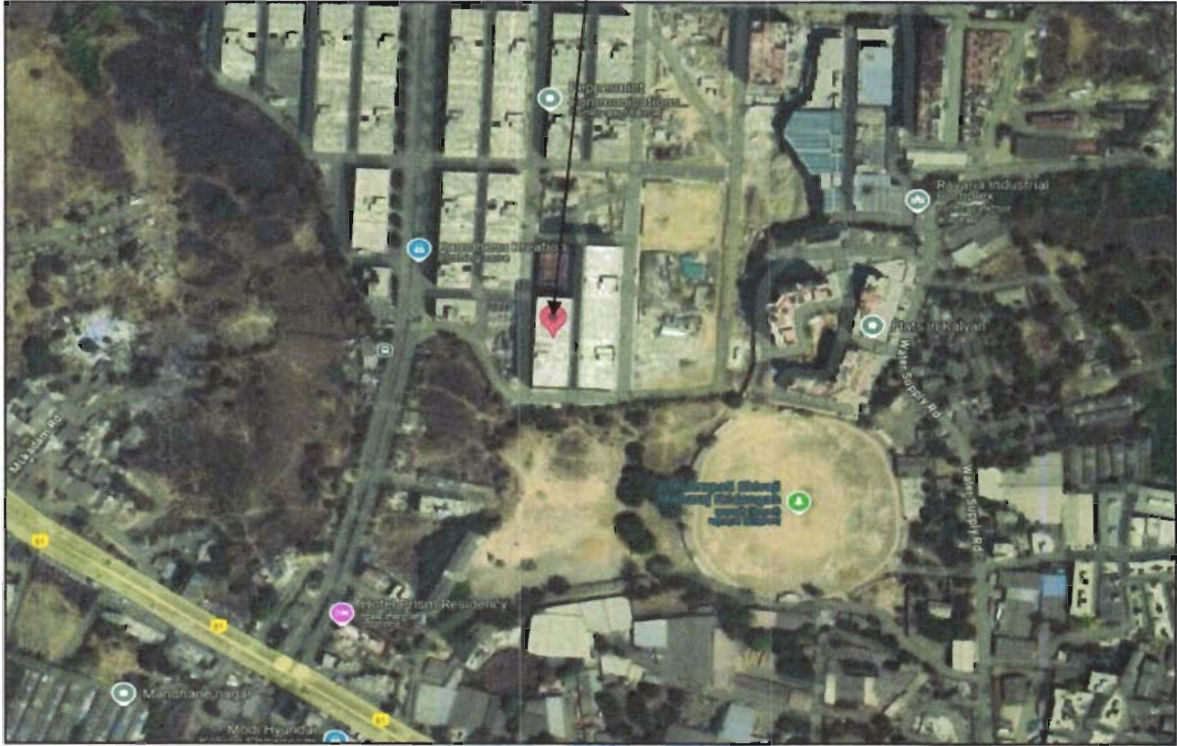
<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Ground + 5th upper floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is an Industrial Unit situated on 2 <sup>nd</sup> Floor
3	Year of construction	2024 (As per Possession Letter)
4	Estimated future life	59 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	MS rolling shutter to main entrance
10	Flooring	Kotta flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. slab roofing
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Casing Capping wiring
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	
	(i) No. of water closets	N.A.
	(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	Provided
18	No. of lifts and capacity	2 lifts
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank
21	Pumps- no. and their horse power	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

Site u/r



**Latitude Longitude - 19°15'13.3"N 73°06'09.0"E**

**Note:** The Blue line shows the route to site from nearest railway station (Bhiwandi Road – 9.4 Km)



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## Ready Reckoner Rate

DIVISION / VILLAGE : NIZAMPUR  
Commence From 1st April 2024 To 31st March 2025

Type of Area	Urban	Local Body Type	
Local Body Name	Bhiwandi Nizampur City Municipal Corporation		
Land Mark	Ward No. 1/2 Survey No. of the Nizampur City		

Rate of Land + Building in ₹ per sq. m. Built-Up

Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
I	1/2	7000	33800	39000	46400	39000

C. T. S. No. 4016, 4018, 4019, 4020, 4021, 4022, 4047, 4051, 4052, 4053, 4054, 4057, 4058, 4059, 4061, 4062, 4063, 4064, 4065, 4066, 4067, 4068, 4069, 4070, 4071, 4072, 4073, 4074, 4075, 4076, 4077, 4078, 4079, 4080, 4081, 4082, 4083, 4084, 4085, 4086, 4087, 4088, 4089, 4090, 4091, 4092, 4093, 4094, 4095, 4096, 4097, 4098, 4099, 4100, 4101, 4102, 4103, 4104, 4105, 4106, 4107, 4109, 4110, 4111, 4112, 4113, 4114, 4115, 4116, 4117, 4118, 4119, 4120, 4121, 4122, 4123, 4124, 4125, 4126, 4127, 4128, 4129, 4130, 4131, 4132, 4133, 4134, 4135, 4136, 4137, 4138, 4139, 4140, 4141, 4142, 4143, 4144, 4145, 4146, 4147, 4148, 4149, 4150, 4151, 4152, 4153, 4154, 4155, 4156, 4157, 4158, 4185, 4166, 4167, 4168, 4180, 4181, 4182, 4183, 4184, 4185, 4186, 4187, 4188, 4189, 4190, 4191, 4192, 4193, 4194, 4195, 4196, 4197, 4198, 4199, 4200, 4204, 4205, 4206, 4207, 4208, 4209, 4210, 4211, 4212, 4213, 4214, 4215, 9246, 9247

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**Industrial Shed In Bhiwandi, Mum...**

Commercial Buy | Bhumis world site office , Gopalas motel

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Thakaracha pada / Industrial shed for Sale in Thakaracha pada / Prop...

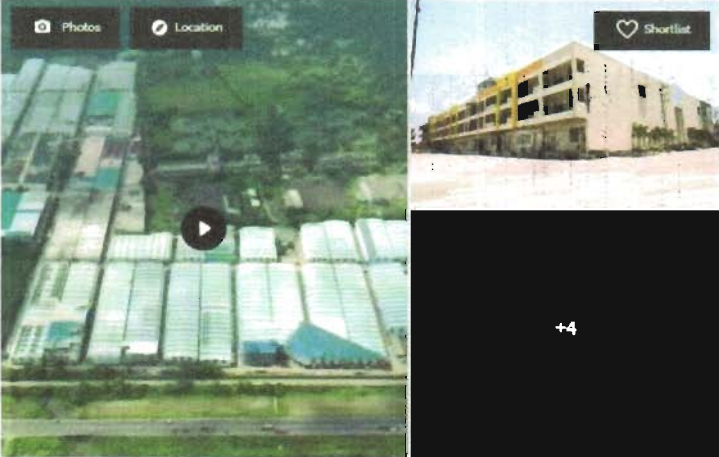
**₹ 3 Crores**  
8,589 - Sq Ft

**₹ 2.25 Lacs/Month**  
Estimated EMI

**3,375 Sq.Ft**  
Built Up Area

[Apply Loan](#)

Photos
Location



**Industrial Shed**  
Property Type

**Freehold**  
Ownership Type

**Semi Furnished**  
Furnishing

**Feb 1, 2025**  
Posted On

**Public And Reserved**  
Planning / Zoning

**Ground Floor**  
Of Total Floors

**More Than 10 Year**  
Age of Property

**Immediately**  
Availability

[Get Owner Details](#)

[Report what was not correct in this property](#)

Listed by Broker   Sold Out   Wrong Info

**NoBroker Services**

[Create Agreement](#)

[Check Loan Eligibility](#)

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[Book Renovations](#)

**Activity On This Property**


👁️ 17 Unique Views   📌 0 Shortlists   📞 0 Contacted

Powered By: NBEstimate

**Amenities**

Power Backup Need To Arrange	Lift None
Washroom(s) Private	Water Storage Facility NA
Security	

**Similar Properties**




**Industrial Shed in Aman...**

Callan Shreebh Express Group

[View a tour](#)

Price: ₹2.95 Crores   Area: 3375 sqft




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Vastu, Interiors, Architecture & Interior Design  
Chartered Institution  
London & Glasgow  
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## Sales Instance

1665381 13-12-2024 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 : 16653/2024 नोंदणी Regn:63m
<b>गावाचे नाव : कोन</b>		
(1)विलेखाचा प्रकार	असाईनमेंट डीड	
(2)मोबदला	5500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3711123	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन ., इतर माहिती: युनिट नं. 101,सी एफ सी बिल्डिंग नं. 5,पहिला मजला,अस्मिता टेक्स्पा,प्लॉट नं. 1,अति. कल्याण भिवंडी इंडस्ट्रियल एरिया,कोन,एकूण क्षेत्र 3053 चौ. फुट कारपेट पैकी विक्री योग्य क्षेत्र 1017.66 चौ.फुट कारपेट.(( Plot Number : 1 ; ))	
(5) क्षेत्रफळ	1017.66 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-भावना फारस साहिता वय:-51 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. डी २००३चौईस आंबे सागर, नर्मदादेवी पाडा रोड, वर्धमान नगर समोर, मुलुंड वेस्ट . रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AOPPS2612K 2): नाव:-विक्रम हरिभाई कटारिया वय:-47 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं. 501, ., गोवर्धन नगर कॉ .ऑपरेटिव्ह हौसिंग सोसायटी, कस्तुरबा मार्ग, मुलुंड पश्चिम, मुंबई, मुलुंड डीडी रोड., रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AAEPK5777A 3): नाव:-केयूर सुरेश मेहता वय:-31 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं. २, श्रीराम प्रसाद बिल्डिंग, भाऊ दाजी रोड, माटुंगा, मुंबई, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400019 पॅन नं:-BRUPM2604L	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ओढावजी खिमजी भानुशाली वय:-53; पत्ता:-प्लॉट नं. -. माळा नं. -. इमारतीचे नाव: -. ब्लॉक नं. रूम नं ४७, दुसरा मजला, ओढावजी आशिष बिल्डिंग रोड न ९, मोहनजी सुंदरजी रोड, जनार्दन पार्क, ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AACPO6311L	
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/10/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	22/10/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	16653/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	275000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
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.	

## Sales Instance

522581	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. भिवंडी 1
29-03-2024		दस्त क्रमांक : 5225 2024
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : कोन</b>		
(1)विलेखाचा प्रकार	असाईनमेंट डीड	
(2)मोबदला	10500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6859806	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: इस्टेट युनिट नं. 109,बिल्डिंग नं. ई 2,बी विंग,पहिला मजला,अस्मिता टेक्स्पा प्लॉट नं. 1,अति. कल्याण भिवंडी इंडस्ट्रियल एरिया,कोन,क्षेत्र 1881 चौ. फुट कारपेट.( ( Plot Number : 1 ; ) )	
(5) क्षेत्रफळ	1881 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देण-या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. व्ही व्ही टेक्सटाईल तर्फे प्रोपरायटर श्री. धनंजय यल्लाप्पा कांबळे वय:- पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: १०३, तुन घुष सी एच एस, सह्याद्री नगर, बिल्वा शाळेजवळ, कल्याण पश्चिम, ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-AGXPK2564N	
(8)दस्तऐवज करून घेण-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. आस्था तर्फे प्रोपरायटर श्री. निरंजन शामा शेटी वय:- पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: फ्लॉट नं ३०१, उषा काल, ऑफ मीठागार रोड, नियर चंद्रलोक सोसायटी, मुलुंड ईस्ट, मुंबई, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-AELPS9069J	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	28/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	5225 2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	525000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेअर		
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	

### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **15<sup>th</sup> February 2025**.

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 knowledgeably and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### **UNDER LYING ASSUMPTIONS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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**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 **₹ 88,24,400.00 (Rupees Eighty Eight Lakh Twenty Four Thousand Four Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.02.15 18:50:43 +05'30'

Auth. Sign.

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Cosmos Emp. No. H.O./Credit/67/2019-20



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