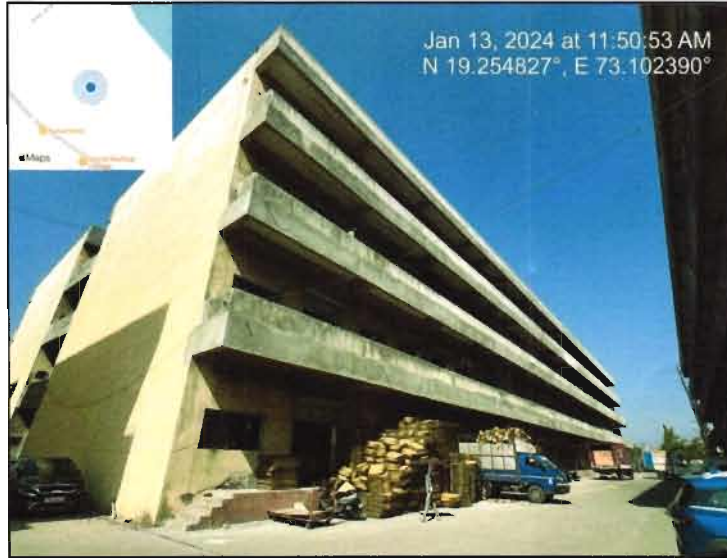


## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Gavrav J. Jain Proprietor of M/s. Rajguru Creation**

Industrial Unit No. 203, 2<sup>nd</sup> Floor, Wing – B, Industrial Estate Building No. E1, “**Asmeeta Textile Park**”, 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°15'19.4"N 73°06'08.2"E

### Valuation Prepared for:

**Cosmos Bank**

**Naupada Thane Branch**



Kusumanjali, Opposite Deodhar Hospital, Naupada, Thane (West), State – Maharashtra, Country – India.



**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : [thane@vastukala.org](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

#### **Our Pan India Presence at :**

 Mumbai	 Aurangabad	 Pune	 Rajkot
 Thane	 Nanded	 Indore	 Raipur
 Delhi NCR	 Nashik	 Ahmedabad	 Jaipur

 **Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA  
 TeleFax : +91 22 28371325/24  
 [mumbai@vastukala.org](mailto:mumbai@vastukala.org)



## VALUATION OPINION REPORT

The property bearing Industrial Unit No. 203, 2<sup>nd</sup> Floor, Wing – B, **Industrial Estate Building No. E1**, "Asmeeta Textile Park", 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. Gavrav J. Jain Proprietor of M/s. Rajguru Creation.**

Boundaries of the property.

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

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 90,60,000.00 (Rupees Ninety Lakh Sixty Thousand Only).**

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

Hence certified

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

**Manoj  
Chalikwar  
Director**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.01.16 12:21:59 +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

Encl. Valuation Report



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Delhi NCR Nashik Ahmedabad Jaipur

**Regd. Office** : B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
[mumbai@vastukala.org](mailto:mumbai@vastukala.org)

Industrial Unit No. 203, 2<sup>nd</sup> Floor, Wing – B, Industrial Estate Building No. E1, “Asmeeta Textile Park”, 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 16.01.2024 for Bank Loan Purpose
2	Date of inspection	13.01.2024
3	Name of the owner/ owners	<b>Mr. Gavrav J. Jain Proprietor of M/s. Rajguru Creation</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Proprietorship Ownership
5	Brief description of the property	<b>Address:</b> Industrial Unit No. 203, 2 <sup>nd</sup> Floor, Wing – B, Industrial Estate Building No. E1, “Asmeeta Textile Park”, MIDC Plot No. 1, Additional Kalyan Bhiwandi Industrial Area, Near Gove, Kalyan – Bhiwandi Road, Village, Village - Kone, Taluka - Bhiwandi, District – Thane, PIN Code - 421 311 State – Maharashtra, Country – India.  <b>Contact Person:</b> Gaurav Jain (Owner – Mob. No. 9320753111)  <b>Person meets at site</b> Mr. Ashok (Ex-Tenant)
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	Carpet Area in Sq. Ft. = 1625.00 (Area as per actual site measurement)  Carpet Area in Sq. Ft. = 1510.00 (Area as per Agreement for sale)  Built Up Area in Sq. Ft. = 1812.00 (Carpet + 20%)
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	Lessor – MIDC Lease – For 95 years commencing from 08.02.2010
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?	Vacant
	If the property owner occupied, specify portion	N.A.



	and extent of area under owner-occupation		
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	N.A.
	(ii)	Portions in their occupation	N.A.
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 19,000.00 Expected rental income per month
	(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		As per sub registrar of assurance records

	Name and address of the property, registration No., sale price and area of land sold.	
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 up on, 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 2014 (As per site information)
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, Naupada Thane Branch to assess fair market value as on 16.01.2024 for Industrial Unit No. 203, 2<sup>nd</sup> Floor, Wing – B, Industrial Estate Building No. E1, “**Asmeeta Textile Park**”, 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. Gavrav J. Jain Proprietor of M/s. Rajguru Creation.**

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

1	Copy of Agreement for sale dated 23.11.2012 between Asmeeta Infratech Limited (the Lessor / Company) AND Mr. Gavrav J. Jain Proprietor of M/s. Rajguru Creation (the Lessee)
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### 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 6.7 km. travelling distance from Kalyan Railway Station.

### BUILDING:

The building under reference is having Ground + 3 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 12 unit on 2<sup>nd</sup> floor. The building is without lift.



**Industrial Unit:**

The Industrial Unit under reference is situated on the 2<sup>nd</sup> floor. The composition of unit is single unit with toilet and Heigh of unit is 15 ft. having 2 entry doors. The Industrial Unit is finished with kota tiles flooring, MS rolling shutter to main entrance, Conduit wiring etc.

**Valuation as on 16<sup>th</sup> January 2024**

<b>The Built Up Area of the Industrial Unit</b>	<b>:</b>	<b>1812.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2014 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	10 Years
Cost of Construction	:	1812.00 X 2,000.00 = ₹ 36,24,000.00
Depreciation {(100-10) X 10 / 60}	:	15.00%
Amount of depreciation	:	₹ 5,43,600.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 4,400.00 per Sq. M. for Industrial Plots
Prevailing market rate	:	₹ 5,300.00 per Sq. Ft.
<b>Value of property as on 16.01.2024</b>	<b>:</b>	<b>1812.00 Sq. Ft. X ₹ 5,300.00 = ₹ 96,03,600.00</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 16.01.2024</b>	<b>:</b>	<b>₹ 96,03,600.00 - ₹ 5,43,600.00 = ₹ 90,60,000.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 90,60,000.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 81,54,000.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 72,48,000.00</b>
<b>Insurable value of the property (1812.00 X 2,000.00)</b>	<b>:</b>	<b>₹ 36,24,000.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Unit No. 203, 2<sup>nd</sup> Floor, Wing – B, Industrial Estate Building No. E1, “**Asmeeta Textile Park**”, 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 **₹ 90,60,000.00 (Rupees Ninety Lakh Sixty Thousand Only)** as on **16<sup>th</sup> January 2024**.

### **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 **16<sup>th</sup> January 2024 is ₹ 90,60,000.00 (Rupees Ninety Lakh Sixty Thousand 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:



**ANNEXURE TO FORM 0-1**

<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Ground + 3 <sup>rd</sup> 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	2014 (As per site information)
4	Estimated future life	50 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	Conduit wiring
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	N.A.
	(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	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



### Actual site photographs









## Ready Reckoner Rate

Regional Office	Thane 2	Industrial Area	KALYAN-BHIWANDI	Search
<b>KALYAN-BHIWANDI INDL. AREA</b>				
<a href="#">Basic Information</a>	<a href="#">City Information</a>	<a href="#">Location Details</a>	<a href="#">Contact Us</a>	
<a href="#">Clients</a>	<a href="#">Infrastructure</a>	<a href="#">Plots/Sheds Available</a>	<a href="#">Industrial Maps</a>	
<b>Objective : To Promote Industrial Growth.</b>				
<b>Industry Category : Major industrial area</b>				
<p>The Kalyan Bhiwandi Industrial area is located within the village limits of Saravali and Gove in Kalyan taluka, Thane district. The area is situated on the Kalyan Bhiwandi road, at a distance of about 40 km from Mumbai city. Moreover, it is very close to Kalyan junction on the central railway line. The average maximum and minimum temperature of this area is 320C and 180 C respectively.</p>				
<b>Land Rates</b>				
Industrial Plots per sq. mtr	:	4400		
Commercial Plots per sq. mtr	:	13200		
Residential Plots per sq. mtr	:	8800		
<b>NOTE :</b>				
<ul style="list-style-type: none"><li>MIDC reserves the right to revise the rates without prior notice.</li><li>If the plot is facing State Highway/National Highway or the service road parallel to highways, then 15% additional premium will have to be paid.</li><li>If the plot is having the more frontage than the standard size, then additional frontage charges will have to be paid for the excess frontage per running meter decided by the corporation time to time.</li><li>If the plot is situated at the junction as stated at<ul style="list-style-type: none"><li>1) above or having the excess frontage as stated at</li><li>2) above, in that case the additional premium will have to be recovered which will be on higher side.</li></ul></li></ul>				



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## Sales Instance

636481	<b>सूची क्र.2</b>	दुय्यम निबंधक - दु.नि. भिवंडी 1
12-01-2024		दस्त क्रमांक - 6364/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office		नोदणी Regn:63m
<b>गावाचे नाव : कोन</b>		
(1) विलेखाचा प्रकार	असाईनमेंट डीड	
(2) मोबदला	7500000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6859479	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: इस्टेट युनिट नं. 109, बिल्डिंग नं. डी 3.ए विंग. पहिला मजला, अस्मिता टेक्स्पा प्लॉट नं. 1, अति. कल्याण भिवंडी इंडस्ट्रियल एरिया, कोन, क्षेत्र 1881 चौ. फुट कारपेट ( ( Plot Number : 1, MIDC : ) )	
(5) क्षेत्रफळ	1881 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1). नाव -जे डी. फॅशनस प्रोसेसरस तर्फे भागीदार वर्गीस फिलिप (असायनी) वय:-56 पत्ता -प्लॉट नं. - , माळा नं: तळ मजला सर्वे नं. ९७ हिस्सा नं. ७ , इमारतीचे नाव - , ब्लॉक नं प्रितेश कपाऊंड जवळ, नेक्स्ट टू विशाल ड्राईंग , रोड नं: वळ गांव, भिवंडी. ठाणे. महाराष्ट्र, THANE. पिन कोड -421302 पॅन नं.-AAMFJ8393B	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव -गोयल गार्ब तर्फे प्रोप्रा मनीष जगदीशप्रसाद गोयल (असायनर) वय:-56, पत्ता -प्लॉट नं. बी/१-३. माळा नं. - , इमारतीचे नाव: मजिठिया इंडस्ट्रियल इस्टेट , ब्लॉक नं: डब्ल्यू टी. पाटील मार्ग , रोड नं: देवनार. मुंबई. महाराष्ट्र. MUMBAI पिन कोड:-400088 पॅन नं:-AABPG0228P	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/05/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	04/05/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	6364/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	375000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
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.	



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### Vastukala Consultants (I) Pvt. Ltd.

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## Sales Instance

21981 12-01-2024 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 - 219/2023 नोंदणी - Regn:63m
<b>गावाचे नाव : कोन</b>		
(1) विलेखाचा प्रकार	असाईनमेंट डीड	
(2) मोबदला	2500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1349202	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: युनिट नं. 005,टेक्सटाईल एक्सेसरी प्लाझा बिल्डिंग,तळ मजला,अस्मिता टेक्स्पा,प्लॉट नं. 1,अति. कल्याण भिवंडी इंडस्ट्रियल एरिया,कोन,क्षेत्र 370 चौ. फुट कारपेट( ( Plot Number : 1. MIDC ; ) )	
(5) क्षेत्रफळ	370 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.-नेटवेस्ट इनकॉर्पोरेशन तर्फे प्रोप्रा अक्षयकुमार कमलानंदन पालपारबील (असायनी) वय:-37 पत्ता-प्लॉट नं. एफ/१०२, माळा नं.-, इमारतीचे नाव: रंजित स्टुडिओ कंपाऊंड, ब्लॉक नं. डीएसपी रोड, रोड नं. दादर (पूर्व), मुंबई, महाराष्ट्र, मुम्बई पिन कोड.-400014 पॅन नं.-AXFPK3667H	
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-मीत क्रिएशन तर्फे प्रोप्रा तेजल भरत शाह (असायनर) वय:-38; पत्ता -प्लॉट नं. बी-२०१, माळा नं.-, इमारतीचे नाव: आदित्य हार्ट्स, बिल्डिंग नं. १, ब्लॉक नं. शांतीनगर, पांडुरंग वाडी, जैन टेम्पल च्या समोर, रोड नं. डोंबिवली (पूर्व), महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं.-CFYPS9070P	
(9) दस्तऐवज करुन दिल्याचा दिनांक	04/01/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	05/01/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	219/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	125000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	25000	
(14) शोरा		
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 **16<sup>th</sup> January 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 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.

**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 ₹ 90,60,000.00 (Rupees Ninety Lakh Sixty Thousand 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: 2024.01.16 12:22:19 +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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