

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Proposed Purchaser : **Radhey Flexibles Packaging Pvt. Ltd.**  
Name of Owner : **M/s. NP Sales Corporation**

Industrial Gala No. 117, 1<sup>st</sup> Floor, Building No G - 1, "**Jai Jalaram Complex**", New/Current Survey No. 38, 39, Hissa No. 1, 2, Village - Pimplas, Taluka - Bhiwandi, District - Thane, Pin - 421 311, State - Maharashtra, India.

Latitude Longitude : 19°15'18.7"N 73°07'18.7"E

### Intended User:

**Cosmos Bank**

**Vashi Branch Sector 17**

Plot No. 74, Persepolis Premises, Sector 17, Vashi, Navi Mumbai, Maharashtra  
400705

### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
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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**

 **www.vastukala.co.in**



## VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Gala No. 117, 1<sup>st</sup> Floor, Building No G - 1, "**Jai Jalaram Complex**", New/Current Survey No. 38, 39, Hissa No. 1, 2, Village - Pimplas, Taluka - Bhiwandi, District - Thane, Pin - 421 311, State - Maharashtra, India belongs to **M/s. NP Sales Corporation**. Name of Proposed Purchaser is **Radhey Flexibles Packaging Pvt. Ltd..**

Boundaries of the property

North : Internal Road & Open Plot  
South : Pimplas Road  
East : Internal Road & Open Plot  
West : Pimplas Road & Open Plot

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 **₹ 58,13,320.00 (Rupees Fifty Eight Lakhs Thirteen Thousands Three Hundred And Twenty 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



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Industrial Gala No. 117, 1<sup>st</sup> Floor, Building No G - 1, "Jai Jalaram Complex", New/Current Survey No. 38, 39, Hissa No. 1, 2, Village - Pimplas, Taluka - Bhiwandi, District - Thane, Pin - 421 311, 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 20.02.2025 for MSME Loan Purpose.
1	Date of inspection	19.02.2025
3	Name of the owner / owners	<b>M/s. NP Sales Corporation</b>
	Name of the proposed purchaser	<b>Radhey Flexibles Packaging Pvt. Ltd.</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	company ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Industrial Gala No. 117, 1 <sup>st</sup> Floor, Building No G - 1, "Jai Jalaram Complex", New/Current Survey No. 38, 39, Hissa No. 1, 2, Village - Pimplas, Taluka - Bhiwandi, District - Thane, Pin - 421 311, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Hriday Saraf (Owner Representative) Contact No. 7877872624
6	Location, Street, ward no	Village - Pimplas, District - Thane
7	Survey / Plot No. of land	Hissa No - 1, 2 of Village - Pimplas New Survey No - 38, 39
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>Carpet Area in Sq. Ft. = 1380.36</b> <b>(Area as per Site measurement)</b> <b>Built Up Area in Sq. Ft. = 1751.00</b> <b>(Area As Per Draft Agreement)</b> <b>Carpet Area in Sq. Ft. = 1400.00</b> <b>(Area As Per Approved Building Plan)</b>  <b>Built Up Area in Sq. Ft. = 1680.00</b> <b>(Carpet Area + 20%)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Pimplas, Taluka - Bhiwandi, District - Thane, Pin - Pin - 421 311
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?	Owner Occupied - M/s. NP Sales Corporation
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner 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	Owner Occupied - M/s. NP Sales Corporation
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	12000 /- 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	<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 – 2009 (As per occupancy 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>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Vashi Branch Sector 17 Branch to assess Fair Market Value as on 20.02.2025 for Industrial Gala No. 117, 1<sup>st</sup> Floor, Building No G - 1, "**Jai Jalaram Complex**", New/Current Survey No. 38, 39, Hissa No. 1, 2, Village - Pimplas, Taluka - Bhiwandi, District - Thane, Pin - 421 311, State - Maharashtra, India belongs to **M/s. NP Sales Corporation**. Name of Proposed Purchaser is **Radhey Flexibles Packaging Pvt. Ltd.**

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

1)	Copy of Draft Agreement between M/s. NP Sales Corporation(The Vendor) And Radhey Flexibles Packaging Pvt. Ltd.(The purchaser).
2)	Copy of Agreement for sale Document No.921/2009 Dated 12.02.2009 between M/s. Jai Jalaram Developers(The Developers) And M/s. NP Sales Corporation(The purchaser).
3)	Copy of Occupancy Certificate No.C / 04 Dated 20.12.2009 issued by Grampanchayat Pimplas.
4)	Copy of Commencement Certificate No.581/2009 Dated 31.12.2008 issued by Grampanchayat Pimplas.
5)	Copy of Approved Building Plan Document No.- Dated 18.02.2008 issued by Grampanchayat Pimplas.

### Location

The said building is located at Village - Pimplas, Taluka - Bhiwandi, District - Thane, Pin - 421 311. The property falls in Industrial Zone. It is at a traveling distance 8.5 Km from Bhiwandi Railway Station.

### Building

The building under reference is having Ground + Mezzanine Floor + 2 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Normal. The building is used for Industrial purpose. 1st Floor is having 22 Industrial Gala. The building is having 1 lift.



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**Industrial Gala:**

The Industrial Gala under reference is situated on the 1<sup>st</sup> Floor This Industrial Gala is Industrial Flooring, MS Grill with MS Rolling Shutter, N.A., Casing Capping Electrical Wiringetc.

**Valuation as on 20th February 2025**

The Built Up Area of the Industrial Gala	:	1751.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2009 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	16 Years
Cost of Construction	:	1751.00 Sq. Ft. X ₹ 2,000.00 = ₹ 35,02,000.00
Depreciation $\{(100 - 10) \times (16 / 60)\}$	:	24.00%
Amount of depreciation	:	₹ 8,40,480.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 31,000/- per Sq. M. i.e. ₹ 2,880/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 26,480/- per Sq. M. i.e. ₹ 2,460/- per Sq. Ft.
Value of property	:	1751.00 Sq. Ft. X ₹ 3,800 = ₹66,53,800
Total Value of property as on 20th February 2025	:	₹66,53,800.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 20th February 2025	:	₹ 66,53,800.00 - ₹ 8,40,480.00 = ₹ 58,13,320.00
Total Value of the property	:	₹ 58,13,320.00
The realizable value of the property	:	₹52,31,988.00
Distress value of the property	:	₹46,50,656.00
Insurable value of the property (1680.00 X 2,000.00)	:	₹33,60,000.00
Guideline value of the property (1751.00 X 2460.00)	:	₹43,07,460.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Gala No. 117, 1<sup>st</sup> Floor, Building No G - 1, "Jai Jalaram Complex", New/Current Survey No. 38, 39, Hissa No. 1, 2, Village - Pimplas, Taluka - Bhiwandi, District - Thane, Pin - 421 311, State - Maharashtra, India for this particular purpose at **₹ 58,13,320.00 (Rupees Fifty Eight Lakhs Thirteen Thousands Three Hundred And Twenty Only)** as on 20th 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 **20th February 2025** is **₹ 58,13,320.00 (Rupees Fifty Eight Lakhs Thirteen Thousands Three**



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**Hundred And Twenty 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.



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**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:

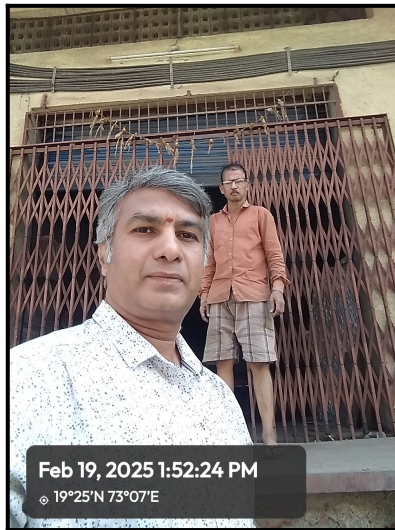
**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + Mezzanine Floor + 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 1 <sup>st</sup> Floor				
3	Year of construction	: 2009 (As per occupancy certificate)				
4	Estimated future life	: 44 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 Grill with MS Rolling Shutter, N.A., .				
10	Flooring	: Industrial Flooring.				
11	Finishing	: Cement plastering.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
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.	: Casing Capping Electrical Wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

**Technical details****Main Building**

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		:	1Lift
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



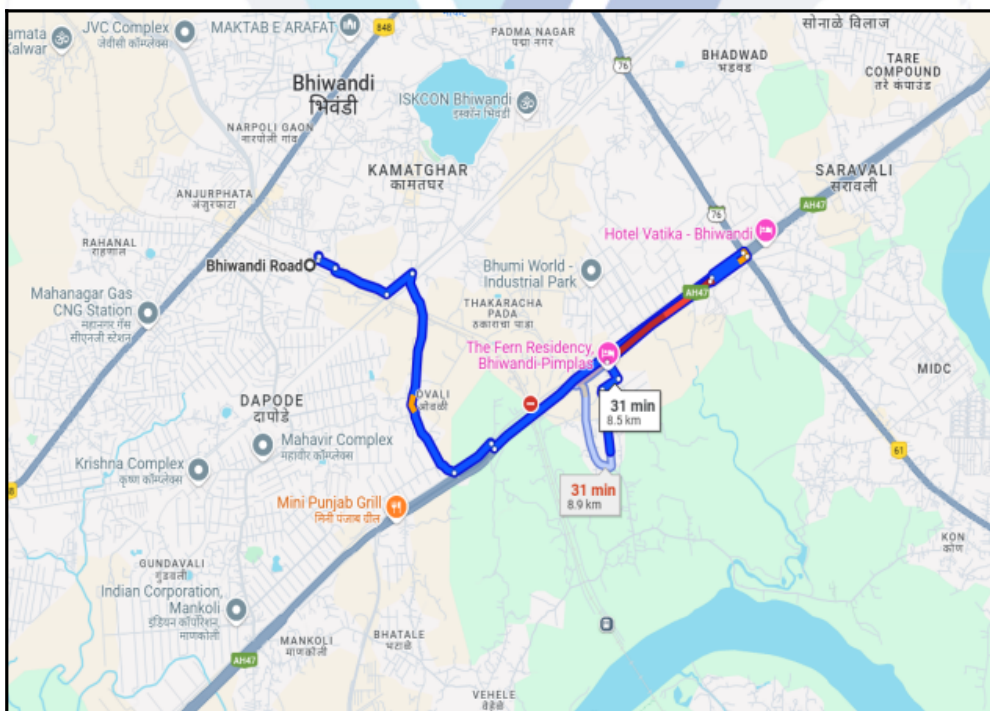
## Actual Site Photographs



## Route Map of the property




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



**Longitude Latitude: 19°15'18.7"N 19°15'18.7"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Bhiwandi - 8.5 Km).

## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
**बाजारमूल्य दर पत्रक**

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Year: 2024/2025
Language: English

Selected District: ठाणे

Select Taluka: भिवंडी

Select Village: गावाचे नाव : पिंपळास(विशेष नियोजन प्राधिकरणाखाली)

Search By:  Survey No  Location

Enter Survey No: 38

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
3/1/A-वाणिज्य विभागातील विकास क्षमतेच्या जमिनी	1900	0	0	0	0	चौ. मीटर	सर्व्हे नंबर
3/1-वाणिज्य वापराखालील विकसित जमिनी	2750	27000	31000	33700	31000	चौ. मीटर	सर्व्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for <b>Gala</b>	31000			
Gala Located on 1 <sup>st</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>31,000.00</b>	<b>Sq. Mtr.</b>	<b>2,880.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for <b>Land (B)</b>	2750			
The difference between land rate and building rate(A-B=C)	28,250.00			
Percentage after Depreciation as per table(D)	16%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>26,480.00</b>	<b>Sq. Mtr.</b>	<b>2,460.00</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
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

### 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



## Price Indicators

Property	Industrial Gala		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	3,000.00	3,600.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹5,000.00	₹4,167.00	-



Pay Rent
Post Your Property
New
Binu Surendran
❤️
🔔
☰

**Industrial Building In Bhiwand...**

Commercial Buy Kalyan - Bhiwandi Rd, Apsara Talkies

₹ 1.5 Crores

4,167 / Sq.Ft

₹ 1.13

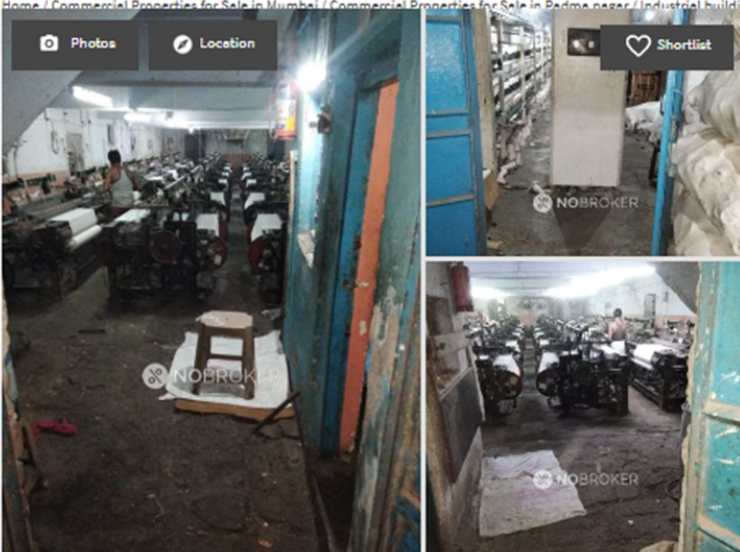
Lacs/Month

Estimated EMI

3,600 Sq.Ft

Built Up Area

Apply Loan



**Industrial Building**

Property Type

**Freehold**

Ownership Type

**Unfurnished**

Furnishing

**Oct 7, 2024**

Posted On

**Public**

Parking

**Ground Floor**

Of total 1 Floors

**More Than 10 Year**

Age of Property

**Immediately**

Available From

Get Owner Details
🗓️
💬

**Report what was not correct in this property**


Listed by Broker
Sold Out

Wrong Info

Nearby: Arihant City Hotel Regent Garden Veg Restaurant R R Residency


**NoBroker Services**

NEW




Create Agreement

NEW




Check Loan Eligibility


NEW



Estimate Interiors Cost



Book Legal Services



Book Renovations

**Activity On This Property**

🔍 18

Unique Views

❤️ 0


Shortlists


🗨️ 0


Contacted


Powered By: NBEstimate

**Amenities**


 **Power Backup**  
Need To Arrange

 **Washroom(s)**  
No Washroom

 **Lift**  
None

 **Water Storage Facility**  
NA

**Similar Properties**



**Industrial Building in...**

Master plaza Gholgaon, Develli...

2.9 km away

Price Area

**₹1.5 Crores** 3500 sqft



## Price Indicators

Property	Industrial Gala		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	2,083.33	2,500.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹5,280.00	₹4,400.00	-

**NOBROKER** | Pay Rent | Post Your Property | New | Binu Surendran

**Commercial Buy** | **Industrial Shed In Bhiwandi,...** | Sengempade Village Rd, near Gavdevi ...

₹1.1 Crores (₹4,400 / Sq.Ft) | ₹82,603/Month (Estimated EMI) | 2,500 Sq.Ft (Built Up Area) | **Apply Loan**

Photos | Location | Shortlist

- Industrial Shed** (Property Type)
- Public** (Parking)
- Freehold** (Ownership Type)
- Ground Floor** (Of Total 0 Floors)
- Unfurnished** (Furnishing)
- More Than 10 Year** (Age of Property)
- Feb 18, 2025** (Posted On)
- May 1, 2025** (Available From)

**Get Owner Details**

Report what was not correct in this property:

Nearby: Hotel Regent Garden Veg Restaurant

**NoBroker Services:** Create Agreement, Check Loan Eligibility, Estimate Interiors Cost, Book Legal Services, Book Renovations

**Activity On This Property:** Unique Views: 0, Shortlists: 0, Contacted: 0. Powered By: NBEstimate

**Amenities:** Power Backup (Need To Arrange), Washroom(s) (Shared), Security (NA), Lift (None), Water Storage Facility (NA)

**Similar Properties:** Industrial Shed in ... block no. 939, B/H JK dying ... 3.3 km away. Price: ₹1 Crore, Area: 3228 sqft. **More Industrial Shed in Gokul Nagar**

## Sale Instances

Property	Industrial Gala		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	2,400.00	2,880.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹6,250.00	₹5,208.00	-

1439581 31-01-2024 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 : 14395/2023 नोदणी : Regn:63m
<b>गावाचे नाव : पिंपळास</b>		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	15000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8243928	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: इंडस्ट्रियल युनिट नं. 40, माळा नं: तळ मजला,जी. एच. नं. 625, इमारतीचे नाव: बिल्डिंग इ/5 भूमी वर्ल्ड, ब्लॉक नं: व्हिलेज पिंपळास, रोड : तालुका भिवंडी,जिल्हा ठाणे 421302, इतर माहिती: इंडस्ट्रियल युनिट नं. 40 चा एरिया 2400 चौ. फूट कार्पेट आहे.(( Survey Number : 67, Hissa No. 2/1 and Survey No. 69, Hissa No. 5 ; ) )	
(5) क्षेत्रफळ	2400 चौ.फूट	
(6)आकारणी किवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पूर्णिमा एन. छेडा वय:-69 पत्ता:-प्लॉट नं: 201, माळा नं: दुसरा मजला, इमारतीचे नाव: ओसवाल अपार्टमेंट, ब्लॉक नं: पी. के. एक्स्टेंशन रोड, रोड नं: मुलुंड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400080 पॅन नं:-AADPC3441J	
(8)दस्तावेज करुन घेणा-या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-एम/एस. कपूर इमेजींग प्रायव्हेट लिमिटेड तर्फे ऑंधोराइस्ट सिग्रदरी सुनिल कपूर वय:-63; पत्ता:-प्लॉट नं: न्यू नं. 6, माळा नं: ओल्ड नं. 9, इमारतीचे नाव: थर्ड स्ट्रीट, ब्लॉक नं: बालाजी नगर, रोड नं: रॉयपेतह, चेन्नई, टाईळ षाडू, चेन्नई. पिन कोड:-600014 पॅन नं:-AABCK5209P	
(9) दस्तावेज करुन दिल्याचा दिनांक	17/10/2023	
(10)दस्त नोदणी केल्याचा दिनांक	17/10/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	14395/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	900000	
(13)बाजारभावाप्रमाणे नोदणी 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.	

## Sale Instances

Property	Industrial Gala		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	1,545.00	1,854.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹3,804.00	₹3,170.00	-

11238351 05-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.भिवंडी 2 दस्त क्रमांक : 11238/2022 नोदणी : Regn:83m
<b>गावाचे नाव : पिंपळास</b>		
(1)वित्तखाचा प्रकार	विक्री करारनामा	
(2)मोबदला	5515500	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5514907.95	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: मौजे पिंपळास,तालुका भिवंडी,जिल्हा ठाणे येथील सर्व्हे नं. 35/1/क या जागेवरील जय अंबे इंडस्ट्रीयल इस्टेट मधील विल्डिंग नं. ए-2 मधील पहिल्या मजल्यावरील आर.सी.सी. इंडस्ट्रीयल गाळा नं. 111,क्षेत्र 1545.00 चौ.फुट म्हणजेच 143.59 चौ.मीटर(कारपेट),क्षेत्र 2025.00 चौ.फुट म्हणजेच 188.19 चौ.मीटर(सुपर विल्डअप)ग्रामपंचायत घर नं. 837/पिंपळास( ( Survey Number : 35/1/क : ) )	
(5) क्षेत्रफळ	143.59 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मुर्तसा कुर्बान कपाठिया वय:-47 पत्ता:-प्लॉट नं. -, माळा नं: 3रा मजला, इमारतीचे नाव: बाब-ई-इब्राहीम को.हो.सो.लि., ब्लॉक नं: प्लॉट नं. 302/बी, माजगाव, मुंबई, रोड नं: 18, बेलवेदरे हिल रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400010 पॅन नं:-AJZPK2564M 2): नाव:-सतमा कुर्बान हुसैन कपाठिया वय:-70 पत्ता:-प्लॉट नं. -, माळा नं: 3रा मजला, इमारतीचे नाव: बाब-ई-इब्राहीम को.हो.सो.लि., ब्लॉक नं: प्लॉट नं. 302/बी, माजगाव, मुंबई, रोड नं: 18, बेलवेदरे हिल रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400010 पॅन नं:-AAQPK2588B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रितु राजीव रावत वय:-50, पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: गुदेचा हिल्स, चांदिवली फार्म, ब्लॉक नं: प्लॉट नं. ए/1303, एस.एम.रोड श्याळे जवळ, पवई, मुंबई, रोड नं: हाउस रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400072 पॅन नं:-ADMPR8908H	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/10/2022	
(10)दस्त नोदणी केल्याचा दिनांक	21/10/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	11238/2022	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	331000	
(13)बाजारभावप्रमाणे नोदणी 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.	

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **20th 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 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.



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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 **₹ 58,13,320.00 (Rupees Fifty Eight Lakhs Thirteen Thousands Three Hundred And Twenty 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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