

VALUATION REPORT  
OF  
IMMOVABLE PROPERTY  
(INDUSTRIAL PREMISES)

OWNED BY  
**M/S. CALCUTTA IRON & STEEL COMPANY**



SITUATED AT  
GALA NO. 17,  
ARIHANT COMPOUND, HOUSE NO. 182/5 & 182/6,  
VILLAGE VAL, ANJUR PHATA ROAD,  
TALUKA BHIWANDI, DISTRICT THANE.

BY  
**A. V. SHETTY & ASSOCIATES**

For Calcutta Iron & Steel Company

Partner

Ref. No. AVSA/OBC/26941/2020

Date: 25.02.2020

ANNEXURE - A2

PROFORMA FOR VALUATION REPORT IN RESPECT OF LAND / SITE AND  
BUILDING

(Applicable in Borrowal accounts where aggregate credit limits are above 10.00 Lakh OR anticipated value of immovable property to be mortgaged / charged is above 20.00Lakh)

TO,

**Oriental Bank of Commerce, MSME, Mumbai South, Mumbai.**

I. GENERAL		
1.	Purpose for which the valuation is made	To assess the 'Fair Market Value' of the said property on 'As Is Where is & What Is Basis' for the purpose of re-assessing the value of the assets under instructions from <b>Oriental Bank of Commerce, MSME, Mumbai South, Mumbai.</b>
2.	a) Date of inspection	: 22.02.2020
	b) Date on which the valuation is made	: 25.02.2020
3.	List of documents produced for perusal	
	i)	: Copy of Old report dt. 13.08.2016 (as provided by bank)
	ii)	
	iii)	
4.	Name of the owner(s) and his / their address (is) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Calcutta Metal Company</b> (as per details/ documents provided by Bank)
5.	Brief description of the property (Including Leasehold/freehold etc.)	: The property comprises Warehousing premises at Gala No. 17, Arihant Compound, House No. 182/5 & 182/6, Village Val, Anjur Phata Road, Taluka Bhiwandi, District Thane.



6.	Location of property														
	a)	Plot No. / Survey No.	Gala No. 17, Arihant Compound, House No. 182/5 & 182/6, Village Val, Anjur Phata Road, Taluka Bhiwandi, District Thane.												
	b)	Door No.													
	c)	T. S. No. / Village													
	d)	Ward / Taluka													
e)	Mandal / District														
7.	Postal address of the property		Gala No. 17, Arihant Compound, House No. 182/5 & 182/6, Village Val, Anjur Phata Road, Taluka Bhiwandi, District Thane.												
8.	City / Town		Gala No. 17, Arihant Compound, House No. 182/5 & 182/6, Village Val, Anjur Phata Road, Taluka Bhiwandi, District Thane.												
	Residential Area														
	Industrial Area			Industrial area											
9.	Commercial Area		--												
	Classification of the area														
	i)	High / Middle / Poor	--												
	ii)	Metro / Urban / Semi Urban / Rural	Urban												
10	Coming under Corporation limit / Village Panchayat / Municipality		Falls within the limits of Village Val, Taluka Bhiwandi, District Thane.												
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area		--												
12	In case it is an agricultural land, any conversion to house site plots is contemplated		Not Applicable												
13	Boundaries of the property														
	North		By Gala No. 16												
	South		By Gala No. 19												
	East		By Compound												
	West		By Road												
14.1	Dimensions of the site		<table border="1"> <thead> <tr> <th>A</th> <th>B</th> </tr> <tr> <th>As per the Deed</th> <th>Actuals</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>--</td> </tr> <tr> <td>South</td> <td>--</td> </tr> <tr> <td>East</td> <td>--</td> </tr> <tr> <td>West</td> <td>--</td> </tr> </tbody> </table>	A	B	As per the Deed	Actuals	North	--	South	--	East	--	West	--
	A	B													
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West	--														
North		--													
South		--													
East		--													
West		--													
14.2	Latitude, Longitude and Coordinates of the site		Google Map attached												

The image shows a handwritten signature in black ink over a circular red stamp. The stamp contains the text 'REGISTERED' at the top, 'SEAL' in the center, and '1950' at the bottom. The signature is written in a cursive style.

15	Extent of the site	:	GalaNo.. 17 admeasuring about 3077.690sqft. Built up Area (2552sqft. Carpet Area)
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Industrial premises standing in the name of owners / holders
<b>II. CHARACTERISTICS OF THE SITE</b>			
1.	Classification of locality		Mixed Area located at about 2km – 3km distance from Bhiwandi Road railway station.
2.	Development of surrounding areas		Mixed area
3.	Possibility of frequent flooding / submerging		Details not available
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.		All Civic Amenities available within 3km – 4km radius
5.	Level of land with topographical conditions		Leveled
6.	Shape of land		Rectangular
7.	Type of use to which it can be put		Industrial / Warehouse
8.	Any usage restriction		--
9.	Is plot in town planning approved layout?		--
10.	Corner plot or intermittent plot?		Intermittent
11.	Road facilities		Well connected by road
12.	Type of road available at present		Motorable Road provided
13.	Width of road – is it below 20 ft. or more than 20 ft.		Road of about more than 20ft. width
14.	Is it a land – locked land?		No
15.	Water potentiality		} As per regulations of Local authorities
16.	Underground sewerage system		
17.	Is power supply available at the site?		Details not available
18.	Advantages of the site		--
	1. Proximity to civic amenities		All Civic Amenities available within 3km – 4km radius
	2. Accessibilities to public modes of transport		
19.	Disadvantages of the site		None
20.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)		N.A

Part - A (Valuation of land)

1.	Size of plot	Not Applicable - Composite Rate @ Carpet Area is considered for this valuation
	North & South	
	East & West	
2.	Total extent of the plot	
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	Prevailing Market Rate for Industrial premises in the locality is @ ₹ 2,500/sqft. to @ ₹ 2,750/sqft., We have considered rate @ 2,500/sqft. (Land)
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	--
5.	Assessed / adopted rate of valuation	--
6.	Estimated value of land	--

Part - B (Valuation of Building)

	Technical details of the building	
1.	a) Type of Building (Residential / Industrial)	RCC framed single stories structure in need of repairs & maintenance
	b) Type of construction (Load bearing / RCC/ Steel Framed)	RCC framed structure
	c) Year of construction	Around 20 years old
	d) Residual life of the building	Estimated residual life : about 20 years with proper maintenance.
	e) Number of floors and height of each floor including basement, if any	RCC framed Single structure
	f) Plinth area floor-wise	<b>3077.690sqft Built up Area</b> (2552sqft. Carpet Area as per Measurement)
	g) Condition of the building	In need of repairs & maintenance



	i)	Exterior – Excellent, Good, Normal, Poor	Poor
	ii)	Interior - Excellent, Good, Normal, Poor	Poor
	h)	Date of issue and validity of layout of approved map / plan	Details not available
	i)	Approved map / plan issuing authority	Details not available
	j)	Whether genuineness or authenticity of approved map / plan is verified	As above
	k)	Any other comments on authentic of approved plan	Nil

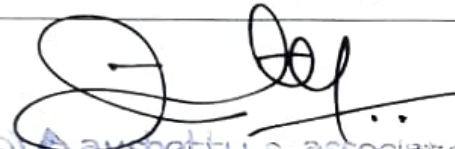

**Specifications of construction (floor-wise) in respect of :**

S. No.	Description	Ground floor	Other floors
1.	Foundation	RCC	
2.	Basement	--	
3.	Superstructure	RCC Framed	
4.	Joinery / Doors & Windows (furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	MS Rolling Shutter provided	
5.	RCC works		
6.	Plastering		
7.	Flooring, Skirting, dadoing	Flooring Not done	
8.	Special finish as marble, granite, wooden paneling, grills, etc		
9.	Roofing including weather proof course		
10.	Drainage		

# Declaration

y & Associates  
The "Fair Market Value  
assessed based on  
mentioned as abo  
A) Extent  
B) Loc  
C) F  
D)

14. I hereby declare that:
- a) The information provided is true and correct to the best of my knowledge and belief.
  - b) The analysis and conclusions are limited by the reported assumptions and conditions.
  - c) I have no direct or indirect interest in the asset valued.
  - d) I / my authorized representative / my Associates have inspected the subject property on 22.02.2020
  - e) I am registered with IBBI as Valuer for Land & Building under Regn. No. IBBI/RV/02/2019/11075, & Regn. No. Cat.I - 233 of 1988 under section 34AB of The Wealth Tax Act, 1957. I am the Proprietor of the firm who is competent to sign valuation report
  - f) I abide by the code of conduct as provided at the time of empanelment.
  - g) I/We confirm that the norms / procedures of valuation as prescribed by the 'Institute of Valuers' have been strictly complied with.

  
  
 B.E. (Civil) (Hons.) F.I.E., F.I.V.,  
 CHARTERED ENGINEERS & GOVT. REGISTERED VALUERS  
 PANEL VALUERS AND TECHNICAL APPRAISERS FOR BANKS,  
 FINANCIAL INSTITUTIONS & INCOME TAX DEPT.  
 IBBI REGISTERED VALUERS UNDER  
 THE INSOLVENCY AND BANKRUPTCY CODE 2016

120-A, DADASAHEB PHALKE ROAD,  
 DADAR (EAST), MUMBAI - 400 014.  
 Name and address of the Valuer  
 Name of Valuer Association of which I am a bona fide member in good  
 Standing IOV Regd. Valuers Foundation Membership No.  
 IOVRVF/VM/L&B/4666 & Regn. No. IBBI/RV/02/2019/11075 with IBBI

Signature of the Valuer.....  


Date 25.02.2020  
 Tel. No. 022-24115420/ 24115442  
 Mobile no : 9821010756E-Mail : rtnaks@gmail.com

<b>15.</b>	<b>Enclosures:</b>	■ Layout plan of the area in which the asset is located	Attached
		■ Building plan	Nil
		■ Floor plan	Attached
		■ Photographs of the property being valued	Attached
		■ Any other relevant document/extracts	Google Map

The "Fair Market Value" of the said property on 'As Is Where is & What Is Basis' has thus been assessed based on local enquires using "Market Value" method & taking into account the factors mentioned as above and briefly listed below:

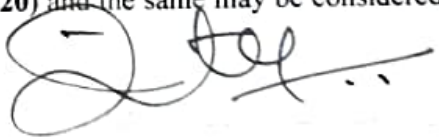
- A) Extent and Survey Number.
- B) Location, accessibility, distance from the centre of the town.
- C) Developments – infrastructural facilities etc.
- D) Market value of land - as estimated by local enquiries
- E) Structure - type of construction, age, future life, depreciation etc.
- F) Dues/Outgoings - Details not available

The "Fair Market Value" of the said property on 'As Is Where is & What Is Basis' has been worked out as under:

Gala No. 17 : 3077.690sqft Built up Area.	@ ₹ 2,500/sqft.	₹ 76,94,225/-
	Say,	<u>₹ 77,00,000/-</u>

Therefore, to the best of our knowledge and belief, the "Fair Market Value" of the said property on 'As Is Where is & What Is Basis' is ₹ 77,00,000/- (Rupees seventy seven lakhs only) and the "Realisable Value" of the said property is ₹ 69,25,000/- (Rupees sixty nine lakhs & twenty five thousand only) and the "Forced Sale Value" of the said property is ₹ 61,00,000/- (Rupees sixty one lakhs only) and the "Insurable Value" (Reinstatement value of the structure) of the said property is ₹ 16,00,000/- (Rupees sixteen lakhs only) as on the date of visit (22.02.2020) and the same may be considered to be true and fair.

  
 Place: Mumbai  
 Date: 25.02.2020

  
 Signature  
 (Name and Official seal of the Approved Valuer)

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The undersigned has inspected the property detailed in the Valuation Report dated on 25.02.2020. We are satisfied that the Realisable value of the property \_\_\_\_\_/- (Rupees \_\_\_\_\_ only)

Signature  
 (Name of the Branch Manager/Cluster Head with Official seal)





For Calcutta Iron & Steel Company

*From* *Asst. Insp.*