

VALUATION REPORT
OF
IMMOVABLE PROPERTY
(INDUSTRIAL PREMISES)

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



SITUATED AT
PLOT NO. 1541, ROAD NO. 17,
SECTOR : KWC, KALAMBOLI,
NAVI MUMBAI 400 218

BY
A. V. SHETTY & ASSOCIATES

For Calcutta Iron & Steel Company

Foram Aggarwal
Partner

Ref. No. AVSA/OBC/26938/2020

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 Oriental Bank of Commerce, MSME, Mumbai South, Mumbai.
2.	a) Date of inspection	: 21.02.2020
	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)	: M/s. Calcutta Iron & Steel Company (as per details/ documents provided by Bank)
5.	Brief description of the property (Including Leasehold/freehold etc.)	: The property comprises Industrial premises at Plot No. 1541, Road No. 17, Sector : KWC, Kalamboli, Navi Mumbai 400 218 (Leasehold land for term : 60 years effective 16.01.1986)




6.	Location of property																				
	a)	Plot No. / Survey No.	:																		
	b)	Door No.	:																		
	c)	T. S. No. / Village	:																		
	d)	Ward / Taluka	:																		
	e)	Mandal / District	:																		
			Plot No. 1541, Road No. 17, Sector : KWC, Kalamboli, Navi Mumbai 400 218.																		
7.	Postal address of the property		Plot No. 1541, Road No. 17, Sector : KWC, Kalamboli, Navi Mumbai 400 218																		
8.	City / Town		: Kalamboli, Navi Mumbai 400 218																		
	Residential Area		:																		
	25.11.2019 Area		: Industrial area (KWC)																		
9.	Industrial 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 Panvel City Municipal Corporation.																		
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 Plot No. 1542																		
		South	: By Plot NO. 1540																		
		East	: By Plot No. 1555																		
		West	: By Road																		
14.1	Dimensions of the site		: <table border="1" style="width: 100%; text-align: center;"> <tr> <td></td> <td>A</td> <td>B</td> </tr> <tr> <td></td> <td>As per the Deed</td> <td>Actuals</td> </tr> <tr> <td>North</td> <td>--</td> <td>--</td> </tr> <tr> <td>South</td> <td>--</td> <td>--</td> </tr> <tr> <td>East</td> <td>--</td> <td>--</td> </tr> <tr> <td>West</td> <td>--</td> <td>--</td> </tr> </table>		A	B		As per the Deed	Actuals	North	--	--	South	--	--	East	--	--	West	--	--
		A	B																		
		As per the Deed	Actuals																		
	North	--	--																		
	South	--	--																		
East	--	--																			
West	--	--																			
		North	: --																		
		South	: --																		
		East	: --																		
		West	: --																		
14.2	Latitude, Longitude and Coordinates of the site		: N19°2'15" & E73°6'40" Google Map attached																		



15	Extent of the site	}	Plot admeasuring about 900sqmt.
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
II. CHARACTERISTICS OF THE SITE			
1.	Classification of locality		CIDCO – KWC Area located at about 5km – 6km distance from Panvel railway junction.
2.	Development of surrounding areas		Industrial 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
8.	Any usage restriction		--
9.	Is plot in town planning approved layout?		Yes
10.	Corner plot or intermittent plot?		Intermittent
11.	Road facilities		Well connected by road
12.	Type of road available at present		Motorable Road provided by CIDCO / PCMC
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 CIDCO / PCMC
16.	Underground sewerage system		
17.	Is power supply available at the site?		MSEDCL Cons. No. 028652844911 Bill dt. 11.02.2020 in the name of Owners / Holders
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

Handwritten signature and official stamp of Netty & Associates.

Shetty & Associates**Part - A (Valuation of land)**

1.	Size of plot	900sqmt.
	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 Commercial premises in the locality is @ ₹ 25,000/sqmt. to @ ₹ 27,500/sqmt., We have considered rate @ 26,000/sqmt. (Land)
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	--
5.	Assessed / adopted rate of valuation	@ ₹ 26,000/sqmt. (Land) & @ ₹ 1,000/sqft. (structure)
6.	Estimated value of land	900sqmt x @ ₹ 26,000/sqmt = ₹ 2,34,00,000/-

Part - B (Valuation of Building)

	Technical details of the building	
1.	a) Type of Building (Residential / Industrial)	RCC framed Security Chowki admeasuring about 300sqft.
	b) Type of construction (Load bearing / RCC/ Steel Framed)	RCC framed Security Chowki admeasuring about 300sqft.
	c) Year of construction	--
	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 storied security chowki
	f) Plinth area floor-wise	300sqft. Builtup Area
	g) Condition of the building	In need of maintenance



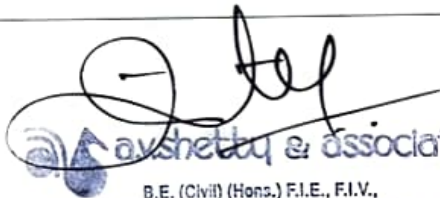
	i)	Exterior – Excellent, Good, Normal, Poor	Normal
	ii)	Interior - Excellent, Good, Normal, Poor	Normal
	h)	Date of issue and validity of layout of approved map / plan	--
	i)	Approved map / plan issuing authority	
	j)	Whether genuineness or authenticity of approved map / plan is verified	
	k)	Any other 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	RCC	
3.	Superstructure	RCC Framed	
4.	Joinery / Doors & Windows (furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Cement Concrete flooring & wooden doors	
5.	RCC works		
6.	Plastering		
7.	Flooring, Skirting, dadoing		
8.	Special finish as marble, granite, wooden paneling, grills, etc		
9.	Roofing including weather proof course		
10.	Drainage		

Declaration

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 21.02.2020
 - 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.



avshetty & associates

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

WINASHA, FIRST FLOOR, 123-A, DADASAHEB PHALKE ROAD.

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/02/2019/11075with IBBI

Signature of the Valuer



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

Enclosures:	■ 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:

Leaschold CIDCO Land : 900sqmt.	@ ₹ 26,000/sqmt.	₹ 2,34,00,000/-
Structure : 300sqft.	@ ₹ 1,000/sqft.	₹ 3,00,000/-
	Say,	<u>₹ 2,37,00,000/-</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 ₹ 2,37,00,000/- (Rupees two crores & thirty seven lakhs only) and the "Realisable Value" of the said property is ₹ 2,10,50,000/- (Rupees two crores ten lakhs & fifty thousand only) and the "Forced Sale Value" of the said property is ₹ 1,87,25,000/- (Rupees one crore eighty seven lakhs & twenty five thousand only) and the "Insurable Value" (Reinstatement value of the structure) of the said property is ₹ 1,50,000/- (Rupees one lakh & fifty thousand only) as on the date of visit (21.02.2020) 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)

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)

Date: _____

WASHI CIRCLE - 555 PANVEL URBAN DIVISI - 031 KALAOMBOLI SUB DIVN - 559 BU 0345

Consumer No.: 028552844911
Consumer Name: M/S. CALCUTTA IRON & STEEL CO.
Address: PLOT NO.1541
KWC KALAMBOLI

BILL DATE: 11/02/2020	₹ 3060.00
DUE DATE: 25/02/2020	
IF PAID UPTO: 20/02/2020	₹ 3040.00
IF PAID AFTER: 25/02/2020	₹ 3100.00
Last Receipt No/Date: 14-01-2020	
Last Month Payment: 3520.00	
Scale / Sector: Large Scale / Private Sector	

Village: KALAMBOLI Pin Code: 410218

E-mail: Activity: Seasonal: N/
Mobile No.: Meter No.: 053-60214427
Sanctioned Load (KW): 5.00 Connected Load (KW): 5.00 Urban/Rural Flag: U Express Feeder Flag:
Contract Demand (KVA): 5.00 50% of Con. Demand (KVA): 2.50 Feeder Voltage (KV):

Tariff: 62 LT-IIA DTC: 4569128 GIS Dist/Role: PC-MR-ROUTE-SEQ 00-36-1100-7705
Date of Connection: 14/09/2001 Category: Commercial GSTIN:
Supply at: LT Elec. Duty: 07 PART B PAN:
Prev. Highest (Mth): Prev. Highest Bill Demand (KVA):
Security Deposit Held Rs.: 9100.00 Addl. S.D. Demanded Rs.: 0.00
Bank Guarantee Rs.: S D Arrears Rs.: 0.00

Maintain Harmonic distortion within limit as prescribed by IEEE STANDARD 519-1992 to avoid penalty.

Avail Power factor Incentive up to 3.5% maintaining power factor above 95% to 100%

Avail load factor Incentive up to 15% by maintaining constant load profile.

Avail 1% prompt payment discount by paying bills within prompt payment date.

Bill Month	Units	Bill Demand(KVA)	Bill Amount
Jan-2020	276	0	3557.99
Dec-2019	343	0	4535.16
Nov-2019	838	0	1141.82
Oct-2019	105	0	1465.03
Sep-2019	114	0	1514.20
Aug-2019	303	0	3736.48
Jul-2019	334	0	4302.49
Jun-2019	338	0	4347.57
May-2019	207	0	2539.73
Apr-2019	237	0	2845.16
Mar-2019	170	0	2031.53
Feb-2019	160	0	1973.21

CUSTOMER CARE Toll Free No.
1912,1800-233-3435
1800-102-3435

Rule & Procedure for Consumer Grievances Redressal is available at www.mahadiscom.in > consumer portal > CGRF
Instead of Printed bill, register for E-bill and avail Rs. 10 per bill as a "Go-green" discount.
For registration visit at www.mahadiscom.in > consumer portal > Quick access > Go-green request

For making Energy Bill payment through RTGS/NEFT mode, use following details.
Beneficiary Name: MSEDCL Beneficiary account no: MSEDCL01028652844911
IFSC Code: SBIN0008985, Name of Bank: STATE BANK OF INDIA, Name of Branch: IFB BKC
Bill Amount: As per bill
Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.
In case of energy bill paid through NEFT / RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date.

ARJANT ENTERPRISES

आता नवीन औद्योगिक वीज जोडणी अधिक सुलभतेने

Ease of doing business

नवीन वीज जोडणीसाठी गरज केवळ दोनच दस्तऐवजाची

- * मालकी हक्क / वाणिवाटीचा पुरावा
- * जिल्हा उद्योग केंद्राचे प्रमाणपत्र सर्व प्रक्रिया ऑनलाईन (अर्ज भरणे, विमांड नोटचा भरणा)

महा वितरण
संपर्क : www.mahadiscom.in
या संकेतस्थळावरील ग्राहक वेब स्वयंसेवा किंवा महावितरण मोबाईल ॲपचा वापर करावा.

Important Message

- Consumers can pay online using Net banking, Credit/Debit cards at <https://www.mahadiscom.in> after registration.
- Submit/update your E-mail id and mobile number to Circle Office for receiving prompt alerts through SMS.
- Submit/update your PAN & GSTIN to circle office with copies of PAN & GSTIN for verification.
- Special desk is operational for HT Consumers, please contact: htconsumer@mahadiscom.in for any clarification/query or grievance.
- This Electricity Bill should not be used for the address proof and as a proof of property ownership.
- For any payment to MSEDCL, ENSURE & INSIST for computerized receipt with unique system generated receipt number. Do not accept hand written receipt. Pay online to avoid any inconvenience.

Handwritten signature and stamp.

