

1.11.2019. GUAR. EST.

S.S.B. Metal.

Ref. No.: MSCVL/UBI/1188

Date: 18.01.2020

VALUATION REPORT OF
M/S. S.S.B. METAL WORKS.
UNIT NO. 4,5 & 6, GROUND FLOOR,
KALPANA INDUSTRIAL ESTATE,
NEAR KITCHEN GARDEN HOTEL,
VILLAGE WALIV, VASAI ROAD (E), DIST. PALGHAR.



MAHESH SHETTY CONSULTANTS & VALUERS

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Format - C

UNION BANK OF INDIA, GOREGAON (E). VALUATION REPORT (IN RESPECT OF FLAT / SHOP / UNIT)

I GENERAL	
1. Purpose for which the valuation is made	: To ascertain present FMV
2. a) Date of Inspection	: 17.01.2020
b) Date on which the valuation is made	: 18.01.2020
3. List of documents produced for perusal	: We referred to the Xerox copy of following documents provided to us: Xerox copy of Agreement for sale Dtd.18.05.2004 between M/S. Ayrton Agencies Pvt. Ltd. (The Vendors) And M/S. S.S.B Metal Works (The Transferee)
4. Name of the owner (s) and his/ their address(es) with Phone No. (Details of share of each owner in case of joint ownership).	: M/S. S.S.B Metal Works. Unit No. 4, 5 & 6, Ground Floor, Kalpana Industrial Estate, Near Kitchen Garden Hotel, Village Waliv, Vasai Road (E), District Palghar.
5. Brief Description of the property	: The Industrial property under reference is Unit No. 4, 5 & 6, Ground Floor, Kalpana Industrial Estate Situated at above address is about 5 - 6 Km from Vasai railway station. The area is developed and good Industrial location having all civic and infrastructure facilities are nearby and within easy reach. The location is well connected by roads & railways to Mumbai suburban areas and another destination. The Industrial building under reference is of Ground floor having RCC frame structure with RCC columns, slabs, beams, projection etc. with A/C sheet roofing.



Page 2 of 12

Mahesh Shetty Consultants & Valuers LLP

405, 4th Floor, B Wing, Shree Ratnamani CHS Ltd. Behind ST Depot, Kolhi Marg,
Chendani Village, Thane (W) - 400 601.
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Website : www.maheshvaluer.com / E-mail : thane.mahesh.valuer@gmail.com

114/513

		<p>: Land Mark: Near Bank of Maharashtra.</p> <p>Property is bounded by :</p> <table border="1"> <tr> <td>East</td> <td>: Waliv Road.</td> </tr> <tr> <td>West</td> <td>: Merchant Industrial.</td> </tr> <tr> <td>North</td> <td>: Vandana Industrial.</td> </tr> <tr> <td>South</td> <td>: Ambadi Road.</td> </tr> </table> <table border="1"> <tr> <td>Latitude</td> <td>: 19°24'54.29"N</td> </tr> <tr> <td>Longitude</td> <td>: 72°51'32.44"E</td> </tr> </table> <p>Accommodation: Accommodation provided in Unit No. 4, 5 & 6, Ground Floor consists of Reception, Cabin, Work area, Storage Room & 4 Toilets etc.</p> <p>Amenities of the property: Kota flooring, Ceramic with full dado ceramic in toilet, Glass MS Rolling Shutter Door & MS grilled Windows provided.</p> <p>Area: As per measurement Carpet area is 4588 sq. ft. & Loft area is 2813 sq. ft. As per Documents Built up area is 4678 sq. ft. & Loft area is 2900 sq. ft. which is considered for valuation.</p>	East	: Waliv Road.	West	: Merchant Industrial.	North	: Vandana Industrial.	South	: Ambadi Road.	Latitude	: 19°24'54.29"N	Longitude	: 72°51'32.44"E
East	: Waliv Road.													
West	: Merchant Industrial.													
North	: Vandana Industrial.													
South	: Ambadi Road.													
Latitude	: 19°24'54.29"N													
Longitude	: 72°51'32.44"E													
6.	Location of the property	:												
	a) Plot No./ Survey No.	: Survey No. 10, Hissa No. 13 of Village Waliv.												
	b) Door No./ Property No.	: Unit No. 4, 5 & 6, Ground Floor.												
	c) T. S. No/ Village	: Waliv.												
	d) Ward/ Taluka	: Vasai.												
	e) Mandal/ District	: Palghar.												
7.	Postal address of the property	: As above												



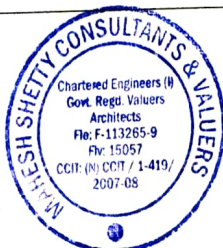
8.	City/ Town	:	Vasai.				
	Residential Area	:	N.A.				
	Commercial Area	:	N.A.				
	Industrial Area	:	Yes.				
9.	Classification of Area	:					
	i) High/ Middle/ Poor	:	Middle Class.				
	ii) Urban/ Semi-Urban/ Rural	:	Urban Area.				
10.	Coming under Corporation limit/ Village Panchayant/Municipality.	:	Vasai Virar City Municipal Corporation limit.				
11.	Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area.	:	N.A.				
12.	Boundaries of the property	:					
	East	:	Waliv Road.				
	West	:	Marchant Industrial.				
	North	:	Vandana Industrial.				
	South	:	Ambadi Road.				
13.	Dimensions of the site	:	<table border="1"> <thead> <tr> <th>A</th> <th>B</th> </tr> </thead> <tbody> <tr> <td>As per Documents</td> <td>Actuals</td> </tr> </tbody> </table>	A	B	As per Documents	Actuals
A	B						
As per Documents	Actuals						
14.	Extent of the site	:	<table border="1"> <tbody> <tr> <td>Built up area is 4678 sq. ft. & Loft area is 2900 sq. ft.</td> <td>Carpet area is 4588 sq. ft. & Loft area is 2813 sq. ft.</td> </tr> </tbody> </table>	Built up area is 4678 sq. ft. & Loft area is 2900 sq. ft.	Carpet area is 4588 sq. ft. & Loft area is 2813 sq. ft.		
Built up area is 4678 sq. ft. & Loft area is 2900 sq. ft.	Carpet area is 4588 sq. ft. & Loft area is 2813 sq. ft.						
15.	Extent of the site considered for Valuation	:	Built up area is 4678 sq. ft. & Loft area is 2900 sq. ft. (As per Documents)				
16.	Whether occupied by the owner/ tenant? If occupied by tenant since how long? Rent received per month.	:	Occupied by Owner.				
II	APARTMENT BUILDING						
1.	Nature of the Apartment	:	Industrial.				



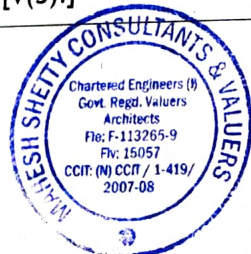
2.	Location	:	
	T. S. No.	:	
	Block No.	:	N.A.
	Ward No.	:	Gala No. 4, 5 & 6, Ground Floor.
	Village/Municipality/Corporation	:	N.A.
	Door No. Street or Road (Pin Code)	:	Vasai - Virar city Municipal Corporation.
		:	Unit No. 4, 5 & 6, Ground Floor, Vasai Road (E), Thane.
3.	Description of the Locality Residential/ Commercial/ Mixed.	:	Industrial.
4.	Year of Construction	:	1998
5.	Number of floors	:	Ground floor.
6.	Type of structure	:	RCC framed structure.
7.	Number of Dwelling Units in the Building.	:	N.A.
8.	Quality of Construction	:	Good.
9.	Appearance of the Building	:	Good.
10.	Maintenance of the Building	:	Good.
11.	Facilities available.	:	
	Lift	:	N.A.
	Protected Water Supply	:	Municipal water supply.
	Underground Sewerage	:	Connected to public sewerage line.
	Car Parking—Open/ Covered	:	Open.
	Is Compound wall existing ?	:	Yes.
	Is pavement laid around the Building?	:	Chequered tiles pavement.
II FLAT / SHOP / UNIT			
1.	The floor in which the property is situated	:	Ground floor.
2.	Door No. of the property	:	Gala No. 4, 5 & 6.
3.	Specifications of the property	:	



	Roof	:	RCC slab roofing.
	Flooring	:	Kota flooring
	Doors	:	MS Rolling Shutter.
	Windows	:	MS grilled Windows.
	Fittings	:	Concealed.
	Finishing	:	Good.
4.	House Tax	:	To be paid by Society.
	Assessment No.	:	
	Tax paid in the name of	:	
	Tax amount	:	
5.	Electricity Service Connection No.	:	Details not available.
	Meter Card is in the name of	:	
6.	How is the maintenance of the property?	:	Good.
7.	Agreement executed in the name of	:	M/S. S.S.B Metal Works
8.	What is the undivided area of land as per Sale Deed?	:	N.A.
9.	What is the plinth area of the property?	:	Built up area is 4678 sq. ft. & Loft area is 2900 sq. ft. (As per Documents)
10.	What is the Floor Space Index (Approx).	:	As per norms.
11.	What is the Carpet area of the property?	:	Carpet area is 4588 sq. ft. & Loft area is 2813 sq. ft. (As per Measurement).
12.	Is it Posh/ I Class/ Medium/ Ordinary?	:	Medium.
13.	Is it being used for Residential or Commercial purpose?	:	Industrial purpose.
14.	Is it owner occupied or let out?	:	Occupied by Owner.
15.	If rented, what is the monthly rent?	:	N.A.



IV MARKETABILITY							
1. How is the marketability?	: Good.						
2. What are the factors favouring for an extra Potential Value?	: Good Industrial area.						
3. Any negative factors are observed which affect the market value in general?	: No.						
V RATE							
1. After Analysing the comparable sale instances, what is the composite rate for a similar property with same specifications in the adjoining locality?	: Rs. 6,300/- to Rs. 7,700/- per sq. ft. depending upon location and amenities						
2. Assuming it is a new construction, what is the adopted basic composite rate of the property under valuation after comparing with the specifications and other factors with the property under comparison (given details).	: Rs. 6,300/- to Rs. 7,700/- per sq. ft. depending upon location and locality, facilities and amenities and other factors.						
3. Break-up for the Rate:							
i) Building + Services	: Rs.1,500/- per sq. ft.						
ii) Land + Others	: Rs.5,000/- per sq. ft.						
4. Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed).	: Rs. 41,500/- per sq.mtr or Rs. 3,855/- per sq.ft.						
5. Insurance Value	: <table border="1"> <tr> <td>Built up area</td> <td>4678 sq. ft.</td> </tr> <tr> <td>Cost of Construction</td> <td>Rs.1,500/- per sq. ft.</td> </tr> <tr> <td>Value</td> <td>Rs.70,17,000/-</td> </tr> </table>	Built up area	4678 sq. ft.	Cost of Construction	Rs.1,500/- per sq. ft.	Value	Rs.70,17,000/-
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Cost of Construction	Rs.1,500/- per sq. ft.						
Value	Rs.70,17,000/-						
VI. COMPOSITE RATE ADOPTED:							
a. Depreciated Building Rate	: Rs.1,200/- per sq. ft.						
Replacement cost of property with Services [v(3)i]	: Rs.1,200/- per sq. ft.						



	Age of building	: 22 years.
	Life of the Building estimated	: 38 years.
	Depreciation percentage assuming the salvage value as 10%	: 20%
	Depreciated Ratio of the Building	: N.A.
b.	Total Composite Rate arrived for valuation.	: Rs. 6,200/- per sq. ft.
	Depreciated Building Rate VI(a)	: Rs.1,200/- per sq. ft.
	Rate of Land and Other V(3)ii	: Rs. 5,000/- per sq. ft.
	Total Composite Rate	: Rs. 6,200/- per sq. ft.

Declaration: - We hereby declare that:

- The Information furnished in our report Dt.18.01.2020 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- We have no direct or indirect interest in the property valued.
- We inspected the property through our Engineer Mr. Prasad Shetty on Dt.17.01.2020.
- We have not been convicted of any offence and sentenced to a term of imprisonment
- We have not been found guilty of misconduct in our professional capacity.
- We are Registered under Section 34 AB of the Wealth Tax Act, 1957 and that I am the authorized official of the firm who is competent to sign this valuation report.
- Bank is requested to obtain original sale deed/search report/sanctioned plan/property card/Tax receipt/electricity bill etc.
- Photographs of the property taken by us are attached with this report.
- This valuation is purely an opinion & has no legal or contractual obligation on our part.
- The rates are based on current market conditions and this may vary with time & status.
- This valuation report is given on the request of Bank officials.
- This report is based on some assumptions, where no data was available or was not made available. On the basis documentary proof.
- Abnormal fluctuations in the real estate market have not been considered in the valuation.
- This valuation report is for specific purpose, however if used otherwise for any other purpose, partially or fully it could be misleading.

For MAHESH SHETTY CONSULTANTS & VALUERS LLP.

PLACE: MUMBAI
DATED: 18.01.2020



M. Shetty

AUTH. SIGN.
(Approved valuer of Union Bank of India)

DETAILS OF VALUATION

S. No.	Description	Built up Area (sq. ft.)	Rate (Rs. / sq. ft.)	Value (Rs)
1.	Present value of the property	4678	6,200/-	2,90,03,600/-
2.	Loft	2900	1,000/- (Construction Cost)	29,00,000/-
3.	Car parking space	--	--	--
4.	Wardrobes	--	--	--
5.	Showcases/ almirahs	--	--	--
6.	Kitchen arrangements	--	--	--
7.	Superfine finish	--	--	--
8.	Interior Decorations	--	--	--
9.	Extra collapsible gates/ grill works etc.	--	--	--
10.	Potential Value, if any.	--	--	--
11.	Others	--	--	--
	TOTAL			3,19,03,600/-

(Rupees: Three Crore, Nineteen Lac, Three Thousand, Six Hundred only).

REALIZABLE VALUE:

Rs. 2,87,13,000/- (Rs. Two Crore, Eighty Seven Lac, Thirteen Thousand only).

DISTRESS SALE VALUE:

Rs. 2,55,22,000/- (Rs. Two Crore, Fifty Five Lac, Twenty Two Thousand only).

FOR MAHESH SHETTY CONSULTANTS & VALUERS LLP

PLACE: MUMBAI
DATE: 18.01.2020

M. Shetty
DIRECTOR / AUTH. SIGN.
Approved Valuer of Union Bank of India.

The undersigned have inspected the property detailed in the Valuation Report dated 18.01.2020 visited on _____ We are satisfied that the fair and reasonable market value of the property is _____



[Signature]
Branch Manager / Officer-in-charge of
Advance Department
Date: 18.01.2020

M/S. S.S.B Metal Works.
Unit No. 4, 5 & 6, Ground Floor,
Kalpana Industrial Estate, Near Kitchen Garden Hotel,
Village Waliv, Vasai Road (E), District Palghar.

