

KACPL/BOB/RK/PD/MA/20-21/MC2235A

January 08, 2021

**VALUATION REPORT OF**  
**NON-AGRICULTURAL LAND FOR**  
**M/s. Sony Textiles Industries**

**PROPERTY ADDRESS**

**NA Plot Nos. 1 to 4, Survey No. 3, Hissa No. 1(P),  
Village Narpoli, Taluka Bhiwandi, District Thane.**



**Bank of Baroda**  
SME Branch I, Nariman Point, Mumbai

KACPL/BOB/RK/PD/MA/20-21/MC2235A

January 08, 2021

### VALUATION REPORT

<b>Name &amp; Address of Branch</b>	Bank of Baroda SME Branch – 1, Maker Chambers IV, 222, Nariman Point, Mumbai – 400 021.
01. <i>Subject</i>	To ascertain Market Value of the said NA Plot Nos. 1 to 4, Survey No. 3, Hissa No. 1(P), Village Narpoli, Taluka Bhiwandi, District Thane
02. <i>Requested By</i>	Email dated January 04, 2021
03. <i>Date of Inspection</i>	January 06, 2021
04. <i>Survey in presence of</i>	Mr. Varun Thakkar
05. <i>Name of the Applicant/s</i>	M/s. Sony Textiles Industries
06. <i>Phone No. of Applicant/s</i>	9920132727
07. <i>Address of the Applicant/s</i>	Data not provided
08. <i>Address of the Property being valued</i>	NA Plot Nos. 1 & 4, Survey No. 3, Hissa No. 1(P), Village Narpoli, Taluka Bhiwandi, District Thane
09. <i>Landmark</i>	Near Saraswati School
10. <i>Plot / Survey / CTS No.</i>	Plot Nos. 1 to 4, Survey No. 3, Hissa No. 1(P)
11. <i>Owner / <del>purchaser</del> of the property</i>	
<i>Plot No. 1, Survey No. 3/1P</i>	M/s. Sony Textiles Industries
<i>Plot No. 2, Survey No. 3/1P</i>	M/s. Sony Textiles Industries
<i>Plot No. 3, Survey No. 3/1P</i>	M/s. Sony Textiles Industries
<i>Plot No. 4, Survey No. 3/1P</i>	M/s. Sony Textiles Industries



<i>Name of the seller / developer</i>		-
12.	<i>Type of occupation - Owner / Tenant occupied</i>	Owner occupied
13.	<i>Type of the Property</i>	Non-agricultural Land
14.	<i>Location</i>	Village Narpoli, Taluka Bhiwandi, District Thane
15.	<i>Type of Locality</i>	Residential Area
16.	<i>Classification of locality - Higher Class/ Middle class-poor Class.</i>	Middle Class
17.	<i>Distance from Station</i>	Approx. 2 km from Bhiwandi Railway Station
18.	<i>Civic amenities</i>	Available nearby
19.	<i>Type of Land</i>	Non-Agricultural Land
20.	<b>Boundaries</b>	
	<i>East</i>	Road
	<i>West</i>	Kharbav Road
	<i>North</i>	Saraswati School
	<i>South</i>	Open Plot
21.	<i>Area of the premises as per agreement</i>	
	<i>Plot No. 1, Survey No. 3</i>	530 sq. mtr.
	<i>Plot No. 2, Survey No. 3</i>	539 sq. mtr.
	<i>Plot No. 3, Survey No. 3</i>	427 sq. mtr.
	<i>Plot No. 4, Survey No. 3</i>	427 sq. mtr.
	<i>Total</i>	1,923 sq. mtr.
22.	<i>Separate Compound Wall</i>	Yes
23.	<i>Internal Road</i>	-
24.	<i>Property Tax</i>	Data not provided
25.	<i>Water Availability</i>	-
26.	<b>Valuation Methodology</b>	
	The method adopted for valuation of the plot of land is based on the Present Market Value of the plot depending on the condition, location and other infrastructural facilities available at and around the said Non-agricultural plot.	



Also, the availability of similar Non- agricultural plots in the area has been considered while valuing the said plot.

The Realizable Value of the said plot of land is considered at 85% of the Present Market Value of the said plot, while the Forced Sale Value for the said plot of land is considered at 75% of its Present Market Value.

27. *Remarks if any*

- The said property is a NA land.
- All the civic amenities are within the proximity of the plot.

28. *Stamp Duty Ready Reckoner Rate 2020-21* Rs. 9,600/- per sq. mtr.  
(Copy attached)

29. **Valuation**

i. <i>Guideline Value</i>	<i>(Plot)</i>	<i>Area in sq. mtr.</i>	<i>Unit Rate Rs./sq. mtr.</i>	<i>Total Value Rs.</i>
	<i>Plot No. 1, Survey No. 3</i>	530	9,600	50,88,000
	<i>Plot No. 2, Survey No. 3</i>	539	9,600	51,74,400
	<i>Plot No. 3, Survey No. 3</i>	427	9,600	40,99,200
	<i>Plot No. 4, Survey No. 3</i>	427	<u>9,600</u>	<u>40,99,200</u>
			Total	1,84,60,800
ii. <i>Current Market Value of NA land</i>		<i>Area in sq. mtr.</i>	<i>Unit Rate Rs./sq. mtr.</i>	<i>Total Value Rs.</i>
	<i>Plot No. 1, Survey No. 3</i>	530	16,000	84,80,000
	<i>Plot No. 2, Survey No. 3</i>	539	16,000	86,24,000
	<i>Plot No. 3, Survey No. 3</i>	427	16,000	68,32,000
	<i>Plot No. 4, Survey No. 3</i>	<u>427</u>	<u>16,000</u>	<u>68,32,000</u>
	<b>Total</b>	1,923		<b>3,07,68,000</b>

30. *Basis for recommended rate* Location, supply, demand, local enquiries, market feedback of investigations etc.

31. *Special Features that add to Value.* Nil

32. **Documents seen**

*Plot No.1, Survey No. 3*

- 1) Agreement for sale dated August 28, 1985 executed between the Seller – Mr. Hasmukhlal Rasiklal Thakkar and the Purchaser – M/s. Sony Textile Industries.

2) 7/12 Extract in the name of Sony Textile Industries.

**Plot No. 2, Survey No. 3**

3) Agreement for sale dated August 28, 1985 executed between the Seller – Mr. Hasmukhlal Rasiklal Thakkar and the Purchaser – M/s. Sony Textile Industries.

4) 7/12 Extract in the name of Sony Textile Industries.

**Plot No. 3, Survey No. 3**

5) Agreement for sale dated August 28, 1985 executed between the Seller – Mr. Hasmukhlal Rasiklal Thakkar and the Purchaser – M/s. Sony Textile Industries.

6) 7/12 Extract in the name of Sony Textile Industries.

**Plot No.4, Survey No. 3**

7) Agreement for sale dated August 28, 1985 executed between the Seller – Mr. Hasmukhlal Rasiklal Thakkar and the Purchaser – M/s. Sony Textile Industries.

33. Agreement Date	Plot No.1	Plot No.2	Plot No.3	Plot No.4
34. Agreement value in Rs.	6,340/-	6,450/-	4,440/-	5,110/-
35. Registration Date	August 28, 1985	August 28, 1985	August 28, 1985	August 28, 1985
36. Registration No.	1337	1336	1335	1334
37. Village	Narpoli	Narpoli	Narpoli	Narpoli
38. Registrar's Value (Stamp duty purpose)	-	-	-	-
39. Receipt No.	-	-	-	-
40. Any Negative Features	Nil			



Thus, the **Market Value, Realizable Value & Distress value** of the said property is as detailed below :

**Summary of Valuation**

<b>Market Value (MV)</b>	<b>Rs. 3,07,68,000/-</b>
<b>Realizable Value (85% of MV)</b>	<b>Rs. 2,61,53,000/-</b>
<b>Forced / Distress Sale value (75% of MV)</b>	<b>Rs. 2,30,76,000/-</b>

- The Valuation is based on our site visit & the information given by the party.
- This valuation report will remain valid only for the purpose for which it is made. Market value is defined elsewhere in this report.
- This value can go down in case of a Forced Sale. However, it is possible to fetch a higher price in case a needy buyer is found.
- We have no interest in assets valued in this report.
- This report is issued to the best of our knowledge & ability & is without any prejudice.
- Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charges, etc., if any, are not considered in the valuation. We have assumed that the assets are free of encumbrances.
- The Documents provided to us are assumed to be authentic & latest and that no changes or transfers have taken place with respect to the said property (including change of ownership, approvals, etc.). The Bank to check correctness of provided documents.
- We have not checked the title clearance or the legality of the said property. This valuation report is purely an opinion and has no legal or contractual obligation on our part.

For **KAKODE ASSOCIATES CONSULTING PRIVATE LIMITED.**

  
**ANIL B. PAI KAKODE**

Director & Govt. Approved Valuer

Wealth Tax Regn. No. CAT VII-20 of 1988



  
**ASHOK S. AKERKAR**

Associate Director & Govt. Approved Valuer

Wealth Tax Regn. No. CCIT/PNJ/4(3)-Tech/2005-06

Visit Date: January 06, 2021

**PHOTOGRAPHS**



### GOOGLE MAP



### STAMP DUTY READY RECKONER RATE 2020-21



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

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
याजारमूल्य दर पत्रक

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Annual Statement of Rates

Year: 20202021 Language: English

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Search By:  Survey No  Location

Enter Survey No: 3 Search

वर्ग/वर्ग	कुली मूल्य	नियमिती कर/रेट	सॅटींग	दुसरे	जेटीफिक	एचएन (H.A.)	Attribute
10/67-नोंदणी व 8/34) नारपोली वरि इलाक	8600	34800	42700	49800	42700	बी पीडर	वर्ग नंबर

