



# GYAN PRAKASH & CO.

Govt. Approved Valuers & Chartered Engineers

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Annexure-XIV

## Format-A

To,  
State Bank of India ,SME, MIDC , Andheri East, Mumbai .

### VALUATION REPORT (IN RESPECT OF LAND SITE AND BUILDING)

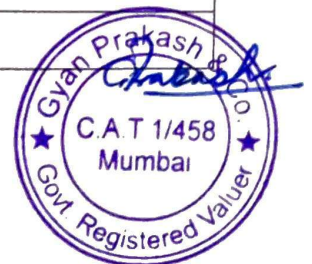
I. GENERAL	
1.	<i>Purpose for which the valuation is made</i> : To assess present market value for the purpose of advance.
2.	a) <i>Date of inspection</i> : 03/09/2022.
	b) <i>Date on which the valuation is made</i> : 05/09/2022 ✓
<i>List of documents produced for perusal</i>	
3.	<ol style="list-style-type: none"><li>1. Sale deed dated 24/01/2007 made between M/s. Liza Plastics (Vendor ) and M/s. Seagull Cooling Pvt.Ltd.</li><li>2. Sale deed dated 2020/07/1999 made between M/s .Prashant Developers Pvt.Ltd. (Vendor) and M/s. Liza Plastics (Purchaser).</li><li>3. Letter Dt. 09/06/2017 certify that the name of company has been changed from Seagull Cooling Pvt. Ltd. to Cruise Electric Pvt .Ltd.</li><li>4. Approved Plan Dt. CC/ZT/201,Dated 06/07/1999</li></ol>
4.	<b>Name of the owner</b> and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : <b>M/s. Cruise Electricals Pvt .Ltd .</b> <b>Proprietor : Mr. Parasmal B.Sirohia.</b>  <b>Building No. G Part-II, ZERO TAX INDUSTRIAL ESTATE</b> , Survey No.221/1 of village Dadra of the Union Territory of Dadra & Nagar Haveli. Near Dadra Check Post, Union Territory of Dadra & Nagar Haveli, Silvassa -396230.
5.	<b>Brief description of the property</b> (Including leasehold / freehold etc) : The subject property is a industrial Building comprises of Ground + First floor ,R.C.C Structure, Ground floor area divided into 4 nos. of Blocks with heavy machinery installed ,RCC



			Platform constructed on front side of the building for loading & unloading and another side is installed with generator and on back side of the building paint shop is there. First floor is divided into two sections one part is used for Office purpose which is fully furnished with Glass Cabin, POP on Ceiling & other part of First floor Roller Conveyor is installed. The open space on back side of the building is covered with A.C. Sheets on M.S. beam and it is used as L.P.G. Go down, whole area of the unit is covered with 7 ft ht. boundary wall and 2 M.S. Gates. It is a Freehold property.
6.	Location of property		
	a)	Plot No. / Survey No.	: Survey No.221/1 of village Dadra of the Union Territory of Dadra & Nagar Haveli.
	b)	Door No.	: Building No.G Part -II.
	c)	C.T. S. No. / Village	: Village- Dadra of the Union Territory of Dadra & Nagar Haveli.
	d)	Ward / Taluka	: Dadra & Nagar Haveli.
	e)	Mandal / District	: Union Territory of Dadra & Nagar Haveli.
7.	Postal address of the property		<b>Building No. G Part-II, ZERO TAX INDUSTRIAL ESTATE,</b> Survey No.221/1 of village Dadra of the Union Territory of Dadra & Nagar Haveli. Near Dadra Check Post, Union Territory of Dadra & Nagar Haveli, Silvassa .
8.	City / Town		: Silvassa .
	Residential Area		: No
	Commercial Area		: Yes.
	Industrial Area		: Yes.
9.	Classification of the area		
	i)	High / Middle / Poor	: Middle.



	ii) Urban / Semi Urban / Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Dadra & Nagar Haveli.
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	State Govt. Enactments.
12	In case it is an agricultural land, any conversion to house site plots is contemplated	:	Non Agricultural land,
13.	Boundaries of the property		
	North	:	Boundary Wall of Zero Tax Industrial Estates.
	South	:	Service Rd. of Zero Tax Industrial Estates.
	East	:	Span Industrial Estate
	West	:	Service Rd. of Zero Tax Industrial Estates.
14	Latitude, Longitude and Coordinates of the site	:	20.32612 , 72.96289
15	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner -Occupied
II.	<b>CHARACTERISTICS OF THE SITE</b>		
1.	Classification of locality	:	Industrial area.
2.	Development of surrounding areas	:	Moderate.
3.	Possibility of frequent flooding / sub-merging	:	Somewhat Possible.
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	The above said property is situated at Zero Tax Industrial estate area in Dadra & Nagar Haveli. The area is fully developed with industrial unit.
5.	Level of land with topographical conditions	:	Level Land.
6.	Shape of land	:	Irregular Shape.
7.	Type of use to which it can be put	:	Industrial purpose.
8.	Any usage restriction	:	No.
9.	Is plot in town planning approved layout?	:	Yes.
10	Corner plot or intermittent plot?	:	Intermittent plot .
11	Road facilities	:	Road on one side.
12	Type of road available at present	:	C.C Road



13	Width of road – is it below 20 ft. or more than 20 ft.	:	Road size is more than 20' ft.
14	Is it a land – locked land?	:	No.
15	Water potentiality	:	Yes.
16	Underground sewerage system	:	Yes.
17	Is power supply available at the site?	:	Yes.
Advantage of the site			
18	1.	The area is fully developed with industrial unit.	
	2.	The property is situated at about 9 to 10 km distance away from Vapi Railway station.	
19	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
<b>Part – A (Valuation of land)</b>			
1.	Size of plot :	Plot Area	1363.57 sq.mtr
2.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	<p>Rate of Same type of N.A Land varies between @ Rs. 6,000.00 to Rs.7,500.00 per sq.mtr for land. depending upon locality and distance from Main Road. So we have considered @ Rs. 7,000.00 for land. for N.A Land for valuation purpose.</p> <p><b>Rate Justification :</b> Normally prevailing Market rate is higher than Circle rate based on general survey conducted by the Revenue Authority however market rate of individual property based on location, surrounding development, infrastructure and other facilities available near to Property valued.</p>
3.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Revenue department of Silvassa has fixed Circle rate of Dadra & Nagar Haveli is

रिजिस्ट्रार/RFA  
18 JUL 2022



		Rs.1940 per sq.mtr of N.A Land in the year 2015. Therefore Rate per sq.mtr of Land in year 2022 (as per 6% increased every year ) is <b>Rs.2916 per sq.mtr of N.A Land.</b>  Land area in sq.mtr x Rate per sq,mtr 1363.57 sq.mtr x Rs.2916 per sq.mtrs = Rs.39,76,170 /-
4.	Assessed / adopted rate of valuation	: <b>Rate of of Land is Rs.7,000 /- per sq.ft for N.A Land</b>
5.	Estimated value of land	: Land area in sq.ft x Rate per sq,ft 1363.57 sq.mtr x Rs.7,000.00 per sq.mtr = <b>Rs.95,44,990 /-</b>

**Part – B (Valuation of Building)**

1.			Technical details of the building		
a)	Type of Building (Residential / Commercial / Industrial)	:	Industrial .		
b)	Type of construction (Load bearing / RCC / Steel Framed)	:	RCC		
c)	Year of construction	:	2000		
d)	Number of floors and height of each floor including basement, if any	:	Height of each floor : 12' ft.		
e)	<b>Built up area :</b> As per Agreement Super Built up area 1) Ground Floor : 5046.90 sq.ft First Floor : 5046.90 sq.ft Balcony covered area : 335.19 sq.ft <b>10428.99 sq.ft</b> As per measurement on site (B.U.A) 2) Paint shop : 3716 sq.ft 3) Toilet Block : 51.10 sq.ft 4) L.P. G.Storage area : 953.30 sq.ft 5) Boundary Wall : 3531 rft. 7" ft Height 6) Toilet Block (2nos.) : Lump sum 7) M .S.Gates (2 nos.) : Lump sum				
f)	Condition of the building				
i)	Exterior – Excellent, Good, Normal, Poor	:	Good.		
ii)	Inferior - Excellent, Good, Normal, Poor	:	Good.		



g)	Date of issue and validity of layout of approved map / plan	:	Approved Plan Dt. CC/ZT/201 ,Dated 06/07/1999
h)	Approved map / plan issuing authority	:	Dadra & Nagar Haveli.
i)	Whether genuineness or authenticity of approved map / plan is verified	:	Yes.
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	No.

### Specifications of construction (floor-wise) in respect of

S. No.	Description	Ground floor/ Other floors
1.	Foundation	Raft
2.	Superstructure	R.C.C. Frame Structure & 9" Brick Wall .
3.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Wooden Frame with solid core flush doors, Aluminum frame glazed sliding window, Wooden Doors
4.	RCC works	RCC Structure
5.	Plastering	C.M. Plaster
6.	Flooring, Skirting, dadoing	Vitrified Flooring.
7.	Special finish as marble, granite, wooden paneling, grills, etc	Provided.
8.	Roofing including weather proof course	Roofing with W.P.C
9.	Drainage	Yes.
S. No.	Description	Ground floor/Other floors
2.	Compound wall	
	Height	: 7 feet height.
	Length	: 3531 Running feet.
	Type of construction	: Brick wall both side plaster .
3.	Electrical installation	
	Type of wiring	: Casing & Caping Wiring, Concealed Plumbing etc.
	Class of fittings (superior / ordinary / poor)	: Good M.S. Fittings.
	Number of light points	: Adequate.
	Fan points	: Adequate.
	Spare plug points	: Adequate.
	Any other item	: N.A
	Plumbing installation	



4.	a)	No. of water closets and their type	:	Indian & Western Water Closets.
	b)	No. of wash basins	:	Adequate.
	c)	No. of urinals	:	Adequate.
	d)	No. of bath tubs	:	Adequate.
	e)	Water meter, taps, etc.	:	Adequate.
	f)	Any other fixtures	:	N.A

### Details of valuation

#### Cost of Construction

- a) Total Construction area (BUA) of  
Existing structure is 10428.99 sq.ft @ Rs.1,900 per sq.ft = Rs.1,98,15,081
- b) Paint shop 3716 sq.ft @ Rs.1200 sq.ft = = Rs.44,59,200 /-
- c) Toilet Block 51.10 sq.ft @ Rs.800 sq.ft = = Rs.40,880
- d) L.P.G.Storage area 953.30 sq.ft @ Rs.800 sq.ft = = Rs.7,62,640
- e) Boundary Wall 7 ft Height 3531 Rft @ Rs.400 rft. = =Rs.14,12,400
- f) M.S.Gates (2 nos.) Lump sum @ Rs.50,000 each = =Rs.1,00,000
- g) Toilet Block 2 nos. Lump sum @ Rs.25,000 each = Rs.,50,000
- h) Septic Tank 1080 cuft @ Rs.400 per cuft =Rs.4,32,000

**Total Cost of Construction** (a + b + c+ d + e + f + g + h ) =**Rs. 2,70,72,201**  
Less 35 % depreciation = **Rs.1,75,96,930 /-**



**Total abstract of the entire property**

Part- A	Land	:	Rs.95,44,990 /-
Part- B	Building	:	Rs.1,75,96,930 /-
	<b>Fair Market Value</b>	:	<b>Rs.2,71,41,920/-</b>
	<b>Realizable Value</b>	:	<b>Rs.2,44,27,728 /-</b>
	<b>Forced/Distress Sale Value.</b>	:	<b>Rs.2,17,13,536 /-</b>
	<b>Insurable Value.</b>	:	<b>Rs.1,75,96,930 /-</b>
	<b>Rental Value per month.</b>	:	<b>Rs.60,000 /-</b>

(Valuation: Here the approved valuer should discuss in detail his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Saleability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

As a result of my appraisal and analysis, it is my considered opinion that the present

- i) **Fair Market Value** is Rs.2,71,41,920/- ( Rs. Two crore seventy one lakhs & forty one thousand only )
- ii) **Realizable Value** is Rs.2,44,27,728 /-Rs. Two crore forty four lakhs & twenty seven thousand only)
- iii) **Distress Sale Value** is Rs.2,17,13,536/-(Rs. Two crore seventeen lakhs & thirteen thousand only)
- iv) **Insurable Value** is Rs.1,75,96,930 /- (Rs. One crore seventy five lakhs & ninety six thousand only)
- v) **Rental Value per month** is Rs.60,000 /- (Rs. Sixty thousand per month only)

Place : Mumbai

Date : 05/09/2022.

*Prakash.*

Signature

(Name and Official seal of the Approved Valuer)



The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_ on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only).

Date:05/09/2022

Signature

(Name of the Branch Manager with office Seal)



Photographs for the Property of : M/s. Cruise Electricals Pvt.Ltd .  
Proprietor : Mr. Parasmal B.Sirohia.



Parasmal B. Sirohia  
C.A.T 1/458  
Mumbai  
Registered Valuer

Parasmal B. Sirohia  
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