

# VALUATION REPORT

Of

**M/s. MAITRI METALS PRIVATE LIMITED**

At.

"GAYATRI COMPLEX"  
Industrial Godown No. 6, Ground Floor, Building No. A-4  
Village Val, Bhiwandi,  
Taluka-Bhiwandi, Dist. Thane - 421 302.

MAITRI/RFA  
28 JUL 2013

For,

**STATE BANK OF INDIA- SME ANDHERI MIDC BRANCH**

**BY**

**MR. VINOD P. TALATHI**

Govt. Approved Valuers, Chartered Engineers,

Corporate Office : 305 B, Poseidon Uptown Avenue, Back side of Karnala Sports  
Academy, 52 Bungalow, Panvel, Tal. Panvel, Dist. Raigad

**Mobile:** 9422433557/9096606240

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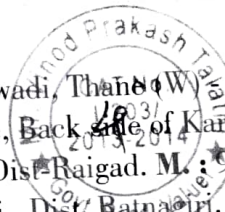


To  
**STATE BANK OF INDIA**  
**BRANCH SME ANDHERI MIDC**  
**VALUATION REPORT (IN RESPECT OF INDUSTRIAL GALA)**

Date: 31/03/2021

ENL.VT/SBI/20-21/03/2014

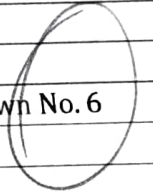
GENERAL		
1	Purpose for which the valuation is made	For Bank Loan
2	a) Date of Inspection	15/03/2021
2	b) Date on which the valuation is made	31/03/2021
3	Last of document produced for perusal	
	Sale Deed	Between M/s. Gayatri Developers ( <b>Developers</b> ) AND M/s. Maitri Metals Private Limited by director Mr. Rajesh K. Shah ( <b>Purchaser</b> ) dtd. 08/06/2012
	Index II	Reg. No. BHIWANDI/2/5432/2010 dtd. 08/06/2012 A.V Rs. 21,00,000/- & G.V Rs. 31,21,600/-
	NOC	Dtd. 20/07/2007 issued by Gram Panchayat (Ground + 02 Upper Floor Construction permission)
	NA Order	Order No. MASHA/K-1/T3/JABA/SR-36/06 dtd. 02/06/2006 issued by Collector
	Bank Letter (Permission to Mortgage)	Dtd. 19/09/2014 in favour of M/s. Maitri Metals Private Limited
	Name of the owner(s) and his/ their address (es) with phone no.( details of share of each owner in case of joint ownership)	<b>M/s. Maitri Metals Private Limited</b>
5	Brief Description of the property	The Property under valuation is Industrial Godown in the Industrial building named as "GAYATRI COMPLEX". The said building is comprising of Ground + 1 upper floors. The said building is situated at Village Val, Bhiwandi & about 3 km distance away from Bhiwandi Railway Station.
	Location of the property	
	a) Plot No./ Survey No.	Survey No. 22/1, 22/2, 22/3, 22/5, 22/6 and others
	b) Door No.	Industrial Godown No. 6
	c) T.S.No. / Village	Bhiwandi
	d) Ward / Taluka	Bhiwandi
	e) Mandal/ District	Thane
	f) Date of issue and validity of layout of approval map/plan	Details are not provided
	g) Approval map/ Plan issuing	Details are not provided



	Whether genuineness or authenticity of approved map/plan is verified	N/A	
	Any other comments by our empanelment valuer on authentic of approved plan	No	
	Postal address of the property	Industrial Godown No. 6, Ground Floor, Building No. A-4, GAYATRI COMPLEX, Village Val, Bhiwandi, Taluka-Bhiwandi, Dist. Thane - 421 302	
	City/ Town	Bhiwandi	
	Residential Area	No	
	Commercial Area	No	
	Industrial Area	Yes	
	Classification of the Area		
i)	High/ Middle/ Poor	Middle Class	
ii)	Urban / Semi Urban/ Rural	Semi Urban	
	Coming under Corporation limit/ Village Panchayat Municipality	Within the Limits of Gram Panchayat Val	
	Whether covered under any state/ Central Gory. Enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area	No	
	Boundaries of the Property		
	North	NA	
	South	NA	
	East	NA	
	West	NA	
	Dimensions of the site	<b>A</b> As per the Deed	<b>B</b> As per Actual
	North	Village Boundary	A/3 Godown No. 4
	South	50 ft. Wide Road	Prerna Complex
	East	Building No. A-5	Godown No. 7
	West	50 ft. Wide Road	Godown No. 5 & Road
	Extent of the site	NA	
	Latitude, Longitude & Co-ordinates of Industrial Gala	Longitude - 73.03379651044247, Latitude - 19.258429413165764	
	Extent of the site considered for valuation ( least of 13A & 13B)	NA	
	Whether occupied by owner/ tenant? If occupied by tenant, since how long? Rent received per month	Tenant occupied M/s. Vidhata Storing ( paying rent Rs. 18,000 )	
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	Industrial	
2.	Location	Bhiwandi	
	T. S. No.	Survey No. 22/1, 22/2, 22/3, 22/5, 22/6 and others	
	Unit No.	Industrial Godown No. 6	



Ward No		
Village Municipality/Corporation		Under limits of Gram Panchayat Val
Door No., Street or Road (Pin Code)		421 302
3. Description of the locality Residential/ Commercial/ Mixed		Industrial
4. Year of Construction		: 1996 Year (as per site information)
5. Number of Floors		: Ground + 1 <sup>st</sup> upper floors
6. Type of Structure		: R.C.C Frame structure
7. Number of dwelling units in the Building		: NA
8. Quality of Construction		: Poor
9. Appearance of the Building		: Poor
10. Maintenance of the Building		: Poor
11. Facilities Available		:
Lift		: Nil
Protect Water Supply		: Municipal
Underground Sewerage		: Yes
Car Parking - Open/ Covered		: No
Does Compound Wall exist?		: No
Is pavement laid around the Building		: No
III Unit		
1. The Floor on Which property is situated		: Ground Floor
2. Door No. of the Unit		: Industrial Godown No. 6
3. Specification of		
Roof		: RCC Slab
Flooring		: Coba Flooring/ cement flooring
Doors		: Rolling Shutter and Sliding Shutter
Windows		: Cement Windows
Fitting		: Open
Finishing		: Cement Plaster
4. House Tax		:
Assessment No.		: N.A.
Tax paid in the name of		: N.A.
Tax amount		: N.A.
5. Electricity Service Connection No.		: --
Meter Card in the name of		: --
6. How is the maintenance of the Industrial Gala?		: Poor
7. Sale Deed executed in the name of		: <b>M/s. Maitri Metals Private Limited</b>
8. What is the undivided area of land as per Sale Deed?		: N.A.
9. What is the Plinth area of the Godown		: 2100 Sq.ft. (as per Sale Deed) (taken for consideration)
10. What is the floor space index (app.)		: NA


  
 R/VA/RFIA
   
 28 JUL 2023

1	What is the Carpet Area of the Ground?	1750 Sq. Ft. ( 20% less of Sale Deed BUA ) & 1615 Sq. ft. as per measurement
2	Is it Posh / Elite / Medium / Ordinary	Medium Class
3	Is it being used for residential or Commercial	Commercial
4	Is it Owner occupied or Let out?	Tenant occupied
	If rented, what is the monthly rent?	N A
<b>MARKETABILITY</b>		
	How is the marketability?	Good
	What are the factors favouring for an extra potential value	Good Industrial area.
	Any negative factors are observed which affect the market value is general?	No
<b>Rate</b>		
	After analysing the comparable sale instances, what is the composite rate for a similar house with same specification in the adjoining locality? - (Along with details/reference of at least two latest details/transaction with respect to adjacent properties in the area)	Rs. 2,000/- to Rs. 4,000/- per Sq.ft on BUA area depending upon location and amenities.
	Assuming is the new construction, what is the adopted basic composite rate of the Industrial Gala under valuation after comparing with the specifications & other factor with the house under comparison (give Details)	Rs. 2,000/- to Rs. 4,000/- per Sq.ft on BUA area depending upon location and amenities.
	Break - up for the rate	
i)	Building + Services	Rs. 1300/- per Sq.ft.
ii)	Land + Others	Rs. 1,300/- per Sq.ft.
	Guideline rate obtained from the Registrar's Industrial Gala (an evidence thereof to be enclosed)	Rs. 25,200/- Sq.Mtr. i.e. Rs. 2,341/- as per 30% depreciation as per SSDR i.e Rs. 1,639/- Sq.ft.
	In case of variation of 20% or more in the valuation proposed by the valuer & Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	The Ready Reckoner Rates are guide line rates of a locality determined by the state Government used for stamp duties. However, the market value determined by the market forces such as supply & demand, Also Specifications & other amenities Provided for the Property. We have Considered the factors which elevates the value of the property. It is well located & easy reach both rail & road . Keeping in view of good

marketability & confirming with agents & institutions attached, we have given the fair market value as mentioned below

### COMPOSITE RATE ADOPTED AFTER DEPRECIATION

<b>Depreciated Building Rate</b>	
Replacement cost of Industrial Gala with Services (v (3)i)	: Rs. 1,300/- per Sq.ft
Age of the building	: 25 years old (as per site information)
Life of the building estimated	: 35 years (Subjected to proper Maintenance of building)
Depreciation percentage assuming the salvage value as	:
Depreciated Ratio of the building	: 30%
Total composite rate arrived for valuation	: ---
Depreciated building rate VI (a)	: Rs. 910/- per Sq.ft.
Rate for Land & other V (3) ii	: Rs. 1700/- per Sq.ft.
<b>Total Composite Rate</b>	: <b>Rs. 2,610/- per Sq.ft.</b>

### Details of Valuation:

Description	Qty. (BUA Area)	Rate per unit Rs.	Estimated Value Rs.
Present value of the Unit	2100 Sq.ft	Rs. 2,610/-	Rs. 54,81,000/-
Wardrobes/Furniture	----	----	----
Showcases	----	----	----
Kitchen Arrangements	----	----	----
Superfine Finish	----	----	----
Interior Decorations	----	----	----
Electricity deposits / electrical fittings, etc.	----	----	----
Extra collapsible gates/grill works etc.	----	----	----
Potential value, if any	----	----	----
Others	----	----	----
<b>Total</b>			<b>Rs. 54,81,000/-</b>

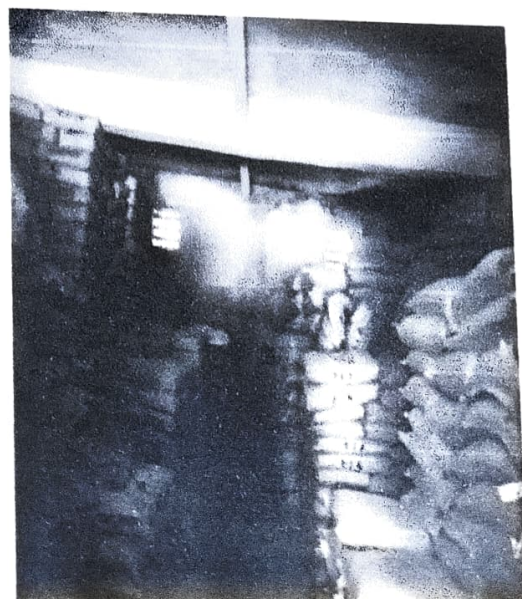
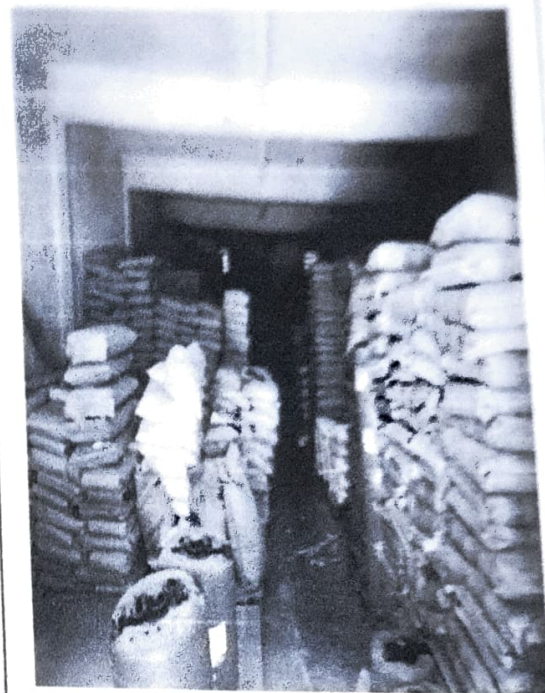
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object structure is Ground + 1<sup>st</sup> upper Floor which is in average condition from external and internal.





# PROPERTY PHOTOS



As a result of my appraisal and analysis, it is my considered opinion that the **Fair market value** of the above property in the prevailing condition with aforesaid specifications is **Rs. 54,81,000/-** (In Words- Rs. Fifty Four Lakh Eighty One Thousand only).

The **Realizable value** (85% of FMV) **Rs. 46,58,850/-** (In Words- Rs. Forty Six Lakh Fifty Eight Thousand Eight Hundred Fifty Only)

The **Distress value** (75% of FMV) **Rs. 41,10,750/-** (In Words- Rs. Forty One Lakh Ten Thousand Seven Hundred Fifty only)

The **Government Guideline value** of Unit is **Rs. 34,41,900/-** (In Words- Rs. Thirty Four Lakh Forty One Thousand Nine Hundred Only).

The **Rental value** of building is **Rs. 11,419/-** (In Word - Rs. Eleven Thousand Four Hundred Nineteen Only).

The **Insurance value** of Building is **Rs. 19,11,000/-** (In Word - Rs. Nineteen Lakh Eleven Thousand Only).

**VINOD  
PRAKASH  
TALATHI**

Digitally signed by  
VINOD PRAKASH  
TALATHI  
Date: 2021.03.31  
11:30:59 +05'30'  
Signature



Date. 31/03/2021

(Mr. Vinod Prakash Talathi)

The undersigned has inspected the property detailed in the valuation Report dated \_\_\_\_\_ We are satisfied that the fair and reasonable market value of the property is Rs. \_\_\_\_\_ In Words- Rs. \_\_\_\_\_

Signature

(Name of the Branch manager with office seal)