

VALUATION SUMMARY SHEET

Applicant

M/s. Poonam Pipes and Tubes Pvt. Ltd.

Address of the property

Plot No. 7, Poonam Pipes and Tubes Pvt. Ltd, Near Palej Chowkdi, GIDC Palej, Bharuch.-392220

Date & Purpose of Valuation

Date of inspection	Apr 4, 2023	Date of report	Apr 5, 2023
Purpose of valuation	For Mortgaged & Security Purpose		
Type of Security	Collateral		

Photographs



Valuation Summary

Type of Value	In Figures	In words
Market Value	61358000	Six Crore Thirteen Lakh FiftyEight Thousand only. (R)
Realizable Value	55222200	Five Crore FiftyTwo lakh TwentyTwo Thousand. (R)
Distress Value	49086400	Four Crore Ninety Lakh EightySix Thousand only (R)
Insurable Value	11132000	One Crore Eleven lakh ThirtyTwo Thousand only
Book Value	26400000	Two Crore SixtyFour Lakh only

Case Details

Case ID	Bank / Client	Available documents
43455	Union Bank of India, Mumbai	Deed of Assignment copy, Approved plan, Transfer order
Location Reference ID	H:\My Drive\Valuation reports_Bharuch\Union Bank 2023\April\Vishal Steels_PI 7 GIDC Palej_UBOI.xlsm\Visit-1	



15	Is boundaries matching? (Yes/No)	Yes			
16	Dimensions of the site (Measurement)	As per documents (A)			
	North	NA		239.60 Mt.	
	South	NA		274.60 Mt.	
	East	NA		88.80 Mt.	
	West	NA		95.40 Mt.	
17	Latitude, Longitude & co-ordinates of site	Latitude	21.923286 N	Longitude	73.084175 E
18	Extent of the site (as per deed and plan)	22830.00	Sq.mt.	27304.68	Sq.yd.
19	Extent of the site considered for valuation (as per deed/plan)	22830.00	Sq.mt.	27304.68	Sq.yd.
20	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Vacant (Under Renovation unit)			
21	Land Tenure (Freehold or leasehold)	Leasehold			
II CHARACTERISTICS OF THE SITE					
1	Classification of locality	Lower Class			
2	Development of surrounding areas	Developing area			
3	Possibility of frequently flooding / sub-merging	Yes/No			
4	Feasibility to the civic amenities like school, hospital, bus stop, market, etc.	Rly. Station	About 4-5 Km.	Palej	
5	Level of land with topographical condition	Bus Stop	Nearby	NH 48	
6	Shape of land	Levelled land			
7	Type of used to which it can be put	Square/Rectangular			
8	Any usage restriction	Industrial			
9	Is plot in town planning approved lay-out?	Industrial			
10	Corner plot or intermittent plot?	No, GIDC Plot			
11	Road facilities	Corner/Intermittent			
12	Type of road available at present	Yes/No			
13	Width of road	Kaccha/RCC/Bituminous/Tar			
14	Is it land - locked land?	More than 20'0" wide wide road			
15	Water availability	No			
16	Under ground sewerage system	Water Supply by GIDC Panoli			
17	Power supply is available in the site	Under ground drainage system by GIDC			
18	Advantages of the site	Power supply by DGVCL			
19	Special remarks, if any, likes threat of acquisition of land for public purpose, road widening or applicability of CRZ provision, etc. (Distance from sea-cost / tidal level must be incorporated)	Average			
		NA			
PART -A (VALUATION OF LAND)					
1	Size of Plot (as per sale deed)	22830.00	Sq.mt.	27304.68	Sq.yds
	North & South	239.60 & 274.60 Mt.			
	East & West	88.80 & 95.40 Mt.			
2	Total extent of the plot (as per sale deed)	22830.00	Sq.mt.	27304.68	Sq.yds
3	Prevailing market rate (along with details /reference of at least two latest details/transactions with respect to adjacent properties in the area)	Rs.	2000/- to 2500/-	Per Sq.Mt	
4	Guideline rate obtained from the registrar's office (GIDC Allotment rate)	Land Rate	Rs.	830	Per Sq.mt
		Const. Rate	Rs.	4100	Per Sq.mt

S. A.

MUNNESH CHOKSI

Electrical & Mechanical

Guideline Value	Technical Particulars of the property	Area Sq.Mtr.	Rate In Rs.	Total Amount In Rs.
	Land	22830.00	390	8948700
	Building	2289	4100	9384900
	Total Guideline Value			18333600
1	Assessed/adopted rate of valuation	Rs.	2200	Per Sq.Mtr.
	Estimated value of land	Land area in sq.Mtr.	Rs.	Rate per sq.Mtr.
		22830.00	Rs.	2200
			Rs.	50226000
PART - B (VALUATION OF BUILDING)				
Technical details of the building				
a	Type of building Residential Commercial Industrial			Industrial
b	Type of construction Load bearing / RCC / Steel Framed			Steel Framed shed
c	Year of construction started			NA
d	Age of the property			About 37 yrs old
e	Number of floors and height of each floor including basement			Gr. floor only heights - 12.72 & 3.00 mt)
f	Plinth area floor-wise			47238 sq.ft. (as per site measurement) & 24632 sq.ft. (as per approved plan)
g	Condition of the building			Poor
	i Exterior - Excellent Good Poor			Poor
	ii Interior - Excellent Good Poor			Poor
h	Date of issue and validity of layout of approved map plan	Date of issues	Date of validity	
		20/06/1984	19/06/1985	
i	Approved map plan issuing authority	Executive Engineer GDC Baroda		
j	Whether genuineness of authority of approved map plan is verified	Yes/No		
k	Any other comments on our encapsulated values or authentic of approved plans	NOT Applicable		
2	Specification of construction (Floor-Wise) in respect of floors			
1. No.	Description			
	Foundation	Gr. floor only		
2	Basement	RCC floorings		
3	Super structure	NOT applicable		
4	Roofs / Doors & Windows	9" BBW in CM 1:3		
5	RCC	NOT available		
6	Roofing	Steel Framed shed		
7	Roofing Skirting / Coping	Poor		
8	External finish of facade/granite etc.	RCC floor in partly area		
9	Floor including weather proof course	NOT available		
10	Drainage	AC Roofing sheets		
3	Compound wall	Ordinary		
a	height and length	About 1.8 mt. ht.		
b	Type of construction	Masonry wall		
4	Electrification installation			

5 Plumbing Installation								
a)	No. of water closets						NA	
b)	No. of wash basins						NA	
c)	No. of urinals						NA	
d)	No. of bath tubs						NA	
e)	Water meter, taps, etc.						NA	
f)	Any other fixtures						NA	
6 Estimated Value of Building								
	Particulars of Items	Height of floor	Number of Floors	built-up area of bldg. (In sq.ft.)	Estimated replacement rate of construction	Replacement cost (Rs.)	Depreciation (Rs.)	Net value after Depreciation (Rs.)
1	Main Shed	12.72 Mt.	Gr. Floor Only	18712	500	9356000	Depreciated rate apply	9356000
2	Office & other area	5.00 Mt.	Gr. Floor Only	5920	300	1776000	Depreciated rate apply	1776000
							Total construction value	11132000
PART-C (EXTRA ITEMS)								
1	Portico						Amount (In Rs.)	
2	Ornaments front door				Rs.		Not Applicable	
3	Site out / verandah with steel grills				Rs.		Not Applicable	
4	Overhead water tank				Rs.		Not Applicable	
5	Extra steel / collapsible gates				Rs.		Not Applicable	
Total						Rs.	Not Applicable	
PART-D (AMENITIES)								
1	Wardrobes						AMOUNT (IN RS.)	
2	Glazed tiles				Rs.		Not Applicable	
3	Extra Sinks and bath tub				Rs.		Not Applicable	
4	Marble / Ceramic tiles flooring				Rs.		Not Applicable	
5	Interior decorations				Rs.		Not Applicable	
6	Architectural elevation works				Rs.		Not Applicable	
7	Paneling works				Rs.		Not Applicable	
8	Aluminium works				Rs.		Not Applicable	
9	Aluminium hand rails				Rs.		Not Applicable	
10	False ceiling				Rs.		Not Applicable	
Total						Rs.	Not Applicable	
PART - E (MISCELLANEOUS)								
1	Separate toilet room						AMOUNT (IN RS.)	
2	Separate plumber room				Rs.		Not Applicable	
3	Separate water tank / sump				Rs.		Not Applicable	
4	Trees, Gardening				Rs.		Not Applicable	
Total						Rs.	Not Applicable	
PART - F (SERVICES)								
1	Water supply arrangements						AMOUNT (IN RS.)	
2	Drainage arrangements				Rs.		Not Applicable	
3	Compound wall				Rs.		Not Applicable	
4	C.B. Deposits, fittings etc.				Rs.		Not Applicable	
5	Pavement				Rs.		Not Applicable	
Total						Rs.	Not Applicable	

S. Choksi

MUNNESH CHOKSI

b e civil, fie, mict, ll b, fiv, mica

TOTAL ABSTRACT OF ENTIRE PROPERTY		AMOUNT (IN RS.)	
PART - A	LAND	Rs.	50226000
PART - B	BUILDING	Rs.	11132000
PART - C	EXTRA ITEMS	Rs.	---
PART - D	AMENITIES	Rs.	---
PART - E	MISCELLANEOUS	Rs.	---
PART - F	SERVICES	Rs.	---
TOTAL		Rs.	61358000

REMARKS

1. Actual construction area (47238 Sq.ft.) is more than approved construction area (24632 Sq.ft.). Least area has been considered for valuation.
2. Renovation work of structure has been taken up recently. Production activity has not been observed in factory during visit.
3. Land and building rate method has been adopted for the valuation. (Market Approach).
4. Adopted rates are derived based on a comparison of similar properties in the same location.
5. Document Provided: Deed of Assignment copy, Approved plan, Transfer order

AS A RESULT OF MY APPRAISAL AND ANALYSIS IT IS MY CONSIDERED OPINION THAT

Particulars	RS. In Figure		Rs. in Words
	Rs.	Rs.	
1. The Fair Market Value of the above property in the prevailing condition with aforesaid specification is	Rs. 61358000		Rupees Six Crore Thirteen Lakh FiftyEight Thousand Only
2. The Realizable Value of the above property as of (90% of F.M.V.)	Rs. 55222200		Rupees Five Crore FiftyTwo Lakh TwentyTwo Thousand Two Hundred Only
3. The Distress Sale Value of the above property is (80% of F.V.)	Rs. 49086400		Rupees Four Crore Ninety Lakh EightySix Thousand Four Hundred Only
4. The Purchase Value of the above property as of sale deed is	Rs. 26400000		Rupees Two Crore SixtyFour Lakh Only
5. Govt. Guidelines Value (Jantri Value) of the above property	Rs. 28333800		Rupees Two Crore EightyThree Lakh ThirtyThree Thousand Eight Hundred Only
6. Insurable Value of the above property is	Rs. 11132000		Rupees One Crore Eleven Lakh ThirtyTwo Thousand Only
7. Property is SARFAESI compliant			Yes
8. Method of valuation			Market Approach

I hereby declare that,

1. The information furnished in my valuation report of my knowledge and belief and I have made an impartial and true valuation of the property. Dated 03/04/2023 is true & correct to the best
2. I/We have no direct or Indirect interest in the property being valued
3. I have personally inspected the property on date 04/04/2023 by Hiren Patel
4. I have not been convicted of any offence and sentenced to a term of imprisonment.

Place: Surat
 Dated: 05/04/2023

(Signature)
 (Munnesh Choksi)

I/We have inspected the property detailed in the Valuation Report dated 05-04-2023 on 05-04-2023. We are satisfied that the fair and reasonable market value of the property is Rs. 55222200/- (Rupees Five crore fifty two lakh twenty two thousand two hundred only).

(Signature)
 Signature
 (Name of the Branch Manager with Official seal)



Handwritten signature and a circular stamp. The stamp contains the text "EGH" at the top, "Architect" in the middle, and "SIRSI" at the bottom. There is also a blue line drawing of a structure within the stamp.

Plot No. 7, Near Palej Chowk, GDPC Palej, Bharuch

06-04-2023

