#### PROFORMA INVOICE

Invoice No. Dated Vastukala Consultants (I) Pvt Ltd PG-2892/23-24 B1-001, U/B FLOOR, 13-Oct-23 BOOMERANG, CHANDIVALI FARM ROAD. Delivery Note Mode/Terms of Payment ANDHERI-EAST 400072 **AGAINST REPORT** GSTIN/UIN: 27AADCV4303R1ZX Reference No. & Date. Other References State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Buyer's Order No. Dated Buyer (Bill to) **COSMOS BANK** Delivery Note Date Dispatch Doc No. NAUPADA BRANCH 004127/2302981 Kusumanjali, Opp Deodhar Hospital, Naupada Dispatched through Destination GSTIN/UIN : 27AAIFM1544M1Z0 : Maharashtra, Code: 27 State Name Terms of Delivery

SI	Particulars	HSN/SAC	GST	Amount
No.		1	Rate	
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	7,000.00
	CC	SST		630.00
		ST		630.00
	3			
		otal		8,260.00
		0.0.1		5,200.00

Amount Chargeable (in words)

E. & O.E

# Indian Rupee Eight Thousand Two Hundred Sixty Only

, -		N : /	•			
HSN/SAC	Taxable	Cei	ntral Tax	St	ate Tax	Total
	Value	Rate	Amount	Rate	Amount	Tax Amount
997224	7,000.00	9%	630.00	9%	630.00	1,260.00
Total	7,000.00		630.00		630.00	1,260.00

Tax Amount (in words): Indian Rupee One Thousand Two Hundred Sixty Only

Company's Bank Details

Bank Name : ICICI BANK LTD A/c No. : 340505000531

Branch & IFS Code: THANE CHARAI & ICIC0003405

Remarks:

Mrs. Krishna Sravani Cherukuri - Industrial Land & Building on Plot No. PAP - A - 209, "Trans Thane Creek Industrial Area", M.I.D.C., Village - Mahape, Taluka & District - Thane, PIN - 400 710, State -

Maharashtra, Country - India

Company's PAN : AADCV4303R

Declaration

NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE. MSME Registration No. - 27222201137

IÎ ÎD : VASTUKALATHANE@icici

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice









# Valuation Report of the Immovable Property



# Details of the property under consideration:

Name of Borrower A/c: M/s. Sri Packaging

Name of Owner: Mrs. Krishna Sravani Cherukuri

Industrial Land & Building on Plot No. PAP - A - 209, "Trans Thane Creek Industrial Area", M.I.D.C., Village - Mahape, Taluka & District - Thane, PIN - 400 710, State - Maharashtra, Country - India

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Latitude Longitude - 19°07'04.4"N 73°01'23.7"E

# Valuation Done for:

# Cosmos Bank

Naupada Thane Branch

Kusumanjali, Opp. Deodhar Hospital, Naupada, State - Maharashtra, Country - India



Thane: 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA

E-mail: thane@vastukala.org, Tel.: 80978 82976 / 90216 25621

Our Pan India Presence at :

Mumbai 🗣 Aurangabad 💡 Pune Thane Nanded

P Delhi NCR P Nashik

Indore Ahmedabad 9 Jaipur

Rajkot Rajkot Raipur Regd. Office: B1-001, U/B Floor, Boomerang, Chandwail Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24 mumbai@vastukala.org

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: Cosmos Bank / Naupada Thane Branch / Mrs. Krishna Sravani Cherukuri (004127/2302981)

Page 2 of 16

Vastu/Thane/10/2023/004127/2302981

13/2-178-AU

Date: 13.10.2023

# VALUATION OPINION REPORT

The property bearing Industrial Land & Building on Plot No. PAP - A - 209, "Trans Thane Creek Industrial Area", M.I.D.C., Village - Mahape, Taluka & District - Thane, PIN - 400 710, State - Maharashtra, Country - India belongs to Mrs. Krishna Sravani Cherukuri.

## Boundaries of the property.

Plot No. A - 377 North

South Road

Plot No. PAP - A - 208 Fast West Plot No. PAP - A - 210

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as below -

Particulars	Value (₹)
Fair Market Value	64,55,418.00
Realizable Value	58,09,876.00
Distress Sale Value	51,64,334.00
Insurance Value	13,59,456.00

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO **CHALIKWAR** 



Director

Auth. Sign.

Manoj B. Chalikwar Registered Valuer Chartered Engineer (India) Reg. No. IBBI / RV / 07/2018/10366 Reg. No. CAT-I-F-1763

Encl: Valuation report in Form - 01



Thane: 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA E-mail: thane@vastukala.org, Tel.: 80978 82976 / 90216 25621

Our Pan India Presence at :

🗣 Aurangabad 🤏 Pune

Mumbai **♥** Nanded ↑ Thane P Delhi NCR P Nashik

Indore Ahmedabad 9 Jaipur

🦞 Rajkot Raipur Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24 mumbai@vastukala.org

# Industrial Land & Building on Plot No. PAP – A - 209, "Trans Thane Creek Industrial Area", M.I.D.C., Village – Mahape, Taluka & District – Thane, PIN – 400 710, State – Maharashtra, Country – India

# Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

# **GENERAL**:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 13.10.2023 for Bank loan Purpose
2	Date of inspection	30.09.2023
	Name of the owner/ owners	Mrs. Krishna Sravani Cherukuri
4	If the property is under joint ownership / co-	Sole Ownership
	ownership, share of each such owner. Are the	·
	shares undivided?	
5	Brief description of the property	Industrial Land & Building on Plot No. PAP - A -
		209, "Trans Thane Creek Industrial Area",
		M.I.D.C., Village – Mahape, Taluka & District –
	N	Thane, PIN – 400 710, State – Maharashtra,
		Country – India.
6	Location, street, ward no	Village – Mahape, Off Shil Phata – Mahape Road
7	Survey/ Plot no. of land	Plot No. PAP – A – 209
8	Is the property situated in residential/	Industrial area
	commercial/ mixed area/ industrial area?	
9	Classification of locality-high class/ middle	Middle Class
40	class/poor class	Abor to the second second
10	Proximity to civic amenities like schools, Hospitals,	All the amenities are available in the vicinity
44	Offices, market, cinemas etc.	Carried by Duese Auto and Drivete core
11	Means and proximity to surface communication by	Served by Buses, Auto, and Private cars
	which the locality is served  LAND	
12	Area of land supported by documentary proof.	100.00 Sq. M.
12	Shape, dimension and physical features	(As per Lease Deed)
13	Roads, Streets or lanes on which the land is	Village – Mahape, Off Shil Phata – Mahape Road
13	abutting	Village – Wallape, Oli Olili i Hata – Wallape Noad
14	If freehold or leasehold land	Leasehold land from M.I.D.C.
15	If leasehold, the name of Lessor/lessee, nature of	Details not available
'	lease, date of commencement and termination of	Dotallo Hot available
	lease and terms of renewal of lease.	
	(i) Initial premium	Details not available
	(ii) Ground rent payable per annum	Details not available
	(iii) Unearned increase payable to the Lessor in the	Details not available
	event of sale or transfer	
16	Is there any restriction covenant in regard to use of	Industrial
	land? If so attach a copy of the covenant.	
17	Are there any agreements of easements? If so, attach	Information not available
	a copy of the covenant	
18	Does the land fall in an area included in any Town	Maharashtra Industrial Development Corporation
	Planning Scheme or any Development Plan of	
	Government or any statutory body? If so, give	





	Particulars.			
19	Has any contribution been made towards	Information not available		
	development or is any demand for such contribution still outstanding?	The main for available		
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No		
21	Attach a dimensioned site plan	Copy of Approved Building Plan digitally signed by Yashwant K Meshram dated 27.08.2018, 17:32:54 +05'30'		
	IMPROVEMENT			
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Copy of Approved Building Plan digitally signed by Yashwant K Meshram dated 27.08.2018, 17:32:54 +05'30'		
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached		
24	Is the building owner occupied/tenanted/both?	Owner Occupied in the name & style of M/s. Sri Packaging		
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied		
25	What is the Floor Space Index permissible and	As per Building Completion Certificate		
	Percentage actually utilized?	Particulars Permissible Consumed F.S.I. F.S.I.		
	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Plot No. PAP 1.00 0.99		
	//	<b>–</b> A - 209		
26	RENTS			
	(i) Names of tenants/ lessees/ licensees, etc.	N.A.		
	(ii) Portions in their occupation	N.A.		
	(iii) Monthly or annual rent/ compensation / license fee, etc. paid by each	N.A.		
	(iv) Information not available	N.A.		
27	Are any of the occupants related to, or close to business associates of the owner?	N.A.		
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	n.a. ate.Create		
29	Give details of the water and electricity charges, if any, to be borne by the owner	Information not available		
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N.A.		
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N.A.		
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N.A.		
33	Who has to bear the cost of electricity charges for	N.A.		
	lighting of common space like entrance hall, stairs,			
34	1	Information not available		





	amount for which it is insured and the annual premium	
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N.A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	As per M.I.D.C. norms
	SALES	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance
39	Land rate adopted in this valuation	₹ 50,000.00 Per Sq. M.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	Online Price Indicators, Location, development of surrounding area, type of land and construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
	COST OF CONSTRUCTION	N.
41	Year of commencement of construction and year of completion	2018 (As per Building Completion Certificate)
42	What was the method of construction, by contract / By employing Labour directly / both?	Information Not available
43	For items of work done on contract, produce copies of agreements	Information Not available
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	Information Not available

# **PART II- VALUATION**

# **GENERAL**:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 13th October 2023 for Industrial Land & Building on Plot No. PAP – A - 209, "Trans Thane Creek Industrial Area", M.I.D.C., Village – Mahape, Taluka & District – Thane, PIN – 400 710, State – Maharashtra, Country – India belongs to Mrs. Krishna Sravani Cherukuri.

We are in receipt of the following documents:

	o in receipt or the relie wing declinence.
1.	Copy of Lease Deed (7 pages from the document) dated 13.02.2019 b/w. M.I.D.C. (the Lessor) AND Mrs.
	Krishna Sravani Cherukuri (the Lessee)
2.	Copy of Order dated 13.02.2019 issued by M.I.D.C.
3.	Copy of Occupancy Certificate No. EE/ MHP II/ Plot No. PAP - A - 209 / IFMS / D49434 dated 17.10.2018 issued by M.I.D.C.
4.	Copy of Building Completion Certificate No. EE/ MHP II/ Plot No. PAP – A - 209 / IFMS / D49434 dated 17.10.2018
5.	Copy of Burglary Insurance Policy, Policy No. OG – 23 – 1104 – 4010 – 00000832, Issue Date – 20.03.2023, Valid upto 15.03.2024 issued by Bajaj Allianz General Insurance Company Ltd., Insurance Amount – ₹ 2,25,00,000/-
6.	Copy of M.I.D.C. Letter No. DE / MHP (C) / PAP – A – 209 / IFMS / C86809 / 18 dated 27.08.2018 for approval of Fresh Engineering Workshop Building & drainage plans
7.	Copy of Approved Building Plan digitally signed by Yashwant K Meshram dated 27.08.2018, 17:32:54 +05'30'





#### **Property**

The said property is **Industrial Land & Building** on Plot No. PAP – A - 209, **"Trans Thane Creek Industrial Area"**, M.I.D.C., Village – Mahape, Taluka & District – Thane, PIN – 400 710, State – Maharashtra, Country – India. It is falls in Industrial Zone. It is at 2.4 KM. travel distance from Ghansoli Railway station.

As per Lease Deed / Building Completion Certificate, the Plot area is 100.00 Sq. M. and considered for the purpose of valuation.

### BUILDING:

Structure area consist of Factory Building of Ground + 3 upper floor. It is R.C.C. Framed structure With A. C. Sheet roofing on top terrace above 3<sup>rd</sup> floor. The composition is manufacturing / processing area + Office working area. The top terrace area is used for storage purpose. Open space on ground floor is partly covered into lean to Sheds area.

The factory is finished with Kota Stone Flooring. 6" thick B. B. Masonry internal walls with cement plastering + Neeru finish and 9" thick B.B. Masonry external wall with sand faced plaster finish, Power coated sliding windows, Glass Wooden frame door with M. S. Rolling Shutter, Partly industrial and Partly Concealed type Wiring and plumbing.

As per Building Completion Certificate / Approved building plan, the construction area is as below which is considered for the purpose of valuation.

Particulars	Built up Area in Sq. M.
Factory Building	7 T
Ground Floor	49.98
First Floor	49.98
Total	99.96

### Valuation as on 13th October 2023:

# A) Land Valuation

Particulars	Area in Sq. M.	Rate per Sq. M.	Value in ₹
Plot No. PAP -	100.00	50,000.00	50,00,000.00
A - 209			
Total			50,00,000.00
	T	hink Inn	avala (

# B) Valuation of Structures.

The Built-up area of the building : 99.96 Sq. M.

# **Deduct Depreciation:**

Year of Construction of the building : 2018

Expected total life of building : 50 Years

Age of the building as on 2023 : 5 Years

Cost of Construction : ₹ 16,000.00

Depreciation : As per valuation table below
Amount of depreciation : As per valuation table below
Depreciated cost of construction : As per valuation table below





Particulars	Built up Area in Sq. M.	Estimated Replacement Rate in ₹	Depreciated Replacement Rate in ₹	Depreciated Replacement Value in ₹	Full Value in ₹
Factory	99.96	16,000	14,560	14,55,418	15,99,360
Building					
Total				14,55,418	15,99,360

### **GUIDELINE VALUE:**

M.I.D.C. Circle Rate for Land per Sq. M.	₹ 25,108,00
M.I.D.C. Circle Rate for Land per Sq. M.	25,100.00

Particulars	Value (₹)
Land	100.00
Rate per Sq. M.	25,108.00
Total Land Value	25,10,800.00
Total Building Value (As per valuation table)	14,55,418.00
TOTAL	39,66,218.00

### TOTAL VALUE OF THE PROPERTY:

TO THE WHOLE OF THE PROPERTY.		
Particulars	Value (₹)	
Land	50,00,000.00	
Buildings	14,55,418.00	
Fair Market Value	64,55,418.00	
Realizable Value	58,09,876.00	
Distress Sale Value	51,64,334.00	
Insurable Value (Full Replacement Cost	13,59,456.00	
(15,99,360/-) - Subsoil structure cost (15%)		

Taking into consideration above said facts, we can evaluate the value of Industrial Land & Building on Plot No. PAP – A - 209, "Trans Thane Creek Industrial Area", M.I.D.C., Village – Mahape, Taluka & District – Thane, PIN – 400 710, State – Maharashtra, Country – India for this particular purpose at ₹ 64,55,418.00 (Amount in words Rupees Sixty Four Lakhs Fifty Five Thousand Four Hundred Eighteen Only) as on 13<sup>th</sup> October 2023.

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### **NOTES**

- 1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 13<sup>th</sup> October 2023 is ₹ 64,55,418.00 (Amount in words Rupees Sixty Four Lakhs Fifty Five Thousand Four Hundred Eighteen Only).
- 2. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
- 3. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
- 4. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose, Latest Legal Opinion should be sought.





# PART III- DECLARATION

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

### **ANNEXURE TO FORM 0-1**

# Technical details Main Building

1.	No. of floors and height of each floor	As per brief description
2.	Plinth area floor wise as per IS- 1225	Plot Area = 100.00 Sq. M.
		Structure - 99.96 Sq. M.
		(As per Building Completion Certificate)
3	Year of construction	Year - 2018
	/	(As per Building Completion Certificate)
4	Estimated future life	45 Years Subject to proper, preventive
		periodic maintenance and structural repairs.
5	Type of construction- load bearing walls/RCC	As per brief description
	frame/ steel frame	
6	Type of foundations	R.C.C. Footing
7	Walls	All external walls are 9" thick and partition
		walls are 6" thick,
8	Partitions	6" thick brick wall
9	Doors and Windows	Power coated sliding windows, Glass
		Wooden frame door with M. S. Rolling
		Shutter
10	Flooring	Kota Stone Flooring
11	Finishing	Internal walls are finished with Neeru Finish.
		External walls are finished with sand faced
		plaster.
12	Roofing and terracing	RCC slabs and A.C. sheet roofing on top
13	Special architectural or decorative features, if	No
	any Think, Innove	ate Create
14	(i) Internal wiring – surface or conduit	Partly Concealed wiring and Partly Open
	(ii) Class of fittings: Superior/	Industrial type wiring
	Ordinary/ Poor.	Ordinary
	_	
15	Sanitary installations	
	(i) No. of water closets	As per requirement having ordinary class of
	(ii) No. of lavatory basins	fitting
	(iii) No. of urinals	
	(iv) No. of sinks	
	Class of fittings: Superior colored / superior	
	white/ordinary.	
16	Compound wall	Compound wall of R.C.C. columns with Brick
	Height and length	Masonry wall



	Type of construction		
17	No. of lifts and capacity	No Lift	
18	Underground sump – capacity and type of	R.C.C.	
	construction		
19	Over-head tank Location, capacity Type of	R.C.C.	
	construction		
20	Pumps- no. and their horse power	Information not available	
21	Roads and paving within the compound	Concrete cement finish in open spaces, etc.	
	approximate area and type of paving		
22	Sewage disposal – whereas connected to public	Connected to M.1.D.C. sewer line	
	sewers, if septic tanks provided, no. and		
	capacity		
23	General Remarks		
	1. For the purpose of valuation, we have considered the plot area as per lease deed / approved		
	building plan.		
	2. As per site inspection, the building is Ground + 3 Upper floors. But as per approved building		
	plan / Building completion Certificate, the building is Ground + 2 Upper floors. For the		
	purpose of valuation, we have considered the construction area as per approved building		
	plan / Building completion Certificate.		

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# Actual site photographs













# **Actual site photographs**









# Route Map of the property Site u/r





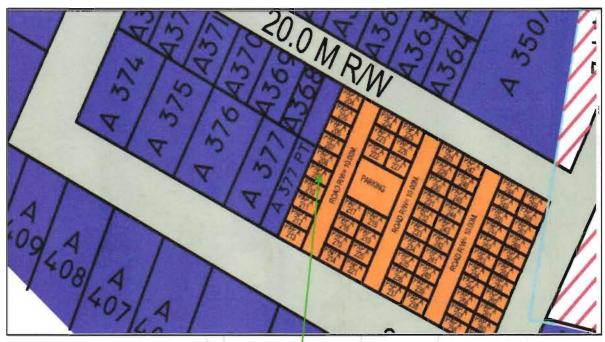
Latitude Longitude - 19°07'04.4"N 73°01'23.7"E

**Note:** The Blue line shows the route to site from nearest Railway Station (Ghansoli – 2.4 KM.)





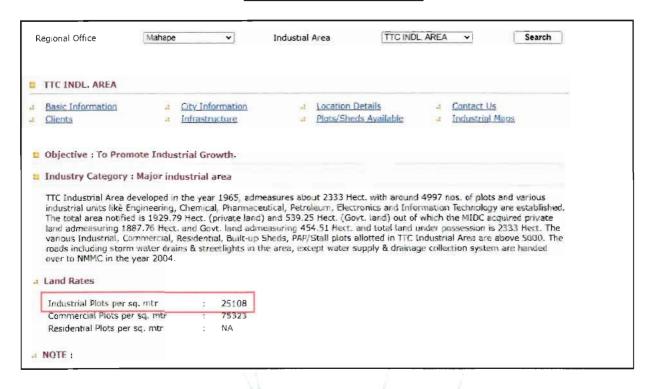
# M.I.D.C. MAP







# M.I.D.C. CIRCLE RATE



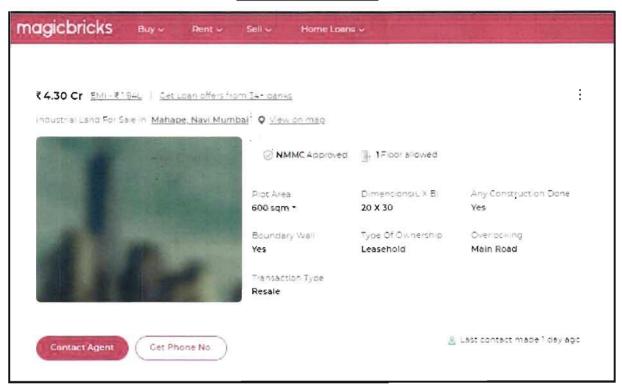
Think.Innovate.Create

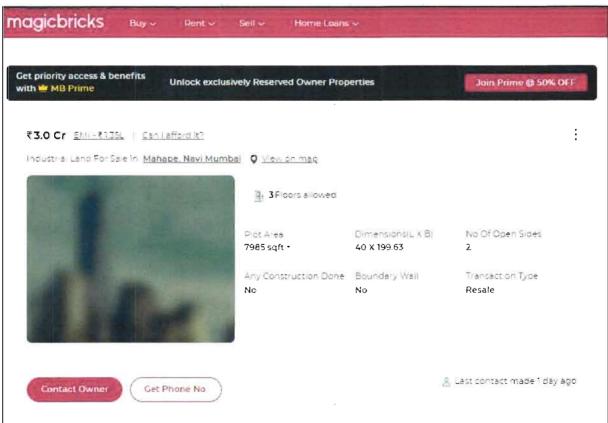






# **Price Indicators**









### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess Fair Market Value of the property under reference as on 13th October 2023.

The term Fair Market Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

- 1. Buyer and seller are motivated by self-interest.
- 2. Buyer and seller are well informed and are acting prudently.
- 3. The property is exposed for a reasonable time on the open market.
- 4. Payment is made in cash or equivalent or in specified financing terms.

### **UNDER LYING ASSUMPTIONS**

- 1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
- 2. The property is valued as though under responsible ownership.
- 3. It is assumed that the property is free of liens and encumbrances.
- 4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
- 5. There is no direct/ indirect interest in the property valued
- 6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

Digitally signed by MANOO JANUMOO CHAURWAY

Pic cells, on-Astronau Chaustan Astronau

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11152791741741856552, postal Code=400009, rowHabarashtra,

1115279174174185652, postal Code=400009, rowHabarashtra,

11152791741741856

Director

Auth. Sign.

Manoj B. Chalikwar Registered Valuer Chartered Engineer (India) Reg. No. IBBI / RV / 07/2018/10366 Reg. No. CAT-I-F-1763



