



SUNIL DESHPANDE AND ASSOCIATES

B. Arch. M.C.A. A.I.I.A., FIV, IT Regn. CCIT(N)I-7 of 2001-2002

Architects & Govt. Approved Valuers

Mumbai : B/17, 'Darshan' Shree Gavdevi Complex Co-op. Hsg. Soc. Ltd., Jijai Nagar, Dombivali (E) - 421201

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Ref No. **SDA/DMA/AUG-03/2016-17**

08 TH AUG 2016

File No: _____

Valuation Report for Industrial Building on Plot No T-1 of "**Shree Rajlaxmi Hi-Tech Textile Park**", Survey No. 157/1 (Part) of Village Sonale, Near Satyam & Popular Petrol Pump, National Highway No. 3 (Mumbai - Agra), Talathi Saja - Temghar, Tal - Bhiwandi, Dist - Thane - 421 302.

1.	Name of the Bank	BANK OF BARODA - Senapati Bapat Marg - Matunga East Branch
2.	Purpose of which valuation is made	To Ascertain Current Fair Market Value of the property as on date.
3.	Date of Visit	07.08.2016
4.	Phone No. of Applicant	98211 23473 / 95251 - 6453851
5.	Name of Applicant	A/c. of M/s. Artedz Fabs Pvt. Ltd.
6.	Name of Owner	Mr. Kashyap Pran Gambhir
7.	Property Address	Industrial Building on Plot No T-1 of " Shree Rajlaxmi Hi-Tech Textile Park ", Survey No. 157/1 (Part) of Village Sonale, Near Satyam & Popular Petrol Pump, National Highway No. 3 (Mumbai - Agra), Talathi Saja - Temghar, Tal - Bhiwandi, Dist - Thane - 421 302.
8.	If the property is under joint ownership/co-ownership, share of each such owner. Are the shares undivided?	Single Ownership



9.	Proximity to Civic amenities	The said property is located in residential cum commercial area. It is situated at 12 - 14 Kms distance away from Kalyan Railway station. The area is well - planned & gradually developing area. The locality has sufficient infrastructure & civic amenities & adequate means of transportation such as Auto & Buses. Facilities like shops, banks, hotels, markets, schools, hospitals, etc. are available nearby.
10.	Roads, Streets or Lanes on which the Land abutting.	National Highway No. 3 (Mumbai - Agra Road)
11.	Society Details	---
12.	Survey / Plot No. Of Land	S. No. 157/1 (Part) of Village Sonale
13.	Is the Property Situated in Residential/ Commercial /Mixed area/industrial	Industrial Area
14.	Property Bounded As	North : By Internal Road South : By Unit No. Q-5 of same complex East : By Approach Road West : By Unit No. Q-1 & Q-2 of same complex
15.	Landmark	Near Satyam & Popular Petrol Pump
16.	Survey in presence of	Mr. Arun Arwari (90110 86221), the representative of the owner of the property.
	DETAILS OF CONSTRUCTION	
17.	Type of Construction	RCC Framed Structures
18.	No. of Floors	Ground + 2 Upper Floors
19.	No. of Lifts	01 Goods Lift



d. Type of Property

The Property is in the form of Industrial Building in one of the Industrial Complex of Village Sonale. There is One Main building exists on the said land i.e. Factory building. The building plinth is totally admeasuring 15789 sq.ft as per documents.

The Land is a Freehold land. The Land is rectangular in shape and it is bounded by 5 - 6 ft height masonry compound wall and there is a M.S Sliding gates provided at main entrance. Apart from this there are few other structures such as U/g Water Tank, Septic Tank etc. The open area around the building is paved by cement concrete.

The Description of main shed is as below:

A] Main Factory Building

It is a Ground + Two Upper Floor RCC framed structure having AC Sheet roofing supported on M.S. trusses on second floor. The part of Building is being used for manufacturing, and storage, and First floor is using for manufacturing & office purpose. It is having brick masonry side walls plastered on both sides by cement mortar. The structure is provided with toilet block which is having ceramic tiles flooring with glazed tiles dado on walls with concealed plumbing. The internal height of 4 mtrs approx. Building is having Kota Stone flooring, aluminum framed glazed sliding windows, M.S. Rolling shutters are also provided. The electrical wiring is of industrial wiring and cement paint is provided to said Building internally as well as externally. The office area at first floor is provided with vitrified ceramic tiles flooring, plastic emulsion paint, concealed wiring, aluminum frame glazed sliding windows etc. The Year of construction of the Building is 2009 or thereabout.



1. Area of Property	<p>Documented Plinth Area of The Plot = 1467.89 sq.mtrs . i.e. 15789 sq.ft.</p> <p>Area of the Construction :</p> <p style="text-align: center;"><u>Table -A</u></p> <table border="1" data-bbox="585 273 1313 640"> <thead> <tr> <th data-bbox="585 273 656 388">Sr. No</th> <th data-bbox="656 273 1106 388">Building Shed Description</th> <th data-bbox="1106 273 1313 388">Measured Built-up Area</th> </tr> </thead> <tbody> <tr> <td data-bbox="585 388 656 504">1)</td> <td data-bbox="656 388 1106 504">Main Factory Building Ground Floor</td> <td data-bbox="1106 388 1313 504">14157 sq.ft</td> </tr> <tr> <td data-bbox="585 504 656 577">2)</td> <td data-bbox="656 504 1106 577">First Floor</td> <td data-bbox="1106 504 1313 577">13248 sq.ft</td> </tr> <tr> <td data-bbox="585 577 656 640">3)</td> <td data-bbox="656 577 1106 640">Second Floor</td> <td data-bbox="1106 577 1313 640">13248 sq.ft</td> </tr> </tbody> </table>	Sr. No	Building Shed Description	Measured Built-up Area	1)	Main Factory Building Ground Floor	14157 sq.ft	2)	First Floor	13248 sq.ft	3)	Second Floor	13248 sq.ft
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1)	Main Factory Building Ground Floor	14157 sq.ft											
2)	First Floor	13248 sq.ft											
3)	Second Floor	13248 sq.ft											
22. Whether owner occupied or Tenant occupied	Owner Occupied												
23. Age of the Building.	07 Years or thereabout												
24. Estimated future life of the building (subject to proper care & maintenance & structural repairs as and when required)	About 43 years subject to proper & regular maintenance.												
DOCUMENT DETAILS													
25. Attach plans and elevations of all structures standing on the land and lay - out plan	Building Plan approved by Joint Director, Industrial Safety & Health, Kalyan, Dist. Thane under Permission No. PLN/DISH/WK/29/4243/09 dated 27.02.2009												
VALUATION													
26. Comparable Sale Value (In the Vicinity)	Adopted Composite Market Rate Method for valuation. ₹. 2,000/- per sq.ft For Ground Floor & ₹. 1,400/- per sq.ft												



Fair Market Value of the property as on date

A) Fair Market Value of the Building

Factors Considered : The Location, location features, size and shape of land, availability, topography, soil conditions, encumbrances, Infrastructure, land use regulations, government legislation The type and quality of construction, specification of building materials used, height and age of the building, grade of the building, present demand and supply etc.

Considering the above said factors we have adopted a Composite Rate of ₹. 2,000/- per sq.ft. For Ground Floor & ₹. 1,400/- per sq.ft For 1st Upper Floor

Hence Fair Market Value of the Building as on date
= (Measured Built-up Area of Ground Floor x Market Rate Adopted + Measured Built-up Area of First Floor x Market Rate Adopted)

$$= (14157 \text{ Sq. Mtrs.} \times ₹. 2,000/-) + (13248 \text{ sq.ft} \times ₹. 1,400/-)$$

$$= ₹. 2,83,14,000/- + ₹. 1,85,47,200/-$$

$$= ₹. 4,68,51,200/- \dots\dots\dots(A)$$

B) Value of Plot Development and other Miscellaneous Structures

Lumpsum Value of Plot Development and other Miscellaneous Structures such as Compound Wall & MS Gates, RCC U/G Water Tank, Plot Leveling, Pavement in open spaces, septic tank & soak pit.

$$= ₹. 10,00,000/- \dots\dots\dots(B)$$

Hence, Fair Market Value of Building and Plot Development etc

$$= A + B$$

$$= ₹. 4,68,51,200/- + ₹. 10,00,000/-$$

$$= ₹. 4,78,51,200/-$$

Say ~ ₹. 4,78,50,000/-

(Rupees Four Crore Seventy Eight Lakhs Fifty Thousand Only)

28. Realizable value as on date

$$= ₹. 4,78,50,000/- \times 90\%$$

$$= ₹. 4,30,65,000/-$$

(Rupees Four Crore Thirty Lakhs Sixty Five Thousand Only)

9.	Distress value as on date	<p>= ₹. 4,78,50,000/- x 80%</p> <p>= ₹. 3,82,80,000/-</p> <p>Say ~ ₹. 3,83,00,000/-</p> <p>(Rupees Three Crore Eighty Three Lakhs Only)</p>
30.	Documents Referred	<ol style="list-style-type: none"> 1. Registration Receipt No. 3405 dated 17.08.2006 2. Deed for sale dated 17.08.2006 between M/s. Shree Jaylaxmi Developers (The Vendor) - The First Part AND Mr. Kashyap Pran Gambhir - (The Purchaser) - The Second Part, bearing Registration No. BWD2-3404-2006. 3. NA Order bearing Ref. No. K. Mahsul Kaksha-1 / T-8 / NP / SR-5 / 2005 dated 04.07.2005 issued by Thane Municipal Corporation.
31.	Remarks	<p>Please call for approved sanctioned plan issued by ADTP - Thane</p>

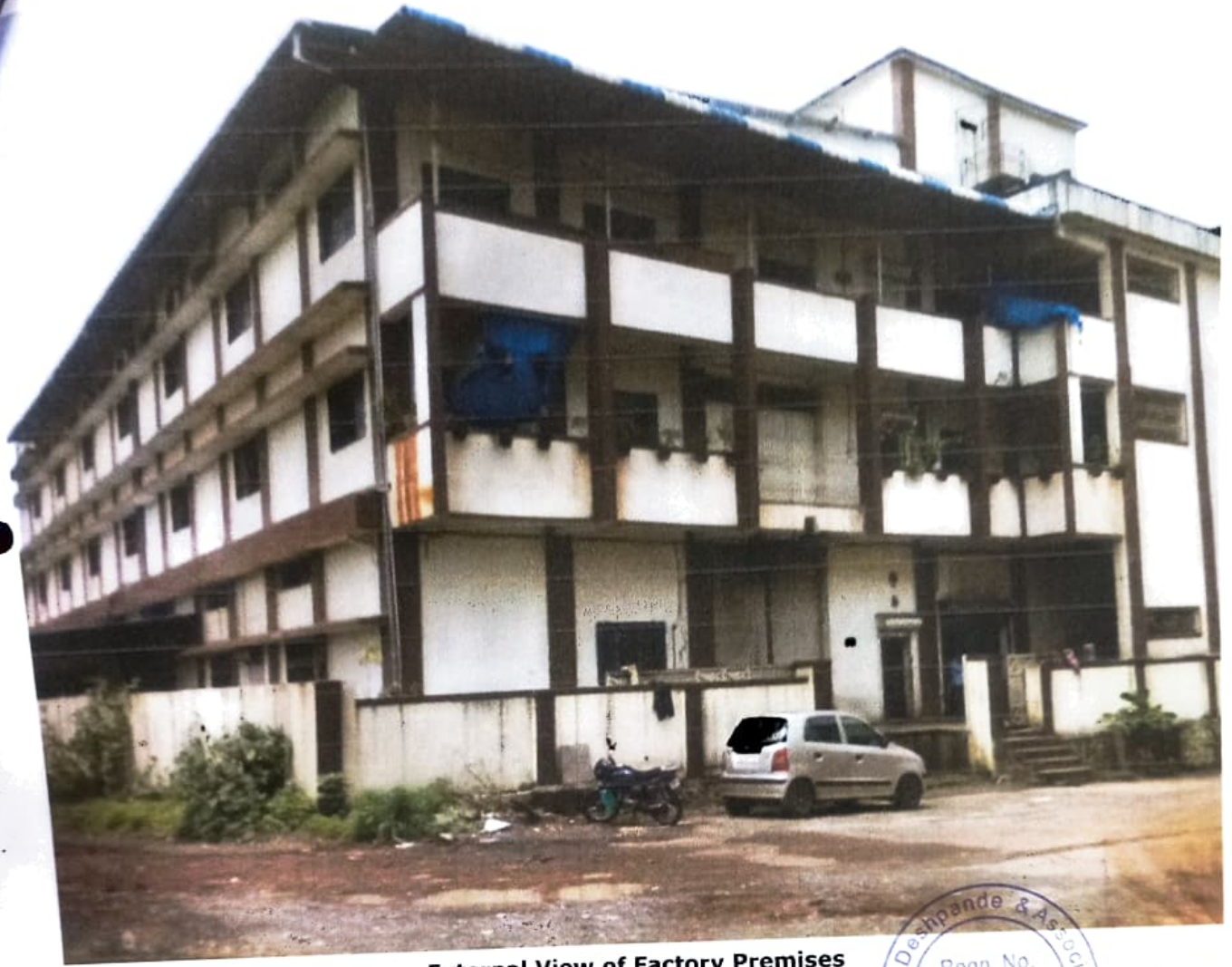
This certificate is issued on actual inspection to the best of my knowledge & ability and is without prejudice.

Note : The Structure is Ground + 2 upper Floors; however the said building is approved and sanctioned for Ground + 1 Upper Floor as per Layout Plan approved by Joint Director, Industrial Safety & Health, Kalyan, Dist. Thane under Permission No. PLN/DISH/WK/29/4243/09 dated 27.02.2009. However, the approved sanctioned plan issued by ADTP - Thane, for 2nd floor is not made available for our perusal. Hence we have not considered this floor for valuation purpose & valuation is based on measured areas.



Name of Client
Visit Date

: Mr. Kashyap Pran Gambhir
(A/c. of M/s. Artedz Fabs Pvt. Ltd.)
: 07.08.2016



External View of Factory Premises



Internal View of the Ground Floor



Internal View of the Ground Floor

Sunil Deshpande & Associates
Regn. No.
CCIT - (N) 1-7
2001 - 2002
Govt. Approved Valuer

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