

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser / Client: **M/s. Vitthal Ispat Pvt. Ltd.**

Name of Owner / Seller: **M/s. Ambika Polad Pvt. Ltd.**

Industrial Land and Structure on Plot No. C -13, MIDC Shendra Five Star Industrial Area, Village Shendraban, Taluka & District Chhatrapati Sambhajinagar (Aurangabad), PIN- 431 154, State – Maharashtra, Country - India

Latitude Longitude: 19°53'58.9"N 75°29'15.0"E

Valuation Done for:



Small Industries Development Bank of India
Chhatrapati Sambhajinagar (Aurangabad) Branch



Aurangabad : Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA E-mail : aurangabad@vastukala.org
Tel. : +91 240 2485151 +91 9167204062 / 9860863601

Our Pan India Presence at :

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

VALUATION OPINION REPORT

The property bearing Industrial Land and Structure on Plot No. C -13, MIDC Shendra Five Star Industrial Area, Village Shendranban, Taluka & District Chhatrapati Sambhajnagar (Aurangabad), PIN- 431 154, State – Maharashtra, Country - India belongs to **M/s. Ambika Polad Pvt. Ltd. The Proposed Purchaser / Client is M/s. Vitthal Ispat Pvt. Ltd.**

Boundaries of the property

North : MIDC Road (20.00 M.W.)
South : Plot No.C-12
East : MIDC Road (66.00 M.W.)
West : MIDC Land

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 for this particular purpose at **₹ 7,19,51,000.00 (Rupees Seven Crore Nineteen Lakhs & Fifty One Thousand Only).**

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Industrial Land & Structure	7,19,51,000.00	6,47,55,900.00	5,50,42,515.00	87,26,400.00

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.

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Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.



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Valuation Report of Immovable Property

1. Introduction		
a)	<p>Name of the Property Owner / Lessor (with address & phone nos.)</p>	<p><u>Name of Proposed Purchaser / Client:</u> M/s. Vitthal Ispat Pvt. Ltd.</p> <p><u>Name of Owner / Seller:</u> M/s. Ambika Polad Pvt. Ltd.</p> <p>Industrial Land and Structure on Plot No. C -13, MIDC Shendra Five Star Industrial Area, Village Shendraban, Taluka & District Chhatrapati Sambhajnagar (Aurangabad), PIN- 431 154, State – Maharashtra, Country - India.</p> <p>Contact Person: Mr. Vitthal Akkar (Director of M/s. Ambika Polad Pvt. Ltd.) Contact No. +91 9422180441</p> <p>Mr. Seemant Pardhi (Bank Manager) Contact No. +91 9406765105.</p>
b)	Purpose of Valuation	As per request from Small Industries Development Bank of India, Chhatrapati Sambhajnagar (Aurangabad) Branch, to assess fair market value of the property for banking purpose.
c)	Date of Inspection of Property	17.11.2023
d)	Date of Valuation Report	22.11.2023
e)	Name of the Developer of Property (in case of developer built properties)	N.A.
2. Physical Characteristics of the Property		
a)	Location of the Property	Industrial Land and Structure on Plot No. C -13, MIDC Shendra Five Star Industrial Area, Village Shendraban, Taluka & District Chhatrapati Sambhajnagar (Aurangabad), PIN- 431 154, State – Maharashtra, Country – India.
	Brief description of the property	<p><u>Property:</u> The immovable property is Leasehold Industrial Land and structure thereof. It is located at about 25.00 KM. travelling distance from Chhatrapati Sambhajnagar (Aurangabad) Railway Station. It is a Leasehold land for 95 Years starting from 01.02.2008. Lessor – Maharashtra Industrial Development Corporation Lessee - M/s. Ambika Polad Pvt. Ltd.</p> <p>As per Deed of Assignment / Building Completion Certificate is as below and considered for valuation. Plot area = 10,034.00 Sq. M. i.e.1,08,005.97 Sq. Ft.</p> <p>As Per Building Completion Certificate & Sanctioned Plan Built Up Area is as below Factory Shed = 990.00 Sq. M. Extra Height = 495.00 Sq. M.</p> <p>----- Total Built Up Area = 1,485.00 Sq. M.</p>

Construction Area considered for the purpose of valuation is 990.00 Sq. M. As per Site Inspection, the Description of Construction and land development is as below – R.C.C Footing with PEB Structure, Centre Ht. – 11.90 Mtr & Corner Ht. – 9.90 Mtr. GI Sheet Superstructure & Roofing, Trimix Flooring, Industrial Elect. Fitting, Partly Compound Wall & M.S. Gate Length 168.00 Rmtr of Avg. Ht. 5.00 Ft., etc.	
Nearby landmark	Near Dhoot Transmission Company
Postal Address of the Property	Industrial Land and Structure on Plot No. C -13, MIDC Shendra Five Star Industrial Area, Village Shendraban, Taluka & District Chhatrapati Sambhajinagar (Aurangabad), PIN- 431 154, State – Maharashtra, Country – India.
Area of the plot/land (supported by a plan)	Plot area = 10,034.00 Sq. M. i.e. 1,08,005.97 Sq. Ft.
Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.	Solid land
Independent access/approach to the property etc.	Yes
Google Map Location of the Property with a neighborhood layout map	Provided
Details of roads abutting the property	66.00 Mtr Wide BT Road
Description of adjoining property	Located in Middle class locality
Plot No. Survey No.	Plot No. C -13
Ward/Village/Taluka	Village Shendraban
Sub-Registry/Block	Chhatrapati Sambhajinagar (Aurangabad)
District	Chhatrapati Sambhajinagar (Aurangabad)
Any other aspect	-
b)	Plinth Area, and saleable are to be mentioned separately and clarified As Per Building Completion Certificate & Sanctioned Plan Built Up Area Factory Shed = 990.00 Sq. M. Extra Height = 495.00 Sq. M. ----- Total Built Up Area = 1,485.00 Sq. M.
Boundaries of the Plot	
As Per Lease Deed	
North	MIDC Road (20.00 M.W.)
South	Plot No.C-12
East	MIDC Road (66.00 M.W.)
West	MIDC Land
Boundaries of the Plot	
Actual & As Per Map Boundaries	
North	MIDC Road (20.00 M.W.)
South	Plot No.C-12
East	MIDC Road (66.00 M.W.)
West	MIDC Land
3. Town Planning parameters	
a)	Master Plan provisions related to property in terms of land use Industrial

FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed	FSI Permitted – As per local norms FSI Consumed – 0.15 (As Per Sanctioned Plan)
Ground coverage	0.10 (As Per Sanctioned Plan)
Comment on whether OC-Occupancy Certificate has been issued or not	Information not available
Comment on unauthorized constructions if any	No
Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	Easily transferable as per local norms
Planning area/zone	Industrial
Developmental controls	M.I.D.C.
Zoning regulations	As per Development Control Regulation
Comment on the surrounding land uses and adjoining properties in terms of uses	Land used for Industrial Purpose
Comment on demolition proceedings if any	Information not available
Comment on compounding / regularization proceedings	As per local norms
Any other Aspect	None
4. Document Details and Legal Aspects of Property	
a)	Ownership Documents
	Sale Deed, Gift Deed, Lease Deed
	<ol style="list-style-type: none"> 1. Copy of Agreement to Sale Dt.08.10.2023. 2. Copy of Deed of Assignment No.312 Dt.08.01.2014. 3. Copy Lease Deed No.8624 Dt.29.11.2010. 4. Copy of Revised Construction Permission / Approval No.6190/2011 Dt.17.09.2011. 5. Copy of Sanctioned / Approval Plan No.6190/2011 Dt.17.09.2011 issued by Executive Engineer, Civil Division, Aurangabad, M.I.D.C. 6. Copy of Building Completion Certificate No. DB / Shendra / 5549/2012 Dt.07.12.2012 issued by Executive Engineer, Civil Division, Aurangabad. 7. Copy of Consent Transfer Order No.4765 Dt.13.12.2013 issued by M.I.D.C.
	TIR of the Property
	Copy of TIR not provided
b)	Name of the Owner/s
	<u>Name of Proposed Purchaser / Client:</u> M/s. Vitthal Ispat Pvt. Ltd.
	<u>Name of Owner / Seller:</u> M/s. Ambika Polad Pvt. Ltd.
c)	Ordinary status of freehold or leasehold including restrictions on transfer
	Leasehold land from M.I.D.C. for the period of 95 Years starting from 01.02.2008.
d)	Agreement of easement if any
	Not Apparent from the documents provided
e)	Notification of acquisition if any
	Not Apparent from the documents provided
f)	Notification of road widening if any
	Not Apparent from the documents provided

g)	Heritage restriction, if any	No
h)	Comment on transferability of the property ownership	Easily transferable
i)	Comment on existing mortgages/charges/encumbrances on the property, if any	Details not available. The bank is requested to independently verify the same.
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Details not available. The bank is requested to independently verify the same
k)	Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan	MIDC - Executive Engineer, Civil Division Aurangabad.
l)	Whether Property is Agricultural Land if yes, any conversion is contemplated	N.A., Industrial Land
m)	Whether the property is SARFAESI compliant	Yes
n)	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	Provided documents are enclosed with the valuation report.
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	Information not available
p)	Qualification in TIR/mitigation suggested if any.	Copy of TIR Report is not provided and not verified.
q)	Any other aspect	-
5. Economic Aspects of the Property		
a)	Reasonable letting value	N.A.
	If property is occupied by tenant	Owner Occupied
	Number of tenants	N.A.
	Since how long (tenant- wise)	N.A.
	Status of tenancy right	N.A.
	Rent received per month (tenant-wise) with a comparison of existing market rent	N.A.
	Taxes and other outings	Information not available
	Property Insurance	Information not available
	Monthly maintenance charges	Self - Maintained
	Security charges	Self - Maintained
	Any other aspect	-
6. Socio-cultural Aspects of the Property		
a)	Descriptive account of the location of the	Developed Industrial Area, Middle Class

	property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
7. Functional and Utilitarian Aspects of the Property		
a)	Description of the functionality and utility of the property in terms of:	
	Space allocation	Yes
	Storage Spaces	Yes
	Utility spaces provided within the building	Yes
	Car Parking facility	Yes
	Balconies, etc.	No
b)	Any other aspect	NIL
8. Infrastructure Availability		
a)	Description of aqua infrastructure availability in terms of	
	Water supply	MIDC Water supply
	Sewerage/sanitation System Underground or Open	Underground Sewerage connected to MIDC line
	Storm water drainage	Yes
b)	Description of other physical infrastructure facilities viz.	
	Solid waste management	Yes
	Electricity	Available
	Road and public transport connectivity	All well connected with public transport like auto, private vehicles Etc.
	Availability of other public utilities nearby	Available nearby
c)	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	Available nearby
9. Marketability of the Property		
a)	Marketability of the property in terms of	
	Locational attributes	Developed Industrial area
	Scarcity	Average
	Demand and supply of the kind of subject property	Good
	Comparable sale prices in the locality	Yes
b)	Any other aspect which has relevance on the value or marketability of the property	Nil
10. Engineering and Technology Aspects of the Property		

a)	Type of construction	R.C.C Footing with PEB Structure, Centre Ht. – 11.90 Mtr & Corner Ht. – 9.90 Mtr
b)	Material & technology used	Standard
c)	Specifications,	Normal
d)	Maintenance issues	Well Maintained
e)	Age of the building	2012 (As Reported Building Completion Certificate) Age of the building – 11 Years
f)	Total life of the building	50 Years
g)	Extent of deterioration	39 Years (Subject to proper, preventive periodic Maintenance & structural repairs)
h)	Structural safety	Information not available
i)	Protection against natural disaster viz. earthquakes,	Information not available
j)	Visible damage in the building	Not found
k)	System of air-conditioning	Not found
l)	Provision of firefighting	Yes
m)	Copies of the plan and elevation of the building to be included	Yes
11. Environmental Factors		
a)	Use of environment friendly building materials, Green Building techniques if any	Information not available
b)	Provision of rain water harvesting	Information not available
c)	Use of solar heating and lightening systems, etc.,	Information not available
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	No
12. Architectural and aesthetic quality of the Property		
a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Plain looking
13. Valuation		
a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Land and Building Method is used for this valuation report.
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	₹ 6,000.00 to ₹ 8,000.00 per Sq. M. Considering the rate with attached report, current market conditions, demand and supply position, industrial land size, building area, location, upswing in real estate prices, sustained demand for industrial land, all round development of industrial application in the locality etc. We

		estimate ₹ 6,250.00 per Sq. M. for land.				
c)	Guideline Rate	Ready Reckoner Rate	M.I.D.C. Rate			
	Land	₹ 2,300.00 per Sq. M.	₹ 1,870.00 per Sq. M.			
	Building	As per valuation table	As per valuation table			
d)	Summary of Valuation					
	i. Guideline Value	As Per Ready Reckoner Rate				
		Area in Sq. M.	Rate in ₹	Value in ₹		
	Land	10,034.00	2,300.00	2,30,78,200.00		
	Building	As per below chart		89,88,192.00		
	Total			3,20,66,392.00		
	ii. Guideline Value	As Per M.I.D.C. Rate				
		Area in Sq. M.	Rate in ₹	Value in ₹		
	Land	10,034.00	1,870.00	1,87,63,580.00		
	Building	As per below chart		89,88,192.00		
	Total			2,77,51,772.00		
	iii. Fair Market Value					
	A) Land	Area in Sq. M.	Rate in ₹	Fair Market Value in ₹		
		10,034.00	6,250.00	6,27,12,500.00		
	B) Building					
	Particulars of item	Particulars	Replacement Rate Per Sq. M.	Replacement Const. Cost in ₹	Depreciated Rate Of Const. in ₹ (17.60%)	Amount in ₹
		(Sq. M.)	(₹)	(₹)	(₹)	(₹)
	Factory Shed	990.00	10,000.00	99,00,000.00	17,42,400.00	81,57,600.00
	Compound Wall & MS Gate (Avg. Ht. 5.00 Ft)	168.00 R. M.	6,000.00	10,08,000.00	1,77,408.00	8,30,592.00
					TOTAL	89,88,192.00
Amenities: -						
Labor Quarter Shed, Crane Arrangements Etc.	₹ 2,50,000.00					
Summary of Valuation						
Total Value of the Property (A + B+C)	₹ 7,19,50,692.00 Say 7,19,51,000.00					
Realizable Value	₹ 6,47,55,900.00					
Forced/ Distress Sale value.	₹ 5,50,42,515.00					
Insurable value of the property	₹ 87,26,400.00					
e)	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	justification on variation has given.				

Details of last two transactions in the locality/area to be provided, if available.	Yes Available.
General Remark	<u>No.</u>

14. Declaration

I hereby declare that:

- i. The information provided is true and correct to the best of my knowledge and belief.
- ii. The analysis and conclusions are limited by the reported assumptions and conditions.
- iii. I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- iv. I have no direct or indirect interest in the above property valued.
- v. I/ my authorized representative, has inspected the subject property on 17.11.2023
- vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to no limit
- vii. I am an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- viii. I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- ix. I have submitted the Valuation Report (s) directly to the Bank.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Wealth Tax Reg. No.: (N) CCIT/1-14/52/2008-09

SIDBI Empanelment No.: 2018 Jan 19 / L00186516

Address:

Vastukala Consultants (I) Pvt. Ltd.

Plot No.106, N-3, CIDCO, Chhatrapati Sambhajinagar (Aurangabad). – 431 005.

Name of Valuer association of which I am a bonafide member in good standing: Institution of Valuers & Practicing Valuers Association of India.

Date: 22.11.2023

Tel No. - +91 22 28371324 /25

Mobile No. - +91 98195 97579

Email Id – aurangabad@vastukala.org



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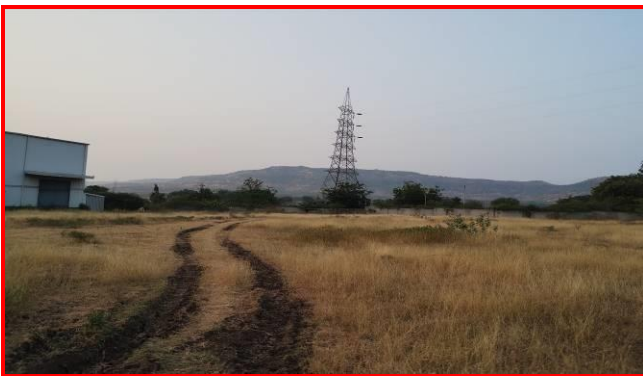
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15. Enclosures		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Latitude and longitude provided along with satellite image of the building
b)	Building Plan	Yes provided
c)	Floor Plan	Yes provided
d)	Site Photograph of the property	Yes provided
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Yes provided
f)	Google Map location of the property	Yes provided
g)	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makaan.com etc.	Yes provided
h)	Any other relevant documents/ extracts	Yes provided

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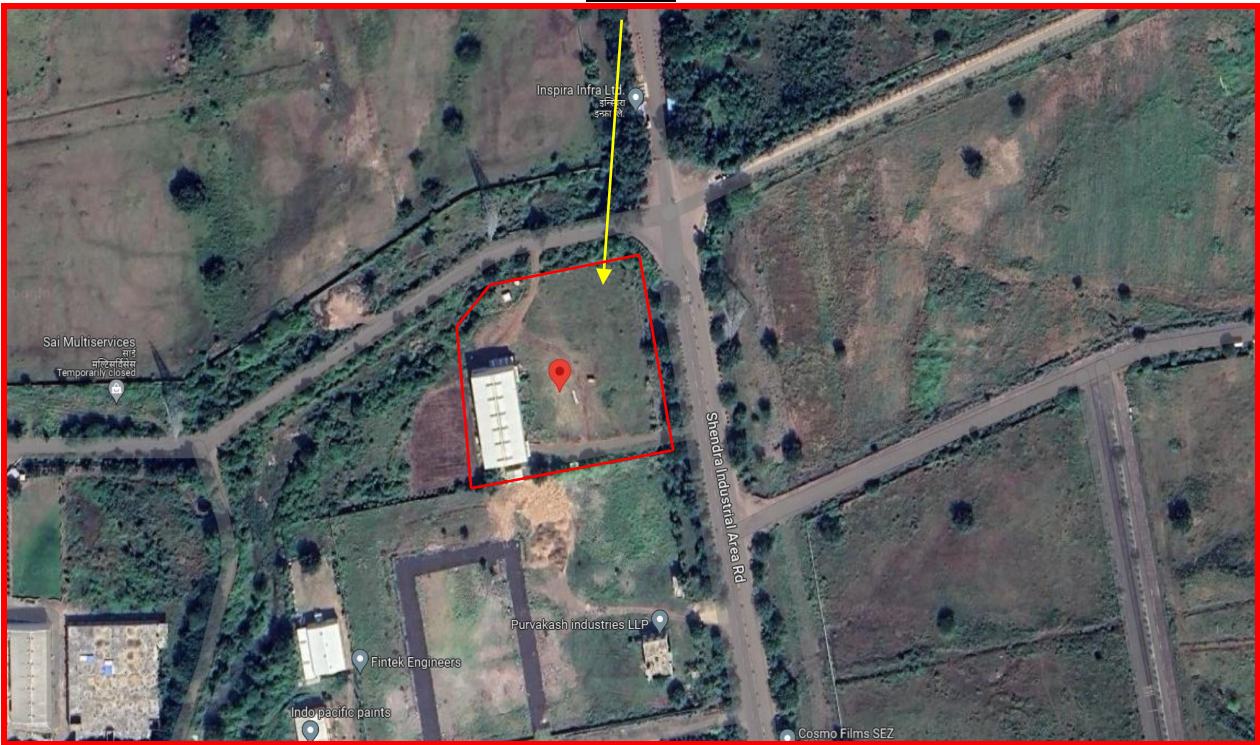
Actual Site Photographs





Route Map of the Property

Site u/r



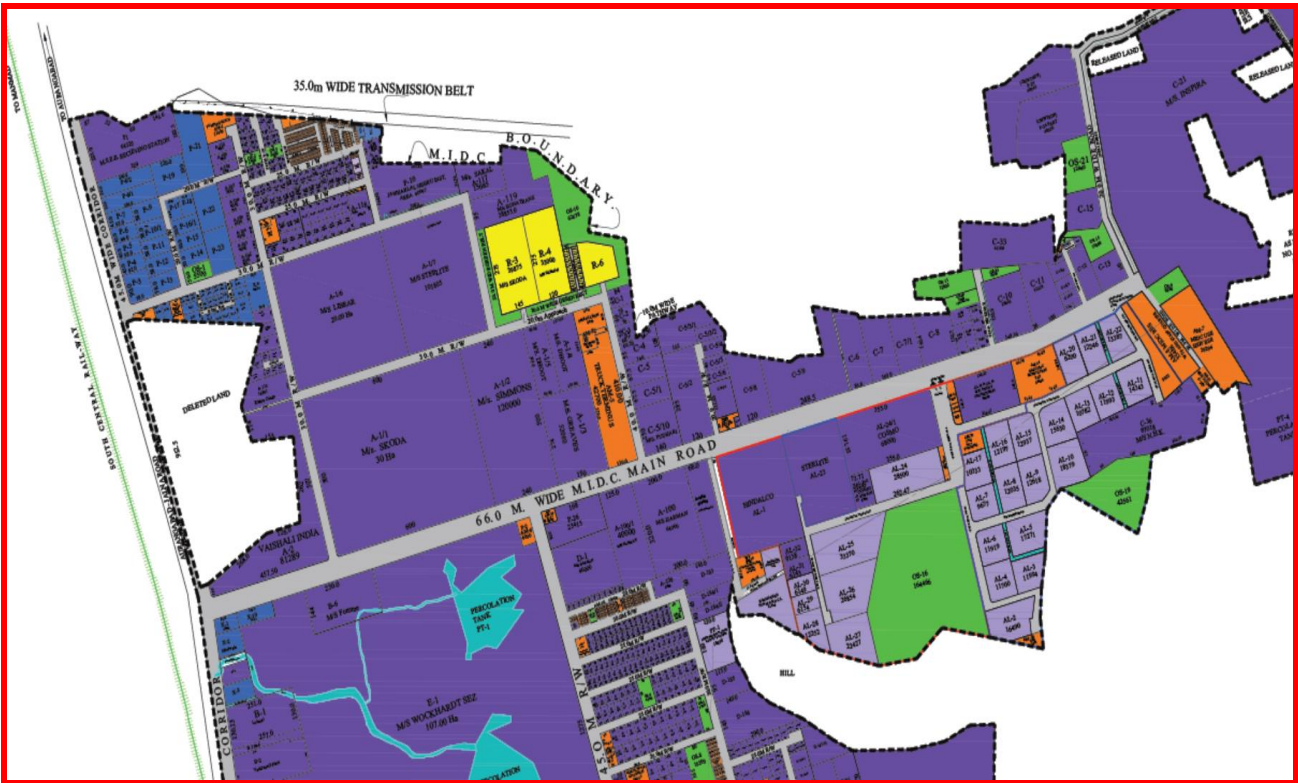
Route Map



Latitude Longitude: 19°53'58.9"N 75°29'15.0"E

Note: The Red Rectangle shows Approx. Property.

MIDC MAP



Ready Reckoner Rate


Department of Registration and Stamp
Government of Maharashtra
नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन


Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home
Valuation Guidelines | User Manual

Year: 2023-2024
Language: English

Selected District: Aurangabad

Select Taluka: Aurangabad

Select Village: Mau. Shendra Kamanagar (Shendra J)

Search By: Survey No. Location

Select Location: महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC)

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	40/40.5	40.5-शेंद्रा औद्योगिक वसाहतमधील 20 मि. पेक्षा कमी रुंदीच्या रस्त्यावरील मिळकती	1250	चौरस मीटर
SurveyNo	40/40.4	40.4-शेंद्रा औद्योगिक वसाहतमधील 20 मि. पेक्षा जास्त व 30 मि. पर्यंतच्या रुंद रस्त्यावरील मिळकती	1500	चौरस मीटर
SurveyNo	40/40.3	40.3-शेंद्रा औद्योगिक वसाहतमधील 30 मि. पेक्षा जास्त व 45 मि. पर्यंतच्या रुंद रस्त्यावरील मिळकती	1850	चौरस मीटर
SurveyNo	40/40.2	40.2-शेंद्रा औद्योगिक वसाहतमधील 45 मि. रुंदीपेक्षा जास्त रस्त्यावरील मिळकती	2300	चौरस मीटर
SurveyNo	40/40.1	40.1-शेंद्रा औद्योगिक वसाहतमधील औरंगाबाद जालना या राज्य रस्त्यावरील मिळकती	2900	चौरस मीटर

123

MIDC Rate

Regional Office: Aurangabad
Industrial Area: SHENDRA FIVE STA
Search

SHENDRA FIVE STAR INDL. AREA

[Basic Information](#)
[City Information](#)
[Location Details](#)
[Contact Us](#)

[Clients](#)
[Infrastructure](#)
[Plots/Sheds Available](#)
[Industrial Maps](#)

Objective : Provision of 5 Star Industrial Area facilities.

Industry Category : 5 star industrial area

Aurangabad is a success story of MIDCs efforts towards a balanced industrialization of the State. A city with no industrial background is today a thriving hub of industrial activity. As part of its efforts, the MIDC developed the Waluj and Chikalthana Industrial Areas, which were soon snapped up. This success along with additional demand for quality infrastructure necessitated the development of a third industrial area in the city - Shendre Industrial Area.

Land Rates

Industrial Plots per sq. mtr	: 1870
Commercial Plots per sq. mtr	: 3740
Residential Plots per sq. mtr	: 2805

Sale Instance-1

718342	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. औरंगाबाद 5
08-11-2023		दस्त क्रमांक : 718/2023
Note :-Generated Through eSearch Module For original report please contact concern SRO office.		नोंदणी : Regn 63m
गावाचे नाव : कुंभेफळ		
(1)विलेखाचा प्रकार	भाडेपट्ट्याचे हस्तांतरणपत्र	
(2)मोबदला	0	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9200000	
(4) भू-मापन,पोटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव-औरंगाबाद म.न.पा.इतर वर्णन : इतर माहिती: मौजे कुंभेफळ ता. व जि. औरंगाबाद येथील महाराष्ट्र औद्योगिक विकास महामंडळ शेंद्रा पंचतारांकित औद्योगिक क्षेत्रातील प्लॉट नं. डी-116 क्षेत्रफळ 1000 चौ. मी. व त्यावरील बांधीव क्षेत्र. 107.95 चौ. मी. बाबतचे डीड ऑफ असाईनमेंट.((Plot Number : D-116:))	
(5) क्षेत्रफळ	1000 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मे. कमल इंडस्ट्रीज र्क प्रो. प्रा. श्री. विजयकुमार रामगोपाल राठी . -व्य.-52 पत्ता.-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. प्लॉट नं. डी:181 एमआयडीसी शेंद्रा औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं.-ALKPR8532P	
(8)दस्तावेज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-मे. श्री कमल इंडस्ट्रीज र्क प्रो. प्रा. सौ. मिलन गोपीकिशन राठी . -व्य.-49 पत्ता.-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. प्लॉट नं. 1 गट नं. 144 कमलकुंज राठी कॉलनी बीड बाय पास सातारा परिसर औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं.-ALKPR8539G	
(9) दस्तावेज करून दिल्याचा दिनांक	25/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	25/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	718/2023	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	460000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारत घेतलेला तपशील :-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाना तपशील दस्तप्रकारानुसार आवश्यक नाही	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

**Land Rate Arrived from this Sale Instance by Deducting Construction cost by (Built up Area
107.95 Sq M. x ₹10,000.00) = ₹ 8,120.00 per Sq. M. for Land**

Sale Indicator

99acres
Post property FREE

Commercial Buy ▾

📍 🗨️ 🔍

Home > Commercial land for sale in Aurangabad > Industrial land for sale in Aurangabad > Industrial land for sale in Shendra MIDC
Posted on Aug 11, 2023 | Ready to move

₹20.97 Cr

@ 1,198 per sq.ft.

Estimated EMI ₹ 16,74,882

Industrial Lands/Plots for Sale
in Shendra MIDC, Aurangabad, Maharashtra

Contact Owner FREE
☆ Shortlist

RERA STATUS NOT AVAILABLE Website: <https://maharera.t.mahaonline.gov.in/>

Overview
Owner Details

Property (6)

Photos (1/6)

📏 Dimensions

Plot area 175000 sq.ft. ▾
(16258.03 sq.m.)

💰 Price

₹ 20.97 Crore+ Govt Charges & Tax
@ 1,198 per sq.ft.

📍 Address

Shendra MIDC, Aurangabad

🏠 Possession

Immediate

Quick links
Send Feedback

₹20.97 Cr

☆
Contact Owner FREE

RERA STATUS NOT AVAILABLE Website: <https://maharera.t.mahaonline.gov.in/>

Overview
Owner Details

Photos (1/6)

(16258.03 sq.m.)

@ 1,198 per sq.ft.

📍 Address

Shendra MIDC, Aurangabad

🏠 Possession

Immediate

Quick links
Send Feedback

Transaction Type : Resale 📄

Property Code : **Y54260888**
www.99acres.com/Y54260888

About Property

Address: P16/1. P22, Shendra MIDC, Aurangabad, Maharashtra

5*midc sendra in delhi mumbai corridor best opportunity for investment comercial/residential allotment near libher square main sector

Justification for variation between Guideline rates & Market value

Property under valuation is Industrial Land and Structure on Plot No. C -13, MIDC Shendra Five Star Industrial Area, Village Shendraban, Taluka & District Chhatrapati Sambhajinagar (Aurangabad), PIN- 431 154, State – Maharashtra, Country – India. Guideline rate is ₹ 2,300.00 per Sq. M. For Land valuation purpose we have considered market rate ₹ 6,250.00 per Sq M.

Guideline Rates are basically generated for stamp duty purpose, at the time of purchase the property, which is fixed for year to year for particular survey Nos., Gut Nos., CTS Nos., etc, Guideline rates are lower than market rates. There is no example to know guideline rates are lower than market rates. Guideline values may not be considered for any actual transaction current market.

Market Rates are not fixed but increase or decrease as per surrounding devolvement, Approach, location, Availability of amenities & services, demand in surrounding etc.

The Market value obtained in this report is defined as follows:

Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing seller in an Arm's wherein the parties had each acted knowledgeably and without compulsion. {as defined by the international valuation committee, London}. Thus, the characteristics of the Market Value are

- a. It is free will sale.
 - b. It is an estimated amount and not a predetermined or an actual sale price.
 - c. It depends on purpose of valuation.
 - d. It is time-specific as on the given date.
 - e. Buyers and sellers are actuated by business principles. They are unrelated & are acting independently
- Assets would be exposed to the market in the most appropriate manor to affect its disposal at the best price.

Due to these reasons, variation is in Guideline rates & Market Rates.

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Value of the property under reference as on **22nd November 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 knowledgeable 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 fact`
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

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 for this particular purpose at **₹ 7,19,51,000.00 (Rupees Seven Crore Nineteen Lakhs & Fifty One Thousand Only)**.

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Industrial Land & Structure	7,19,51,000.00	6,47,55,900.00	5,50,42,515.00	87,26,400.00

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

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