

77/8127097

Valuation Report for Plot & Factory Building

M/s. Bright Plasto, Factory Building on Plot No. C-72,
In STICE Musalgaon, Sinnar, Dist. Nashik

M/s. Bright Plasto
Partner – Mr. Alok Kumar Fakirchand Das



Mudkanna J. C.
MUDKANNA J. C.
(N) C.C.I.T.
/1-68/56
GOVT. APPROVED VALUER

DATE OF VALUATION : 08/02/2021

NASHIK

Mudkanna J. C.
CHARTERED ENGINEER /
PANEL VALUER

- ❖ Govt. Regd. Valuer under wealth Tax Act : (N)CCIT/1-68/56 dtd. 10/08/2004
- ❖ Chartered Engineer : M-112000/4 dtd. 16/09/1996
- ❖ Fellow Indian Institute Of Valuers, Delhi : 012404 dtd. 12/05/2003
- ❖ Member Institution Of Engineers, India : M-112000/4 dtd. 16/09/1996
- ❖ Member Practicing Valuers Asso. of India : PVA(I) LM- 1341 dtd. 02/04/2008
- ❖ Member Indian Council of Arbitration : ICA/781/Admn/2009 dtd. 15/10/2009

MUDKANNA J. C.

**B.E. (Civil), M.I.E., F.I.V.,
C.E., P.V.A. (I), M.I.C.A.**
Office : 02, Indus Appt., Near Ved Mandir,
 MICO Circle, On Trimbak Road, Nashik.
Tel No : +91 253 2311756 **Mob.**: 9822379466,
Email id : jcanashik@gmail.com

VALUATION REPORT

Valuation of property belonging to	:	M/s. Bright Plasto Partner – Mr. Alok Kumar Fakirchand Das
Valuation as on	:	08/02/2021
Address of the property	:	M/s. Bright Plasto, Factory Building on Plot No. C-72, In STICE Musalgaon, Sinnar, Dist. Nashik. Bearing Gat No. 914 to 933 & 936
Area of the Plot No. C-72	:	500 Sq.m.
Built up area of Factory	:	1811 Sq.ft. (168.26 Sq.m.)
Fair Market Value of the Property	:	Rs. 26,21,000/- In words (Rs. Twenty Six Lakh Twenty One Thousand Only)
Conservative Value of the Property	:	Rs. 23,50,000/- In words (Rs. Twenty Three Lakh Fifty Thousand Only)
Distress Value of the Property	:	Rs. 21,00,000/- In words (Rs. Twenty One Lakh Only)

Place : Nashik
Date of Issue : 12/02/2021



ANNEXURE-I
FORMAT OF VALUATION REPORT
(to be used for all properties of value upto Rs.5 crores)

Name & Address of Branch : State Bank of India, SMECC Branch, Nashik
Name of Customer (s)/ Borrowal unit : M/s. Bright Plasto
Partner - Mr. Alok Kumar Fakirchand Das
Valuation is done of : Plot No. C-72 & Structures thereon
For Renewal Purpose

1 CUSTOMER DETAILS :	
Name	M/s. Bright Plasto Partner - Mr. Alok Kumar Fakirchand Das
Application Number	
2 PROPERTY DETAILS :	
Address	M/s. Bright Plasto, Factory Building on Plot No. C-72, In STICE Musalgaon, Sinnar, Dist. Nashik.
Nearby Landmark/ Google map Independent access to the Property	Bearing Gat No. 914 to 933 & 936
3 DOCUMENT DETAILS :	
	Name of Approving Authority
	Approval No.
Layout Plan	Yes
ADTP Nashik	Approval Wide ADTP of Letter No. 2409 dtd. 18/10/2004 NA Order No. NA/SR/4/1984 dtd.05/03/1984
Building Plan	Yes
ADTP Nashik	Approval wide Letter No. 2460 dtd. 01/09/2017
Building Completion	Yes
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Legal Documents	Yes
List of documents :	
1] Assignment of Lease Hold Rights dtd. 23/09/2011 (Regd. at Sr. No. SNR-06891-2011)	
2] Possession Receipt vide letter No. Plot No. C-72/2011-2012/571 dtd. 23/09/2011	
4 PHYSICAL DETAILS :	
Adjoining properties	North : 12 mtr. wide Road South : Plot No. C-71 East : Plot No. C-73 West : Sinnar-Shiv Road
Matching boundaries	Yes
Plot demarcated	Yes
Approved land use	For Industrial use
Type of Property	Factory Building
No. of Rooms	Industrial Structure/Shed
Total No. of Floors	Ground Floor
Floor on which the property is located	The Factory Shed is having Ground Floor
Approx age of the Property	Around 17 years
Residual age of the Property	Around 23 years with Regular maintenance



Type of Structure	<p>Area of the Plot No. C-72 is 500 Sq.m. & Built up area of the Factory Shed as per ADTP Plan dtd. 01/09/2017 is 1811 (i.e. 168.26 Sq.m.) The Factory Sheds are Constructed in Load Bearing Structure with AC Sheet Roofing. On M.S. Trusses. Height of the main shed structure is around 5 mtrs. & ancillary sheds having 4 & 3 mtr. heights. The walls are constructed in B.B. Masonry. RCC Coba Flooring, Conduit pipe wiring, M.S. Rolling Shutters are Provided. B.B. Masonry Compound wall with M.S. Gate is provided</p> <p>The Property is located in STICE Musalgaon Industrial area, Near Sinnar, Dist. Nashik. Infrastructure facilities such as Road, Water & Electricity is available. Civic amenities are available At Sinnar, around 5 kms distance from the Property.</p>
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5 TENURE / OCCUPANCY DETAILS :

Status of Tenure	Lease Hold Property, for 98 years w.e.f. 10/01/1983
No of years of Occupancy	Lessee Occupied since 2011
Relationship of tenant or owner	Not Applicable

6 STAGE OF CONSTRUCTION :

Stage of Construction	Building Construction is Completed.
If under construction, extent of Completion.	NA, Building Construction is Completed

7 VIOLATIONS IF ANY OBSERVED :

Nature and extent of violations	----
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8 AREA DETAILS OF THE PROPERTY :

Site area	500 Sq.m.
Plinth area	As per Approved Building Plan
Carpet area	As per Approved Building Plan
Saleable area	1811 Sq.ft. (168.26 Sq.m.) [Built up Area of the Factory]
Remarks	Building is located in developed Industrial area

9 VALUATION :

i. Mention the value as per Government Approved Rates also	Rs. 1,240/- Sq.m. (Govt. Plot Rate) Rs. 21,780/- Sq.m. X 75 % (Govt. Built up Rate for New Ind. Shed) i.e., Rs. 16,335/- Sq.m. (As per Current year Ready Reckoner)
ii. 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.	Rs. 3,250/- Sq.m. (Plot Rate adopted) In view of the Location, Construction Quality of Building, Age of Building & demand of the Property, We have adopted the above said Prevailing market Rate for the valued Property.

SUMMARY OF VALUATION :

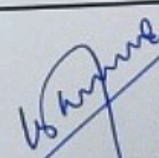

I. Guideline Value (Government Valuation) :

Plot area	: 500.00 Sq.m. X Rs. 1,240/- Sq.m.	= Rs. 6,20,000/-
Built up area	: 168.26 Sq.m. X Rs. 16,335/- Sq.m. X 70%	= Rs. 19,23,968/-
		<hr/>
		= Rs. 25,43,968/-



II. FAIR MARKET VALUATION :			
Valuation of Property	Built up area /Plot area	Rate adopted for Valuation	Fair Market Value
Area of Plot No. C- 72	500 Sq.m.	Rs. 3250/- Sq.m.	Rs. 16,25,000/-
Built up area of Factory	1811 Sq.ft.	Rs. 550/- Sq.ft.	Rs. 9,96,050/-
Total			Rs. 26,21,050/-
say			Rs. 26,21,000/-
Fair Market Value			Rs. 26,21,000/- In words (Rs. Twenty Six Lakh Twenty One Thousand Only)
Realizable Value			Rs. 23,50,000/- In words (Rs. Twenty Three Lakh Fifty Thousand Only)
Distress/ Forced Sale Value			Rs. 21,00,000/- In words (Rs. Twenty One Lakh Only)
10	Assumptions/Remarks :		Please obtain from Panel Advocate.
	i. Qualifications in TIR/Mitigation suggested, if any		Yes
	ii. Property is SARFAESI compliant		Yes
	iii. Whether property belongs to social infrastructure like hospital, school, oldage home etc.		No
	iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.		Property Mortgaged with State Bank of India.
	v. Details of last two transactions in the locality/area to be provided, if available.		Details not available
	vi. Any other aspect which has relevance on the value or marketability of the property		The Property is located in developed Industrial area.
11	Declaration :		
	i. The property was inspected by the undersigned on 08/02/2021 in presence of Mr. Alokumar Das.		
	ii. The undersigned does not have any direct/indirect interest in the above property		
	iii. The information furnished herein is true and correct to the best of our knowledge.		
	iv. I have submitted Valuation report directly to the Bank.		
12	Name & address of valuer	J.C. Mudkanna 02, Indus Apartment, Mico Circle, Nashik	
	Wealth Tax Registration No.	(N)CCIT/1-68/56 dtd. 10/08/2004	
13	Enclosures Documents & Photographs (Geo-stamping with date) etc.	Yes, Photographs of the valued Property are enclosed herewith.	

Date of Valuation : 08/02/2021
Date of Issue : 12/02/2021
PLACE: NASHIK



SIGNATURE OF THE VALUER

LIMITING CONDITIONS AND RECOMMENDATIONS

- 1) This is a valuation opinion report of a property. We have not carried out title search of the property, as it is out of the scope of the assignment. This valuation is based on information and documents provided by the owner/ representative of the owner of the property. While carrying out this valuation, it is assumed that the property is having clear and marketable title. If the property is offered as security against loan, please take Legal Opinion about Ownership of the valued Property & Title Clearance from legal advisor.
- 2) This report will hold good only if title of the property is clear, marketable and free from all encumbrances and the building is constructed as per sanctioned plan. We are not responsible for reduction in value of the property if the title of the said property is not clear, marketable and is not free from encumbrances.
- 3) Finding out liability towards any Govt. Authority or Third Party is out of the scope of this assignment. Concerned Institution may independently verify existing liabilities on the property and take necessary action.
- 4) Value varies with the purpose. This report is not to be referred if purpose is different from that of mentioned in the report.
- 5) Fair Market value mentioned in the report is based on present market rates of similar properties in the surrounding area. Market value may change in future depending upon trends in the market, demand & supply ratio, change in govt. policies, growth/ decline of development in the surrounding area etc. Hence the basis of valuation mentioned above is justifiable for the present market situation.
- 6) Utmost care has been taken to give precise Government Guideline Value of the property. However, since the valuer is not the authority to fix Guideline/Govt. value, he/she does not claim to be accurate regarding the Govt. Guideline Value mentioned in this report. Kindly consult the Properties Registrar's Office for accurate Government Guideline Value of the property.

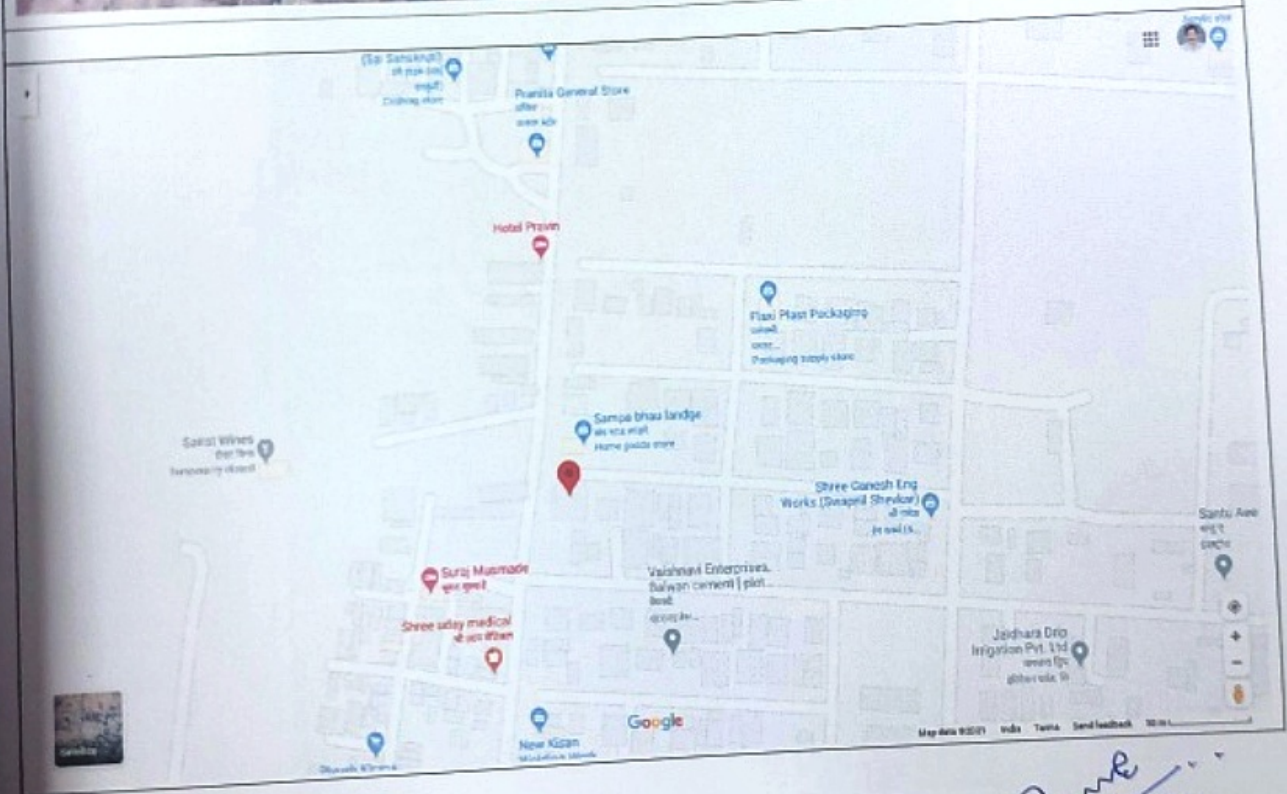


GOOGLE MAP OF THE PROPERTY LOCATION

Latitude : 19.845463

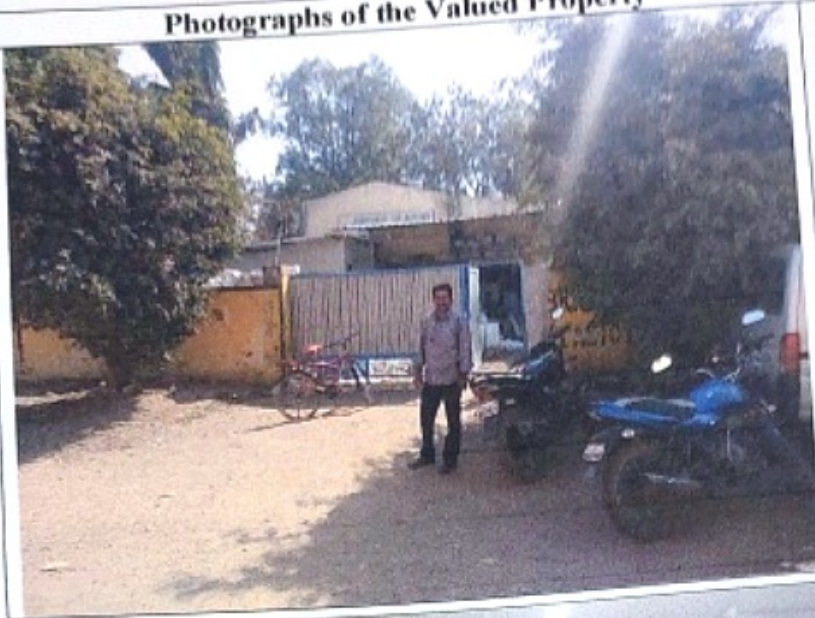
Longitude : 74.041933

Valued Property Location is shown **Red marked** symbol



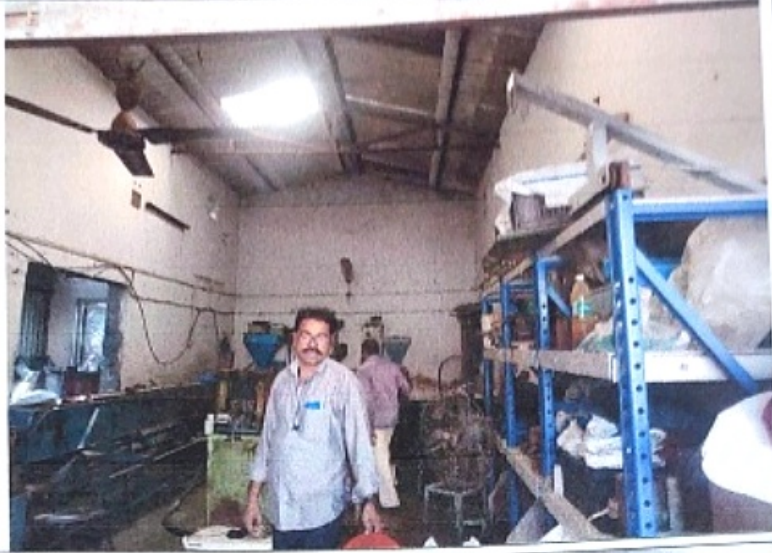
Signature
MUDKANNA J. C.
(N) C.C.I.T.
/1-68/56
GOVT. APPROVED VALUER

Photographs of the Valued Property



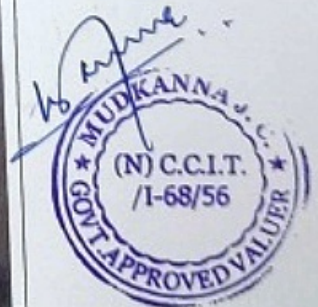
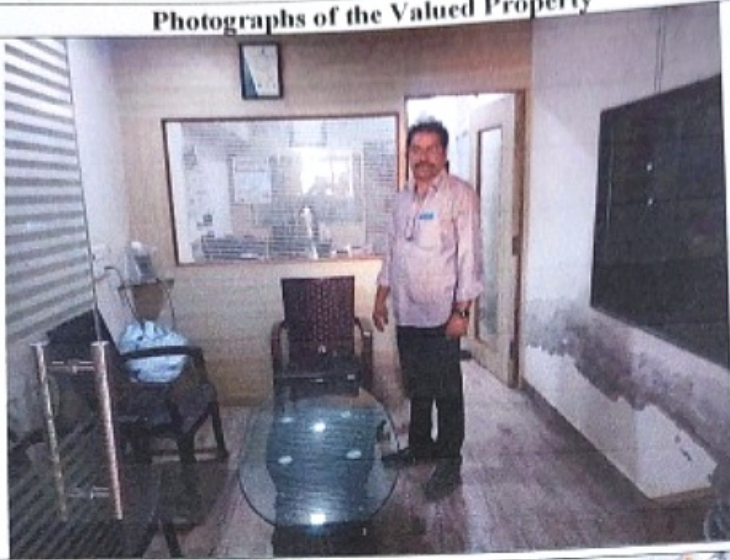
M. Kanna
MURUKANNA J. C.
(N) C.C.I.T.
/1-68/56
GOVT. APPROVED VALUER

Photographs of the Valued Property

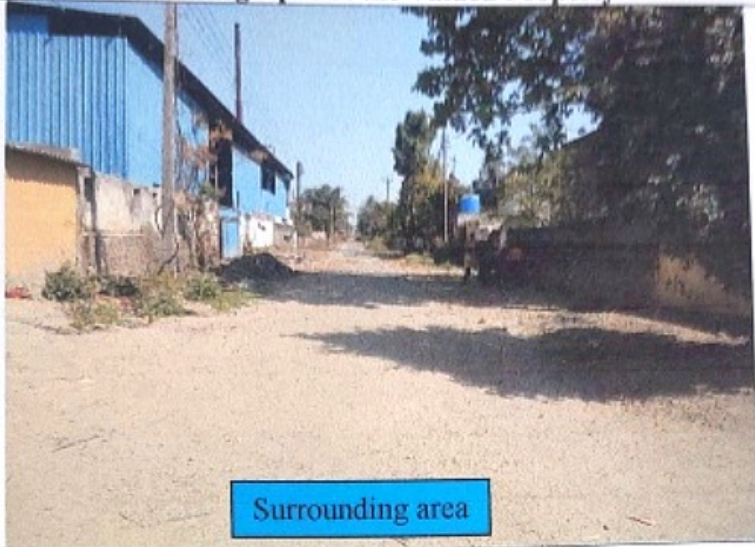


M. J. C.
MUDKANNA J. C.
(N) C.C.I.T.
/1-68/56
GOVT. APPROVED VALUER

Photographs of the Valued Property



Photographs of the Valued Property



Surrounding area



Surrounding area

W. Kanna
★ MUDKANNA J. C. ★
(N) C.C.I.T.
/1-68/56
★ GOVT. APPROVED VALUER ★

PHOTOGRAPH OF THE DOCUMENT VERIFIED

मूळ प्रत [अहस्तांतरणीय]
ORIGINAL COPY [NON TRANSFERABLE]

घासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... सिंगर दिनांक/Date..... २१/१०/१९
Received from..... डॉ. डी. सी. (कानून) श्रीगोपी गरी नरें यांच्याकडून/
रु./Rs..... ५६१०० (एकूण) रुपयें यावरून मिळाले.
on account of.....

वेधणस व लेखापाल
Cashier or Accountant.

(Signature)
(पदनाम/Designation)

दुय्यम निबंधक श्रेणी-१, सिंगर

नाम डॉ. डी. सी. (कानून) श्रीगोपी गरी नरें
पते अनिरुप फ्लोरिजम टॉवर
रकम रु. ५६१०० (एकूण) हजार शंकर मनी
मावती क्र.

०	१	९	९	०	६	३
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दुय्यम निबंधक श्रेणी-१ सिंगर



MAH - CCRNO176



INDIA STAMP DUTY MAHARASHTRA

R. 0056100 P.B.105

0185 GENERAL REGISTER
198852 SEP 02 2011

संगर
न.क्र. (६६९)/२०११
१५६

लागणारे स्टॅम्प रु-००,५६,१००=००
मुल्यांकन रु-१४,०२,५००=००
उरलेली किंमत रु-०८,००,०००=००

असाईन्मेंट ऑफ लिज होल्ड राइट्स
मुंबई मुद्रांक अधिनियम १९५८ च्या अनुच्छेद ३६(२५) अन्वये
असाईन्मेंट ऑफ लिज होल्ड राइट्स आज दि-२३ माहे-सप्टेंबर --२०११
रोजी बुधवार सिंगर मुक्कामी

पान नं. २

मेसर्स - काब्रा उद्योग करीता }
 प्रोप्रायटर - श्री.ओमप्रकाश बाबुलाल काब्रा } लिहून देणार
 वय- ६१ वर्ष- घंदा- व्यापार } पक्ष नं-१
 रा- ८,प्रगती,टागोर नगर,नासिक-पुणा रोड,नासिक - ४२२ ००६ }
 पॅन नंबर - ABBPK7980K }

यांसी

मेसर्स - ब्राईट प्लास्टो (भागीदारी) करीता }
 भागीदार - श्री. अलोककुमार फकीरचंद दास } लिहून घेणार
 वय- २९ वर्ष- घंदा- व्यापार } पक्ष नं-२
 रा -रो-हाऊस नंबर-२६, सव्हे नं.१०५, विनर टाऊनशिप, }
 मुसळगांव ता.सिन्नर जि.नासिक }
 पॅन नंबर - AKFPD7761C }

आणि

सिन्नर तालुका औद्योगिक सहकारी वसाहत मर्या., सिन्नर }
 "उद्योग भवन", सिन्नर-शिर्डी रस्ता, मू.पो. सहकारी औद्योगिक वसाहत }
 ता. सिन्नर जि. नासिक पिन-४२२ ११२ या संस्थेकरीता }
 संस्थेचा पॅन नंबर - AAAAS3121R }
 १) चेअरमन - दिलीपराव रामराव शिंदे, वय-५५ वर्ष }
 घंदा- व्यापार, राहणार- भुखंड क्रं-बी-१०९, सिन्नर तालुका औद्योगिक }
 सहकारी वसाहत मर्या., सिन्नर ता. सिन्नर जि. नासिक ४२२ ११२. } संमती देणार
 २) संचालक - श्री. अरुण किसनराव चव्हाणके, वय-४७ वर्ष, } पक्ष नं-३
 घंदा- व्यापार, राहणार-१०५९,शेटे गल्ली, सिन्नर }
 मू.पो.ता.सिन्नर, जि. नासिक, सिन्नर-४२२ १०३. }
 ३) व्यवस्थापक -श्री. नामकर्ण यशवंत आवारे, वय -५० वर्ष, }
 घंदा- नोकरी, राहणार - "शिवाई", विजय नगर, नविन कोटासमोर, }
 मू.पो.ता.-सिन्नर, जि. नासिक, सिन्नर -४२२ १०३. }

स्वता:करीता व नं.१ व २ चे जनरल मुखत्यार म्हणुन }

कारणे असाईन्मेंट ऑफ लिज हॉल्ड राईटस् लिहून देतात ऐसा जे की,

या दस्तात पुढे लिहून देणार यांचा उल्लेख "आम्ही", "आमचा", "आमचे", "आम्हास"

लिहून घेणार यांचा उल्लेख "तुम्ही", "तुमचा", "तुमचे"

संमती देणार यांचा उल्लेख " संमती देणार" असा संक्षिप्तता केला असून या सल्लेख
 त्या प्रत्येकाचे वालीदारस, कायदेशिर प्रतिनिधी, सकार्यसर्ग,असाईन्स इत्यादी सर्वांचा समावेश आहे.

(१) संमती देणार पक्ष नं-३ ही रजिस्टर्ड सोसायटी असून ती दि.महाराष्ट्र को-ऑपरेटिव्ह सोसायटीज
 ॲक्ट १९६० अन्वये नोंदवेली संस्था असून तिचा नोंदणी क्रमांक एन.एस.के./ आर.एस.आर./
 १०२२,दिनांक-१०/१२/१९८२ हा आहे. पक्ष नं-३ ह्या संस्थेने स्वता:साठी जमीन खरेदी करून,
 त्या जमीनीचे ले आऊट प्लॅन करून जमीनीचे भूखंड पाडून औद्योगिक वसाहत उभारण्याचे
 ठरविले.

पुढे पान नं.-३ वर...

सनर

क्र. (६६७/२०११)

GAK

-:- परिशिष्ट क्र-१ :-:-

तुकडी जिल्हा व जिल्हा परिषद नासिक पोटतुकडी, तालुका व पंचायत समिती सिन्नर पैकी मौजे मुसळगांव ग्रामपंचायत हद्दीतील मौजे मुसळगांव ता. सिन्नर शिवारातील गट नं.-११४ ते १३३ व १३६ यांसी क्षेत्र-१०३ हे. ७२ आर. यांसी आकार रु. ७७=४१ पैसे ही सिन्नर तालुका औद्योगिक सहकारी वसाहत मर्या., सिन्नर या संस्थेच्या मालकीची जमिन ह्या एकुण जमिनीस चतुःसिमा खालीलप्रमाणे -

पूर्वेस	:-	मुसळगांव-बारागांव पिंप्री रस्ता
पश्चिमेस	:-	सिन्नर-शिव रस्ता
दक्षिणेस	:-	सिन्नर - शिर्डी राज्य महामार्ग क्र-३९
उत्तरेस	:-	गट नं. १३१, १३४, १३५, १३६ व १४८ चे क्षेत्र

-:- परिशिष्ट क्र-२ :-:-

तुकडी जिल्हा व जिल्हा परिषद नासिक पोटतुकडी, तालुका व पंचायत समिती सिन्नर पैकी मौजे मुसळगांव ग्रामपंचायत हद्दीतील मौजे मुसळगांव ता. सिन्नर शिवारातील गट नं.-११४ ते १३३ व १३६ यांसी क्षेत्र-१०३ हे. ७२ आर. यांसी आकार रु. ७७=४१ पैसे ही सिन्नर तालुका औद्योगिक सहकारी वसाहत मर्या., सिन्नर या संस्थेच्या मालकीची एकुण जमिनी वरील औद्योगिक वापरासाठी बिनशेती केवलेला ले-आऊटमधील भुखंड क्रमांक-सी-०७२, क्षेत्र-५०० चौ.मी. ह्या भुखंडावरील १६४ चौ.मी. क्षेत्रफळ असलेली कारखाना इमारत., सदर भुखंडाच्या चतुःसिमा खालीलप्रमाणे -

पूर्वेस	:-	भुखंड क्रमांक-सी-०७३
पश्चिमेस	:-	सिन्नर-शिव रस्ता
दक्षिणेस	:-	भुखंड क्रमांक-सी-०७१
उत्तरेस	:-	१२.०० मीटर रुंदीचा रस्ता

- १२.०० मीटर रुंदीचा रस्ता -

- १२.०० मीटर रुंदीचा रस्ता -	सी-०७२	सी-०७३	सी-०७४
	सी-०७१	सी-०७०	सी-०६९



PHOTOGRAPHS OF READY RECKNOR RATES FOR CURRENT YEAR



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
साजामुल्य दर पत्रक

Home	Valuation Rates	User Manual	Close	Feedback																																										
<p>Year: 20202021</p> <p>Annual Statement of Rates</p> <p>Language: English</p> <p>Selected District: नाशिक</p> <p>Select Taluka: सिधर</p> <p>Select Village: भठिरिक सिधर SEZ (पुनर्बांध-मूळबांध), हा.सिधर</p> <p>Search By: <input type="radio"/> Survey No <input checked="" type="radio"/> Location</p> <table border="1"> <thead> <tr> <th>Select</th> <th>वर्णिकरण</th> <th>सुटी रु.रिन</th> <th>मिराठी रु.रिन</th> <th>अंशिक रु.रिन</th> <th>अंशिक रु.रिन</th> <th>एक (रु.रिन)</th> </tr> </thead> <tbody> <tr> <td>Subentry</td> <td>M-11.1-18.0 मी रेल लष्करातून ते 30.0 मी रेलवेवेळ लष्करातून वृक्ष (मिराठी)</td> <td>1700</td> <td>0</td> <td>0</td> <td>0</td> <td>मी. रील</td> </tr> <tr> <td>Subentry</td> <td>M-11.2-18.0 मी रेल लष्करातून ते 30.0 मी रेलवेवेळ लष्करातून वृक्ष (मिराठी)</td> <td>2800</td> <td>0</td> <td>0</td> <td>0</td> <td>मी. रील</td> </tr> <tr> <td>Subentry</td> <td>M-11.3-18.0 मी रेल लष्करातून ते 30.0 मी रेलवेवेळ लष्करातून वृक्ष (अंशिक)</td> <td>1340</td> <td>0</td> <td>0</td> <td>0</td> <td>मी. रील</td> </tr> <tr> <td>Subentry</td> <td>M-11.4-30.0 मी रेल व लष्करातून ते 30.0 मी रेलवेवेळ लष्करातून वृक्ष (मिराठी)</td> <td>1750</td> <td>0</td> <td>0</td> <td>0</td> <td>मी. रील</td> </tr> <tr> <td>Subentry</td> <td>M-11.5-30.0 मी रेल व लष्करातून ते 30.0 मी रेलवेवेळ लष्करातून वृक्ष (अंशिक)</td> <td>2650</td> <td>0</td> <td>0</td> <td>0</td> <td>मी. रील</td> </tr> </tbody> </table> <p>12</p>					Select	वर्णिकरण	सुटी रु.रिन	मिराठी रु.रिन	अंशिक रु.रिन	अंशिक रु.रिन	एक (रु.रिन)	Subentry	M-11.1-18.0 मी रेल लष्करातून ते 30.0 मी रेलवेवेळ लष्करातून वृक्ष (मिराठी)	1700	0	0	0	मी. रील	Subentry	M-11.2-18.0 मी रेल लष्करातून ते 30.0 मी रेलवेवेळ लष्करातून वृक्ष (मिराठी)	2800	0	0	0	मी. रील	Subentry	M-11.3-18.0 मी रेल लष्करातून ते 30.0 मी रेलवेवेळ लष्करातून वृक्ष (अंशिक)	1340	0	0	0	मी. रील	Subentry	M-11.4-30.0 मी रेल व लष्करातून ते 30.0 मी रेलवेवेळ लष्करातून वृक्ष (मिराठी)	1750	0	0	0	मी. रील	Subentry	M-11.5-30.0 मी रेल व लष्करातून ते 30.0 मी रेलवेवेळ लष्करातून वृक्ष (अंशिक)	2650	0	0	0	मी. रील
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Valuation Report for Plot & Factory Building

M/s. Bright Plasto, Factory Building on Plot No. C-72,
In STICE Musalgaon, Sinnar, Dist. Nashik

Partner – Mr. Alok Kumar Fakirchand Das



DATE OF VALUATION : 11/04/2012

NASHIK

Mudkanna J. C.



Mudkanna J. C.
CHARTERED ENGINEER /
PANEL VALUER

Registered Engineer & Govt. Registered Valuer

Member : State Bank of India, Bank of Baroda, Bank of Maharashtra, Bank of India, State Bank of Hyderabad, Dena Bank, Bank of Bikaner & Jaipur, IDBI Bank, Karnataka Bank, LIC HFL, Bank of Janata Sahakari Bank, MSFC, NAMCO, NDCC Bank, Bank of India, Mumbai, Maharashtra.
Specialist in : Preparation of Plans & Machinery Layouts & Issue of Stability Certificate as per Factory Act. • M.I.D.C. Plans & BCC

MUDKANNA J. C.

B.E. (Civil), M.I.E., F.I.V., C.E., P.V.A. (I), M.I.C.A.
03, Kailash Apartment, Hire Nagar, Poona Road, Nashik.
Office : 02, Indus Appt., Near Ved Mandir,
MICO Circle, On Trimbak Road, Nashik.
TEL NO : +91 253 2311756 Mob.: 9822379466

VALUATION REPORT

Valuation of property belonging to	:	Mr. Alokkumar Fakirchand Das (Partner)
Valuation as on	:	11/04/2012
Address of the property	:	M/s. Bright Plasto, Factory Building on Plot No. C-72, In STICE Musalgaon, Sinnar, Dist. Nashik. Bearing Gat No. 914 to 933 & 936
Area of the Plot No. C-72	:	500 Sq.m.
Built up area of Factory	:	1378 Sq.ft. (128.06 Sq.m.)
Fair Market Value	:	Rs. 19,29,000/- In words (Rs. Nineteen Lakh Twenty Nine Thousand Only)
Conservative Value	:	Rs. 17,50,000/- In words (Rs. Seventeen Lakh Fifty Thousand Only)
Distress Value	:	Rs. 16,00,000/- In words (Rs. Sixteen Lakh Only)

Place : Nashik

Date of Issue : 12/04/2012

(Handwritten Signature)



STATE BANK OF HYDERABAD
MID-CORPORATE BRANCH, SATPUR, NASHIK

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

01. DATE OF INSPECTION : 11/04/2012
02. NAME AND ADDRESS OF THE VALUER : J.C. Mudkanna
02, Indus Apartment,
Mico Circle, Nashik.
03. LIST OF DOCUMENTS HANDED OVER TO THE VALUER BY THE BRANCH
a. Photocopy of Assignment of Lease Hold Rights dtd. 23/09/2011
b. Photocopy of Possession Receipt dtd. 23/09/2011
04. DETAILS OF ENQUIRIES MADE/ VISITED TO GOVT. OFFICES FOR
ARRIVING FAIR MARKET VALUE :
a. Local Enquiries
b. Through Brokers
c. Sub register office/ Ready reckoner
05. SUB-REGISTRAR VALUE/ GUIDELINE VALUE/ RATE : Rs. 1,500/- Sq.m. (STICE Plot Rate)
06. FAIR MARKET VALUE OF THE PROPERTY : Rs. 19,29,000/-
07. FACTORS FOR DETERMINING ITS MARKET VALUE : Location & Prevailing Market Rates
08. CONSERVATIVE MARKET VALUE OF THE PROERTY : Rs. 17,50,000/-
09. DISTRESS VALUE OF THE PROPERTY : Rs. 16,00,000/-
10. PRESENT / EXPECTED INCOME FROM THE PROPERTY : Around Rs. 9,000/- to Rs. 10,000/-
Per Month rent Expected
11. ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY : No

12. PROPERTY DETAILS :

- Name(s) and address(es) of the Owner(s) : **Mr. Alok Kumar Fakirchand Das (Partner)**
M/s. Bright Plasto,
Factory Building on Plot No. C-72,
In STICE Musalgaon, Sinnar, Dist. Nashik
- If the property is under joint ownership/
co- ownership share of each such
owner/ are the share is undivided : Ownership (Lease Hold Property)

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Brief description of the property
(whether open land, house property,
land area, built up area, no. of floors etc)

M/s. Bright Plasto Factory Building is situated In STICE Musalgaon Industrial area, Near Sinnar, Dist. Nashik. It is well developed Industrial area. Infrastructure facilities such as Road, Water & Electricity is available. Civic amenities are available At Sinnar, around 5 kms distance from the Property.

Area of the Plot No. C-72 admeasures 500 Sq.m. & Built up area of the Factory Sheds is 1378 Sq.ft. [i.e. (Shed 'A') 62.10 Sq.m. + (Shed 'B+C') 65.96 Sq.m. = 128.06 Sq.m.] The Factory Sheds are Constructed in Load Bearing Structure with AC Sheet Roofing. On M.S. Trusses. Height of the main shed structure is around 5 mtrs. & ancillary sheds having 4 & 3 mtr. heights. The walls are constructed in B.B. Masonry. RCC Coba Flooring, Conduit pipe wiring, M.S. Rolling Shutters are Provided. B.B. Masonry Compound wall with M.S. Gate is provided

Verified Photocopy of Assignment of Lease Hold Rights dtd. 23/09/2011 & Possession Receipt dtd. 23/09/2011 & Factory Building Plan

- Location of the Property : Plot No. C-72, Gat No. 914 to 933 & 936
(Plot/ Door No., Survey No. etc)
- Postal Address : M/s. Bright Plasto,
Factory Building on Plot No. C-72,
In STICE Musalgaon, Sinnar, Dist. Nashik,
- **Boundaries of the Property** :
- North : 12 mtr. wide Road
South : Plot No. C-71
East : Plot No. C-73
West : Sinnar-Shiv Road
- Route Map : Enclosed
- Any specific identification marks
(like electric pole No., dug well etc) :
- Whether covered under Corporation /
Panchayat / Municipality : Falls within **STICE Musalgaon** Limit
- Whether covered under any land ceiling
of State / Central Government : NA
- Is the land freehold / leasehold : **Lease Hold Property, for 98 years**
w.e.f. 10/01/1983
- Are there any restrictive covenants in regard
to use of Land? If so attach a copy of the covenant. : For Industrial Purpose
- Type of the property – Whether : Industrial Property
- In case of Agricultural land : Not Applicable
1. any conversion to House site is obtained : _____
2. Whether the land is dry or wet : _____
3. Availability of irrigation facilities : _____
4. Type of crops grown : _____
5. Annual yield or income : _____

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- Year of acquisition / purchase : Assignment of Lease Hold Rights dtd. 23/09/2011
- Value of purchase price : Rs. 8,00,000/- as per Assignment of Lease Hold Rights dtd. 23/09/2011
- Whether the Property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid. : Owner (Lessee) Occupied
- Classification of the site :
- a. Population group : Industrial area
- b. High/ Middle/Poor class : Industrial area
- c. Residential / non residential : Industrial area
- d. Development of surrounding area : Developed area
- e. Possibility of any threat to the property (Floods, calamities etc.) : No
- Proximity of civic amenities (like school, hospital, bus stop, market etc) : At Sinnar, around 5 kms distance from the Property
- Level of the land (plain, rock etc) : Plain
- Terrain of the Land : Leveled land
- Shape of the land (Square/rectangle etc) : Nearly Rectangular Shaped
- Type of use to which it can be Put (for construction of house, factory etc) : Industrial Building
- Any usage restrictions on the property : For Industrial Purpose
- Whether the plot is under town planning approved layout ? : Yes
- Whether the plot is intermittent or corner? : Intermittent
- Whether any road facility is available ? : Yes, Abutting on West & North Side
- Type of road available (B.T / Cement Road etc) : Bituminous Road
- Front Width of the Road ? : 12 mtr. wide Road
- Source of water & water potentiality : Tap Water Provided by STICE
Underground & Overhead Tank
- Type of Sewerage System : Septic tank and soak pit provided.
- Availability of Power supply : Yes, Power/Electricity is available
- Advantages of the site : Located in Industrial area
- Disadvantages of the site : Not Applicable

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➤ Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold

: Rs. 2,000/- to Rs. 2,500/- Sq.m. (Plot Rate)
Rs. 2,250/- Sq.m. (Plot Rate Adopted)

➤ General Remarks

: Good Industrial area & SEZ is around 1 ½ km from the said factory

3. Rent details :

➤ Is the building owner occupied / tenant /both?

: Owner (Lessee) Occupied

➤ If partly owner occupied, specify portion & extent of area under occupation

: Fully Occupied By Lessee

➤ Name of the tenant / lessees /licensees etc.

: NA

➤ Portion in the their occupation

: NA

➤ Has the tenant to bear the whole or part of the cost of repairs and maintenance. Give particulars

: NA

➤ If lift is installed, Who is to bear the cost of maintenance and operations. Owner or tenant?

: Lift is not provided to the Building

➤ Has any standard rent has been fixed for the premises under any law relating to the control of rent?

: NA

➤ Present /expected income /rent from the property

: Around Rs. 9,000/- to Rs. 10,000/-
Per month rent Expected

14. Valuation of the property :

Part I : (Valuation of land)

1. Dimensions of the plot

: 20 mtr. X 25 mtr.

2. Total area of the Plot

: 500 Sq.m.

3. Prevailing market rate

: Rs. 2,250/- Sq.m.

4. Guideline rate obtained from the Registrar Office

: Rs. 1,500/- Sq.m.

5. Assessed/ adopted rate of valuation

: Rs. 2,250/- Sq.m.

6. Estimated value of the land

: Rs. 11,25,000/-

7. The conservative value of the land

: Rs. 10,00,000/-

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PART II: [VALUATION OF BUILDING PROPERTY]

A. Technical details of the building :

- > Type of building (Commercial/ Residential/ Industrial) : Industrial Building
- > Year of construction : around 15 years old structure/ construction
- > Future life of the property : Around 30 Years with Regular Maintenance
- > No. of floors and height of each floor including basement : Main Shed, 5 mtr. height
- > Plinth area of each floor : As per the drawing
- > Type of construction (Load bearing/RCC/Steel framed) : Load Bearing Structure
- > Condition of the building
External (excellent/ good/ normal/ poor) : Good
Internal (excellent/ good/ normal/ poor) : Good
- > Whether the building / property is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect the same on the valuation : Yes

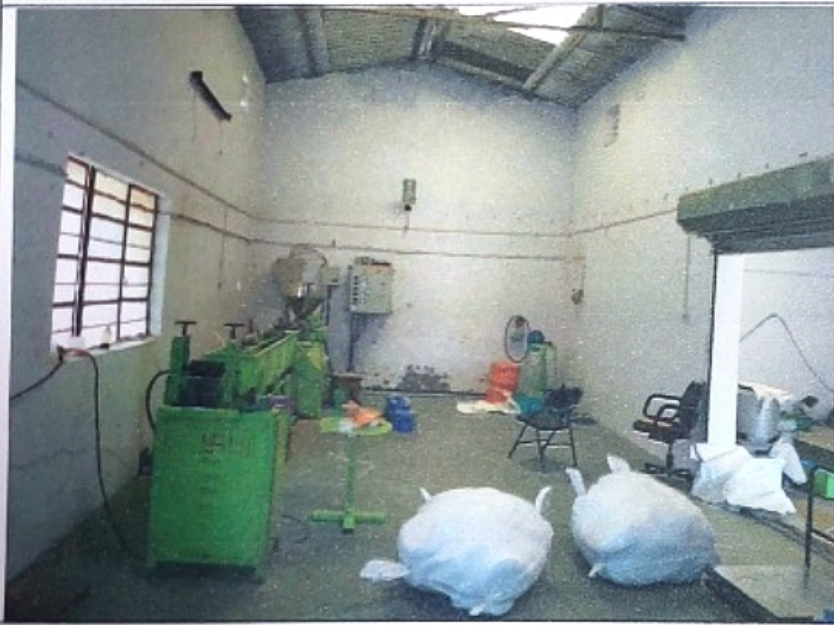
B. Specification of Construction :

SR.	DESCRIPTION	Factory Sheds
A)	Foundation	: UCR Masonry
B)	Basement	: Basement is not Provided
C)	Superstructure	: Load Bearing Structure
D)	Joinery/Doors & Windows	: MS Rolling Shutters are provided
E)	RCC work	: AC Sheet Roofing
F)	Plastering	: CM Plastered
G)	Flooring, Skirting	: RCC Coba Flooring
H)	Any special finishing	: No
I)	Whether any weather proof course is provided	: AC Sheet is Provided for Roofing
J)	Drainage	: Provided
K)	Compound wall (Height, Length and type of construction)	: 1.5 mtr. B.B. Masonry Compound wall
L)	Electric installation (Type of wire, class of fittings)	: Casing Capping wiring
M)	Plumbing installation (No. of water costs & water basins etc;	: 02 WC
N)	Bore well	: Not Provided
O)	Wardrobes, if any	: Not Provided

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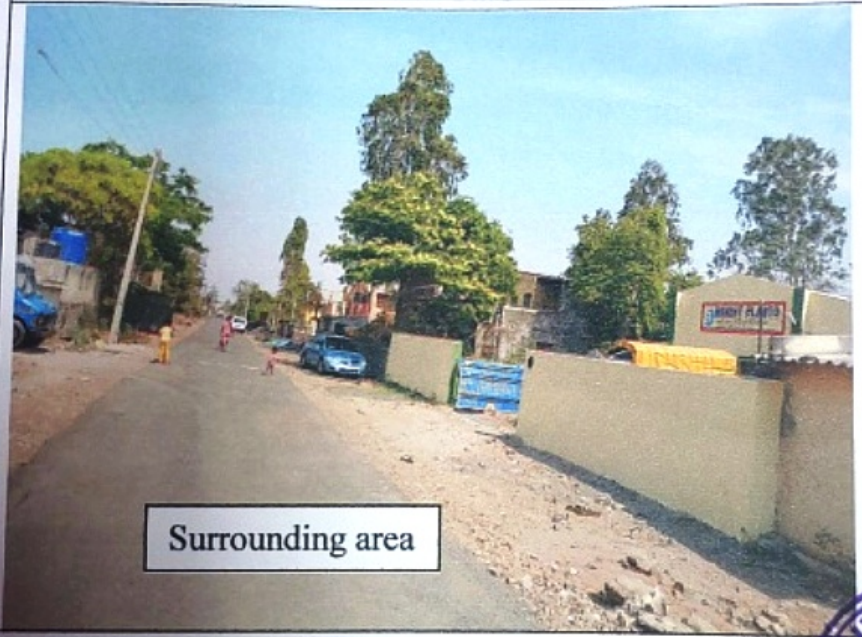


Photographs of the Valued Property



Handwritten signature
MUDKANNA J.C.
(N) C.C.I.T.
/1-68/56
GOVT. APPROVED VALUER

Photographs of the Valued Property



Surrounding area

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CERTIFICATE FROM BRANCH MANAGER

WE CERTIFY THAT:

- > The panel advocate has already cleared the title of the property now being valued.
- > The purpose of present valuation is Bank Loan
- > All necessary precautions as Per H. O. Cir. No. ADV/2003-04/59 were taken and photograph & route map of the property is placed on record.
- > Enquiries made regarding identity of the mortgagor with the Neighbours and a Photograph of the mortgagor was placed on record.
- > We have inspected the property in the valuation report and we have made our own assessment on and we are satisfied that the fair reasonable value of the Property is Rs. 19,29,000/- (Rupees Nineteen Lacs Twenty nine Thousand only).
- > The necessary fee was paid to the valuer through Banker's Cheque/ draft Bearing NC. - Dated - and the amount is being recovered from the borrower.
- > If the property is valued earlier,

Date of valuation :
Name of the valuer :
Amount valued :
Purpose of valuation :
Reasons for variation, if any :

N/A

Abhisek

Asst/ Dy. Manager (Adv)
Date: 16.04.2012

Branch Manager / Manager of the Division
Date :