

GRANJAL BHAGAWATI
B.E., F.I.V., M.I.E., P.G.D.M

Govt Approved Property Valuer I.T Reg No: CAT-1/29/06-07-Life Member
P: 022-43470515 / 1022-28896227 M: 9594170038 F: 022-43470514
E: gb_associates@hotmail.com, granjalbhagawatiassociates@gmail.com
A: Office No.7, Kusum Vijay House, 1st Floor, 174-180 Modi Street, Near
Reserve Bank of India, Fort, Mumbai - 400001.

VALUATION REPORT

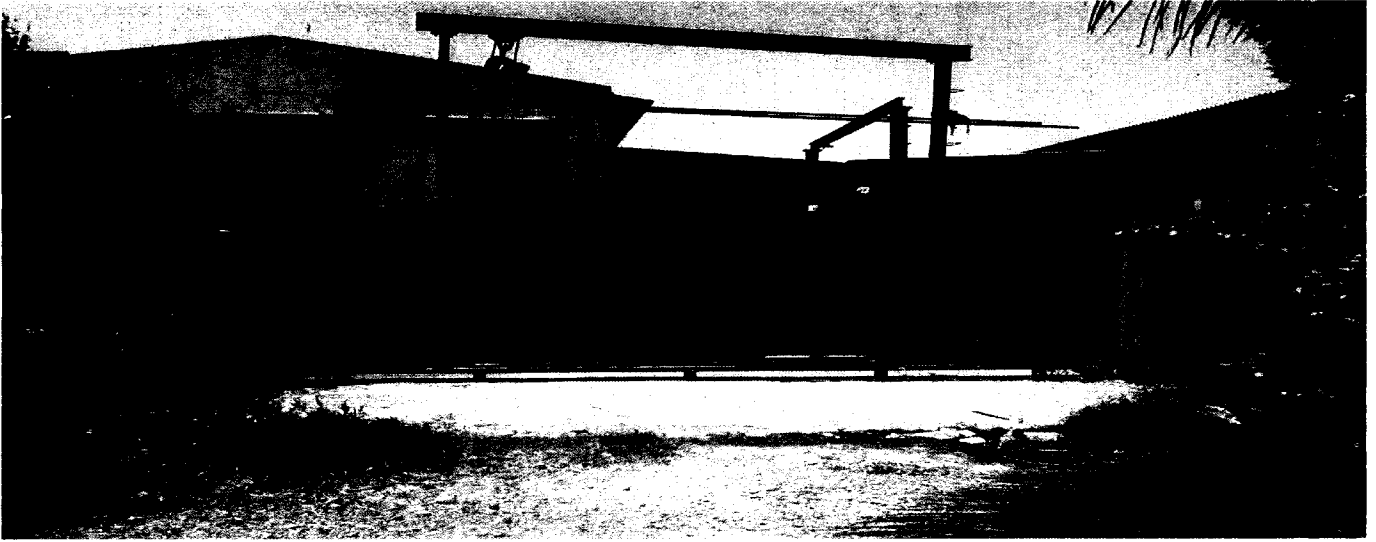
OF
IMMOVABLE ASSETS

(Land & Building)

Belonging To,
M/s. Aero Marine Services

Address

Survey No. 53, Hissa No. 17, Plot No. 17, Manor Road, J.P. Udyog Nagar, Near Railway Bridge,
Palghar (East) Dist Thane - 401 404.



To,
AGM/Chief Manager/Branch Manager
For
State Bank of India, Backbay Reclamation Branch
Report No. -1412
Date: 16th May 2016

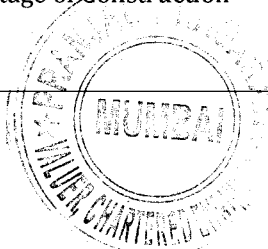
FORMAT OF VALUATION REPORT

(to be used for all properties of value upto Rs.5 Crores)

Name & Address of Branch :
State Bank of India, Backbay Reclamation Branch
Name of Customer (s)/ Borrowal unit :

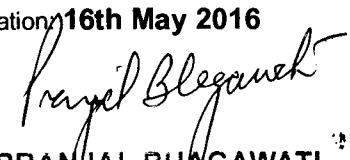
M/s. Aero Marine ServicesDate:- **16th May 2016**

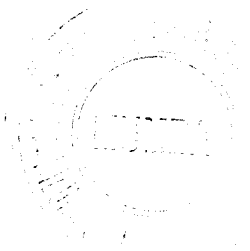
	Name	M/s. Aero Marine Services									
	Apl no										
2	Property Details										
	Address	Survey No. 53, Hissa No. 17, Plot No. 17, Manor Road, J.P. Udyog Nagar, Near Railway Bridge, Palghar (East) Dist Thane – 401 404									
	Nearby Landmark/Google Map Independent access to the property	J.B. Udyog Nagar (2 Kms from Palghar Rly Stn) Survey No. 53, Hissa No. 17, Plot No. 17,									
3	Document Details		Name of Approving Authority								
	Layout Plan	Yes/No	No		Approval No.	-----					
	Building Plan	Yes/No	Yes		Approval No.	Refer Below					
	Construction Permission	Yes/No	Provided		Approval No.	Construction Area taken as per Plan approved by Joint Director, Industrial Safety & Health, Vasai					
	Legal Documents	Yes/No	No Legal Documents Provided.								
4	Physical Details										
	Adjoining Properties	East	Internal Road	West	Western Rly Line	North	Plot No.16	South	Plot No. 18		
	Matching of Boundaries	Yes/No	Yes	Plot demarcated	Yes/No	Yes	Approved Land use	Industrial Use	Type of Property	Plotted/ Land & Bldg	Industrial Land & Bldg
	No of rooms	Living/ Dining	N.A.	Bed Rooms	N.A.	Toilets		Kitchen	N.A.		
	Total No. of Floors	Ground + 1 Upper Floor	Floor on which the property is located	Independent Ground + 1 Upper Floor	Approx age of the Property	Refer Page Nos. 4 to 6.	Residual age of the Property	48 Years	Type of structure –RCC framed /stone/BB masonry	Refer Page Nos. 4 to 6.	
5	Tenure/ Occupancy Details										
	Status of Tenure	Owned/Rented		No. of years of Occupancy = 11 Yrs		Relationship of tenant or owner		N.A			
	Owner Occupied	Owned									
6	Stage of Construction:-										
	Stage of Construction	Under Construction / Completed				If under construction ,extent of Completion					
		Ready Bldg.				Not Applicable					



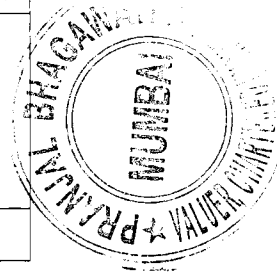
PRANJAL BHAGAWATI
B. E., PGDM, FIV,
CAT-1 / 29 / 06-07,
Govt. Regd. Valuer
CAT / F-6529

7	Violations if any observed. Not Observed	
	Nature and extent of violations	Not Observed
8	Area Details of the property	
	Site Area	Plinth Area
	Carpet Area	Saleable Area

	Remarks	
	Refer Page Nos. 4 to 6.	
9	Valuation:- Total Value = Rs. 1.13 Crores Details Refer Page Nos. 4 to 6	
	i. Mention the value as per Government Approved Rates also 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. Summary of Valuation i. Guideline Value:- Ready Reckoner Land Rate. Rs. 4370 Per square meters a. Land: b. Building: } Refer Page Nos. 4 to 6. ii. Fair Market Value (FMV) :- Rs. 1.13 Crores iii. Realizable Value:- (10% Less than FMV) iv. Forced/ Distress Sale value:- (15% Less than FMV)	
10	Assumptions/Remarks	i. Qualifications in TIR/Mitigation suggested, if any. Not Known ii. Property is SARFAESI compliant:: Y/N. Not Aware / Y iii. Whether property belongs to social infrastructure like hospital, school, old age 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. (Not Known / Not Aware) v. Details of last two transactions in the locality/area to be provided, if available. Refer Attached Instance of Magic Bricks /99 Acres.com vi. Any other aspect which has relevance on the value or marketability of the property - No
11	Declaration	i. The property was inspected by the undersigned's Engineer on 16th April 2016 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 & signature of valuer with Wealth Tax Registration No.	Mr. Pranjal Bhagawati 174, Modi Street, Office No. 7, 1 st floor, Kusum Vijay Bldg, Near Reserve Bank of India, Fort, Mumbai Wealth Tax Registration No.:- CAT -I/29/06-07 – Life Member Date of Valuation: 16th May 2016  PRANJAL BHAGAWATI B. E., P.G.D.M., F.I.V., CAT-1/29/06-07, Stamp & Signature of the valuer CAT / F-3522
13	Enclosures Documents & Photographs (Geo-stamping with date) etc.	Agreement Copy & Photos



Valuation Details & Factors						
Sr. No.	Particulars	Description	Area (Square Feet)	Depreciation % & Replacement Value	Rates (in Rs. per Square Feet)	Total Value
1	Valuation of Land:	Plot Area = 840 square meters. i.e. 9042 sq.ft	9042	-----	Rs. 650/-	Rs. 58,77,300/-
2	Valuation of Structures:	As per plan approved by joint director industrial safety & health, Vasai				
		Structure on Plot No. 17				
i)	Main Shed	Ground floor RCC frame structure having AC sheet + & M.S. Trusses Roof. PCC flooring, M.S rolling shutter door, Two Entrances, Wiring Type Surface casing & capping Shed Ht:- Min - 20 ft & Max - 24.6 ft. YOC = 2003	1,928.90	18% & Rs. 1,500/- per Sq.ft	Rs. 1,230/-	Rs. 23,72,547/-
		The Bldg consists of Raw material room, Bond room & inspection room on the ground floor made up of RCC frame structure having RCC slab roof, PCC flooring, open wiring, M.S. door & M.S. staircase. Height:- Ground floor - 9.6 ft. YOC = 2003	457.57	18% & Rs. 1,200/- per Sq.ft	Rs. 984/-	Rs. 4,50,249/-
ii)	Miscellaneous Structure	Director Cabin, pantry room, passage, office & WC on the 1st floor. RCC frame structure having RCC slab roof, PCC flooring, open wiring, M.S. door & M.S. staircase. Height:- 1st floor - 9.3 ft. YOC = 2003	449.18	18% & Rs. 1,100/- per Sq.ft	Rs. 900/-	Rs. 4,04,262/-



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iii)	Dryer Area (A)	Ground floor Bldg. Load bearing structure having RCC slab roof, PCC flooring, open wiring, ventilator & no door. Height:- 9.8 ft. YOC = 2003	Ground Floor	198.05	18% & Rs. 1,100/- per Sq.ft	Rs. 900/-	Rs. 1,78,245/-
iv)	Dryer Area (B)	Ground floor Bldg. Load bearing structure having AC sheet roof, PCC flooring, open wiring, Three sides brick wall & one side open, no door & window merged in working area. Height:- 14.5 ft. YOC = 2003	Ground Floor	198.05	18% & Rs. 1,200/- per Sq.ft	Rs. 1,000/-	Rs. 1,98,050/-

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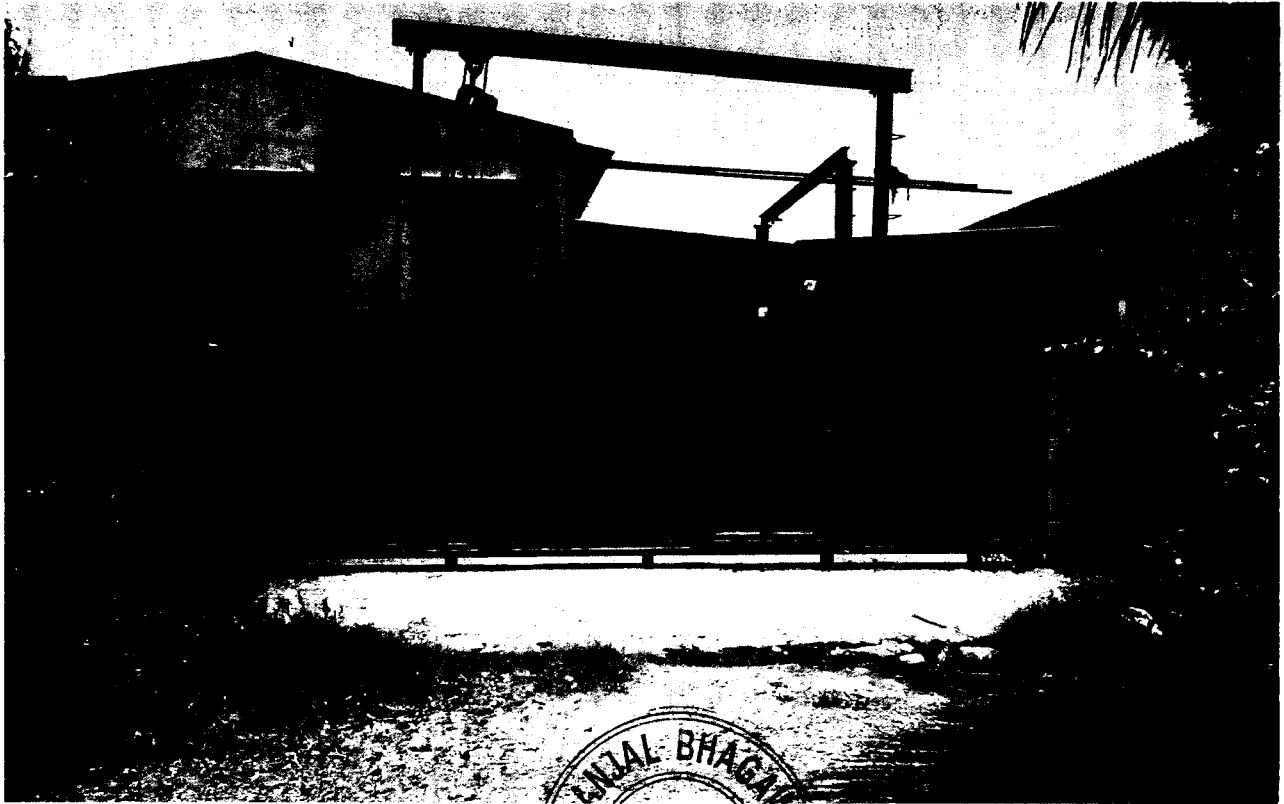
Sr. No.	Particulars	Description	Area (Square Feet)	Depreciation % & Replacement Value	Rates (in Rs. per Square Feet)	Total Value
v)	Store Room	Partially Load bearing structure & partly steel frame structure having A.C. Sheet Roof. There is PCC flooring, open wiring, wooden frame window, M.S. door. Height: Min - 8.0 ft & Max - 9.0 ft. YOC = 2003	359	18% & Rs. 600/- per Sq.ft	Rs. 500/-	Rs. 1,79,500/-
vi)	Common toilet & wc	RCC structure having RCC slab roof & WC. YOC = 2003	67.49	18% & Rs. 875/- per Sq.ft	Rs. 720/-	Rs. 48,593/-
vii)	Pump Room	It is load bearing structure having A.C. sheet roofing. There is PCC flooring, open wiring, wooden frame window, M.S. door. Height: Min - 8.0 ft & Max - 9.0 ft. YOC = 2003	47.46	18% & Rs. 800/- per Sq.ft	Rs. 650/-	Rs. 30,849/-
VIII)	Working Area	It is lean to main factory shed with A.C. sheet roofing. Min Ht- 12 ft Max = 16 ft. YOC = 2003	816		Rs. 350/-	Rs. 2,85,600/-
IX)	Compound Wall	YOC = 2003	120 RMT 394 RFT		Rs. 1,250/- Per RFT	Rs. 4,92,500/-
X)	Land Development PCC flooring	YOC = 2003		Lumpsum		Rs. 8,00,000/-
Total Value of the Bldg						Rs. 54 Lakhs.
Total Current Fair Market Value of the Land & Bldg (FMV)						Rs. 1.13 Crores
Realisable Value of the Said Security						Say
Distress Value of the Said Security						Say
Distress Value of the Said Security						Say



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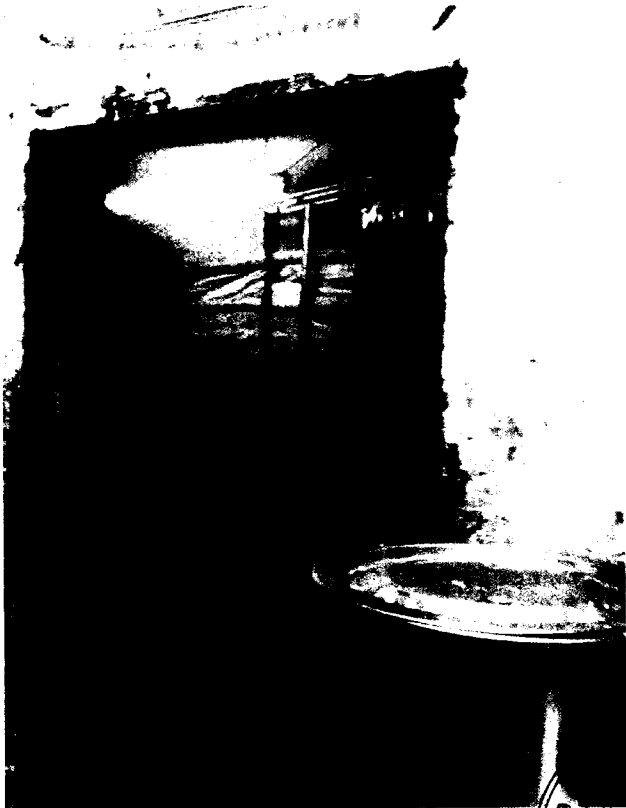
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Photographs



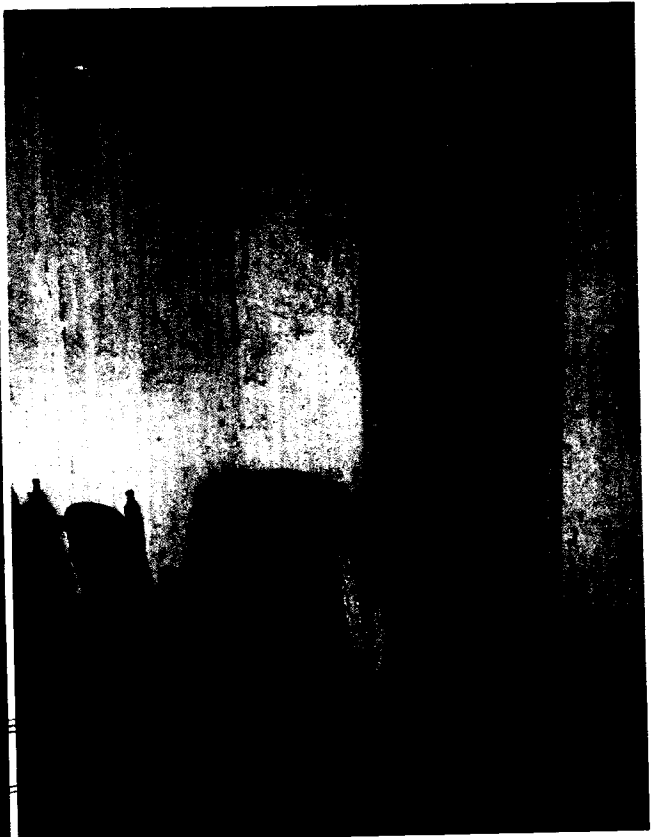
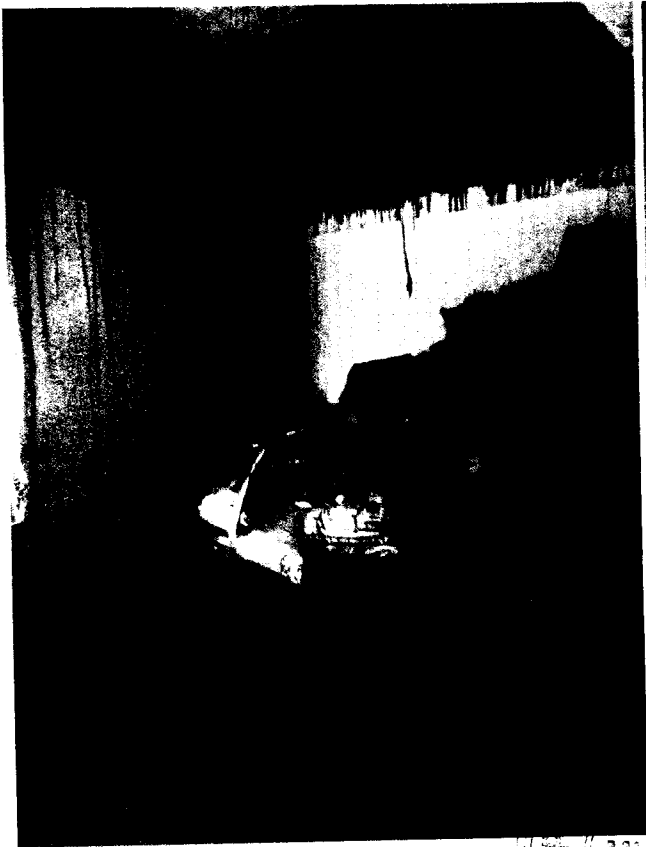
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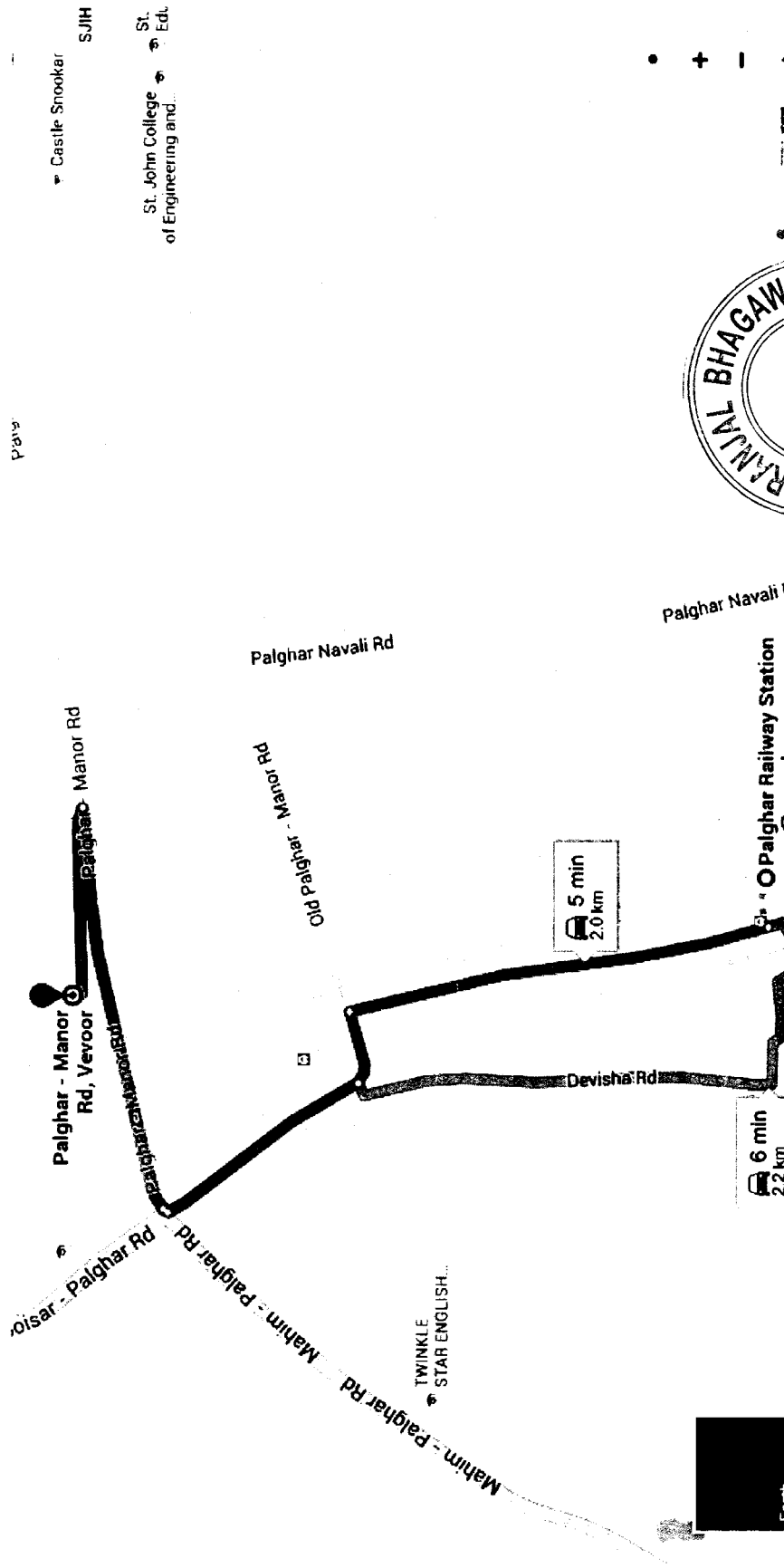


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Photographs



Location Map



Satellite Map

