

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **M/s. Fibre Foils Limited**

Industrial Land & Factory Building at Gut No. 182, Survey Nos. 11/1, 11/2, 11/3, 12/2, 12/3, 12/4, 13/1  
Near Shree Steel Company, Off Khopoli - Pen Road, Village Dheku, Taluka Khalapur, District – Raigad  
PIN – 410 203, State - Maharashtra, Country – India

Latitude Longitude - 18°46'59.2"N 73°18'08.0"E

### Valuation Done for:



**Cosmos Bank  
Dadar (West) Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai – 400 028,  
State – Maharashtra, Country – India



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 Mumbai	 Aurangabad	 Pune	 Rajkot
 Thane	 Nanded	 Indore	 Raipur
 Delhi NCR	 Nashik	 Ahmedabad	 Jaipur

 **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](mailto:mumbai@vastukala.org)



## VALUATION OPINION REPORT

The property bearing Industrial Land & Factory Building at Gut No. 182, Survey Nos. 11/1, 11/2, 11/3, 12/2, 12/3, 12/4, 13/1, Near Shree Steel Company, Off Khopoli Pen Road, Village Dheku, Taluka Khalapur, District – Raigad, PIN – 410 203, State - Maharashtra, Country – India belongs to **M/s. Subh Nen Ply Private Limited**.

### Boundaries of the property.

Building	:	As per actual site	As per Documents
North	:	Shree Durga Paints - Factory	Details not available
South	:	Internal Road	Details not available
East	:	Shree Steel Wire Ropes	Details not available
West	:	Open Plot	Details not available

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 for –

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Industrial Land & Factory Building	32,57,65,500.00	29,31,88,950.00	26,06,12,400.00	82,14,443.00

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  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.01.09 16:40:23 +05'30'

Auth. Sign.



**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report



### Our Pan India Presence at :

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Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

Valuation Report of Industrial Land & Factory Building at Gut No. 182, Survey Nos. 11/1, 11/2, 11/3, 12/2, 12/3, 12/4, 13/1, Near Shree Steel Company, Off Khopoli Pen Road, Village Dheku, Taluka Khalapur, District – Raigad, PIN – 410 203, 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 03.01.2024 for Bank Loan Purpose															
2	Date of inspection	29.12.2023															
	Name of the owner/ owners	<b>M/s. Fibre Foils Limited</b>															
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Limited Company Ownership															
5	Brief description of the property	<b>Address:</b> Industrial Land & Factory Building at Gut No. 182, Survey Nos. 11/1, 11/2, 11/3, 12/2, 12/3, 12/4, 13/1, Near Shree Steel Company, Off Khopoli Pen Road, Village Dheku, Taluka Khalapur, District – Raigad, PIN – 410 203, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Suresh Shinde (Accountant) Contact No. +91 9819304137  <b>Landmark:</b> Near Colour Roof India Limited															
6	Location, street, ward no	Near Shree Steel Company, Off Khopoli Pen Road, Village Dheku, Taluka Khalapur, District – Raigad															
7	Survey/ Plot no. of land	Gut No. 182, Survey Nos. 11/1, 11/2, 11/3, 12/2, 12/3, 12/4, 13/1															
8	Is the property situated in residential/ commercial/ mixed area/ industrial area?	Industrial Area															
9	Classification of locality-high class/ middle class/poor class	Middle Class															
10	Proximity to civic amenities like schools, Hospitals, Offices, market, cinemas etc.	All the amenities are available in the vicinity															
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars															
	<b>LAND</b>																
12	Area of land supported by documentary proof. Shape, dimension and physical features	<b>Land Area – 30,550 Sq. M.</b> (Area as per Documents)  Gut No. 182 <table border="1"> <thead> <tr> <th>Survey No.</th> <th>Area in Hector</th> <th>Area in Sq. M.</th> </tr> </thead> <tbody> <tr> <td>11/1</td> <td>0-62-7</td> <td>6,270.00</td> </tr> <tr> <td>11/2</td> <td>0-37-6</td> <td>3,760.00</td> </tr> <tr> <td>11/3</td> <td>0-37-0</td> <td>3,700.00</td> </tr> <tr> <td>12/2</td> <td>0-31-6</td> <td>3,160.00</td> </tr> </tbody> </table>	Survey No.	Area in Hector	Area in Sq. M.	11/1	0-62-7	6,270.00	11/2	0-37-6	3,760.00	11/3	0-37-0	3,700.00	12/2	0-31-6	3,160.00
Survey No.	Area in Hector	Area in Sq. M.															
11/1	0-62-7	6,270.00															
11/2	0-37-6	3,760.00															
11/3	0-37-0	3,700.00															
12/2	0-31-6	3,160.00															







**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Dadar (West) Branch to assess fair market value as on 09.01.2024 for Industrial Land & Factory Building at Gut No. 182, Survey Nos. 11/1, 11/2, 11/3, 12/2, 12/3, 12/4, 13/1, Near Shree Steel Company, Off Khopoli Pen Road, Village Dheku, Taluka Khalapur, District – Raigad, PIN – 410 203, State – Maharashtra, Country – India belongs to **M/s. Fibre Foils Limited.**

**We are in receipt of the following documents:**

1	Copy of 7/12 Revenue Extract, Gut No. / Sub-Division: 182 of Village - Dheku, Taluka - Khalapur, District – Raigad.
2	Copy of Electricity Bill, Consumer No. 030829018345 dated 05.12.2023 in the name of M/s. Fibre Foils Limited.
3	Copy of Property Tax Bill for assessment year 2023/24 dated 31.07.2023 issued by Group Gram Panchayat Sajgaon.
4	Copy of Agreement dated 17.11.1984 between M/s. Fibre Foils Limited (Purchaser) AND Smt. Rambai Taty Patil & Shri. Baban Tukaram Patil (Seller) – Survey No. 13/1 & 11/1
5	Copy of Agreement dated 17.11.1984 between M/s. Fibre Foils Limited (Purchaser) AND Shri. Kashinath Dagadu Patil (Seller) – Survey No. 11/3
6	Copy of Agreement dated 17.11.1984 between M/s. Fibre Foils Limited (Purchaser) AND Shri. Dugha Dagadu Patil (Seller) – Survey No. 11/2, 12/2, 12/3
7	Copy of Agreement dated 12.02.1986 between M/s. Fibre Foils Limited (Purchaser) AND Smt. Sitabai Kondu Shende (Seller) – Survey No. 12/4

**LOCATION:**

The said building is located at bearing Gut No. 182, Survey Nos. 11/1, 11/2, 11/3, 12/2, 12/3, 12/4, 13/1 of Village Dheku, Taluka Khalapur, District – Raigad. The property falls in Industrial Zone. It is at a travelling distance of 6.8 km. travelling distance from Khopoli railway station.

**BUILDING:**

The property under reference is main factory building of Ground floor RCC framed structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building external condition is good. The building is used for Industrial purpose. Other Ancillary structures are D. G. Shed (Unitlity), Canteen, Gas Shed and Security cabin etc.

**As per site measurement, area is as below.**

Sr. No.	Particulars	Carpet Area in sq. Ft.	Built-up Area (CA + 20% loading)
1	Production Area	180.2548	216.30576
2	Admin Block (Office)	90.4428	108.53136
3	Entrance	289.296	347.1552
4	Passage	107.7118	129.25416
5	WC (2 Numbers)	50.82	60.984
6	Conference Room	249.984	299.9808
7	Cabin	131.2248	157.46976

8	Staff Working Area	541.744	650.0928
9	Quality Control Lab	267.0435	320.4522
10	Storage Area	8635.7016	10362.84192
11	Paper Roll Storage	39375	47250
12	LCC (Storage)	5231.9271	6278.31252
13	Can - 1 (Storage)	9552.796	11463.3552
14	Press Shop (Manufacturing Unit)	1916.4014	2299.68168
		527.2895	632.7474
15	Can -2 (Manufacturing Unit)	718.3165	861.9798
		509.9679	611.96148
16	Adhesive Department	1403.5344	1684.24128
17	Canteen	3084.3684	3701.24208
18	Utility Area (D. G. shed)	1310.7207	1572.86484
19	Security Cabin	95.939	115.1268
20	MFT Area	14125.70355	16950.84426
21	LPG Shed	599.8165	719.7798
	<b>Total</b>	<b>88,996.00425</b>	<b>1,06,795.2051</b>
	Loft Area	6738.3512	8086.02144
		1882.3572	2258.82864
	<b>Total</b>	<b>8,620.7084</b>	<b>10,344.85008</b>
	<b>Grand Total</b>	<b>97,616.71265</b>	<b>1,17,140.0552</b>

As per site measurement Total Carpet Area is 97617.71 Sq. Ft. with 20% loading Built up area comes to 1,17,140.00 Sq. Ft., which is considered for valuation.

**Valuation as on 3<sup>rd</sup> January 2024:**

**A) Land Valuation:**

Fair Market Value	Area in Sq. M.	Rate in ₹	Fair Market Value in ₹
A) Land	30,550.00	6,500/-	19,85,75,000/-

**B) Valuation of Structures.**

The Built-up area of the building : As per valuation table below

**Deduct Depreciation:**

Year of Construction of the building : Approx. 1993 (As per site information)

Expected total life of building : 60 Years

Age of the building as on 2024 : Approx. 30 Years

Cost of Construction : As per valuation table below

Depreciation : As per valuation table below

Amount of depreciation : As per valuation table below

**Depreciated cost of construction**

: As per valuation table below

**Government Value:**

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	30,550.00	3,630/-	11,08,96,500/-
Structure	As per valuation table		9,66,40,500/-
<b>Total</b>			<b>20,75,37,000/-</b>

**B) Structure**

Particulars	Built up Area in Sq. Ft	Year of Const.	Total Life of Structure	Replacement Rate (₹)	Age Of Build.	Depreciated Rate (₹)	Depreciated Value (₹)	Full Value (₹)
Ground Floor with Mezzanine	117140.00	1993	60	1500/-	30 Years	825/-	9,66,40,500/-	17,57,10,000/-
<b>Total</b>							<b>9,66,40,500/-</b>	<b>17,57,10,000/-</b>

Land Development	Area in Sq. M.	Rate in ₹	Fair Market Value in ₹
Land	30,550.00	1,000/-	3,05,50,000/-

**TOTAL VALUE OF THE PROPERTY:**

Particulars	Value (₹)
Land	19,85,75,000.00
Land Development	3,05,50,000.00
Building	9,66,40,500.00
<b>Fair Market Value</b>	<b>32,57,65,500.00</b>
<b>Realizable Value</b>	<b>29,31,88,950.00</b>
<b>Distress Sale Value</b>	<b>26,06,12,400.00</b>
<b>Insurable value (Depreciated Cost of Construction (9,66,40,500/-) – Subsoil structure cost (15%))</b>	<b>82,14,443.00</b>

Taking into consideration above said facts, we can evaluate the value of Industrial Land & Factory Building at Gut No. 182, Survey Nos. 11/1, 11/2, 11/3, 12/2, 12/3, 12/4, 13/1, Near Shree Steel Company, Off Khopoli Pen Road, Village Dheku, Taluka Khalapur, District – Raigad, PIN – 410 203, State - Maharashtra, Country – India for this particular purpose at ₹ **32,57,65,500.00 (Rupees Thirty Two Crore Fifty Seven Lakh Sixty Five Thousand Five Hundred Only)** as on **4th January 2024**.



**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 **3<sup>rd</sup> January 2024** is **₹ 32,57,65,500.00 (Rupees Thirty-Two Crore Fifty-Seven Lakh Sixty-Five Thousand Five Hundred Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. 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.
3. 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:

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**ANNEXURE TO FORM 0-1**

Technical details		Building
1.	No. of floors and height of each floor	Ground floor structure with mezzanine area
2.	Plinth area floor wise as per IS- 1225	N.A. as the said property is a N.A. Land with ground floor structures only
3.	Year of construction	Approx. 1993 (As per site information)
4.	Estimated future life	30 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	RCC & Load bearing Structure
6.	Type of foundations	R.C.C. foundation
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	M.S. rolling shutters, powder coated Aluminium sliding windows
10.	Flooring	Vitrified, Kota and PCC flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	RCC, G.I. & ACC sheet roof
13.	Special architectural or decorative features, if any	N.A.
14.	(i) Internal wiring – surface or conduit (ii) Class of fittings: Superior/ Ordinary/ Poor.	Industrial type electrification
15.	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sinks Class of fittings: Superior colored / superior white/ordinary.	As per requirements
16.	Compound wall Height and length Type of construction	Yes
17.	No. of lifts and capacity	No lift
18.	Underground sump – capacity and type of construction	As per requirements
19.	Over-head tank Location, capacity Type of construction	As per requirements
20.	Pumps- no. and their horse power	As per requirements
21.	Roads and paving within the compound approximate area and type of paving	Tar Road
22.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Gram Panchayat Sewerage System
23.	<b>General Remarks</b>	

## Actual site photographs





## Actual site photographs






## Actual site photographs







## READY RECKONER RATE

 Department of Registration and Stamp नोंदणी व मुद्रांक विभाग  
Government of Maharashtra 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: Raigad

Select Taluka: Khalapur

Select Village: Dheku

Vibhag Number: 7

Assesment Type	Assesment Range	Rate Rs/- Unit	
खुली जमीन	0-0	4490	चौरस मीटर
निवासी	0-0.00	28700	चौरस मीटर
दुकाने	0-0	40200	चौरस मीटर
कार्यालये	0-0	30100	चौरस मीटर
हायवेवरील जमिनी	0-0	8110	चौरस मीटर
औद्योगिक विनशेती जमिनी	0-0.00	3630	चौरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC) औद्योगिक	0-0.00	4400	चौरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC) निवासी	0-0.00	8800	चौरस मीटर

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## Price Indicators

The screenshot shows a property listing on the 99acres website. The main heading is "Commercial Buy" with a search bar. The property is listed for ₹7.5 Cr. Below the price, it says "Industrial Land Plot for Sale" and "Estimated EM ₹ 6,99,823". There are tabs for "Overview", "Dealer Details", "Recommendations", and "Articles". A "Request Photos" button is visible. The location is "Khopoli, Mumbai Beyond Thane".

The screenshot shows a property listing on the magicbricks website. The main heading is "magicbricks" with navigation options: Buy, Rent, Sell, Home Loans. The property is listed for ₹48.0 Cr. Below the price, it says "Industrial Land For Sale in Khopoli, Navi Mumbai". The listing includes a "View on map" link and "2NPT Corridor". There are buttons for "Contact Agent" and "Get Phone No.". The listing details include:

CIDC Approved	East	
Plot Area: 60702 sqm	Dimensions (L X B): 8 X 1.88	Any Construction Done: No
Boundary Wall: No	Type Of Ownership: Freehold	Overlooking: Garden/Park
Transaction Type: Resale		

**More Details**

Price	₹ 48 Cr
Booking Amount	₹ 1.0 Cr
Address	Pune expressway near to godrej, Khopoli, Navi Mumbai - Beyond Navi Mumbai, Maharashtra





### 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 herein above, 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 on day for ₹ 32,57,65,500.00 (Rupees Thirty-Two Crore Fifty-Seven Lakh Sixty-Five Thousand Five Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.01.09 16:40:47 +05'30'



Auth. Sign.

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Cosmos Emp. No. H.O./Credit/67/2019-20

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