

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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|  Thane |  Nanded |  Indore |  Raipur |
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 **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



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. Fibre Foils 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

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

Digitally signed by Manoj Chalikwar
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Consultants (I) Pvt. Ltd., ou=Mumbai
email=manoj@vastukala.org, c=IN
Date: 2024.01.09 16:25:35 +05'30'

Auth. Sign.



Our Pan India Presence at :

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

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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	M/s. Fibre Foils Limited															
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	Address: 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. Contact Person: Mr. Suresh Shinde (Accountant) Contact No. +91 9819304137 Landmark: 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															
	LAND																
12	Area of land supported by documentary proof. Shape, dimension and physical features	Land Area – 30,550 Sq. M. (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															

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/-
Total			20,75,37,000/-

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/-
Total							9,66,40,500/-	17,57,10,000/-

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
Fair Market Value	32,57,65,500.00
Realizable Value	29,31,88,950.00
Distress Sale Value	26,06,12,400.00
Insurable value (Depreciated Cost of Construction (9,66,40,500/-) – Subsoil structure cost (15%))	82,14,443.00

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 **3rd 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.	General Remarks	

Actual site photographs




Actual site photographs



Actual site photographs




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)

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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
हायवेवरीन 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 price is ₹48.0 Cr. The property is "Industrial Land For Sale in Khopoli, Navi Mumbai". It is "CIDC Approved" and "East". The plot area is 60702 sqm. The dimensions are 8 X 1.88. The transaction type is "Resale". The address is "Pune expressway near to godrej, Khopoli, Navi Mumbai - Beyond Navi Mumbai, Maharashtra".

Property Details	Value
Price	₹ 48 Cr
Booking Amount	₹ 1.0 Cr

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **9th January 2024**.

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 knowledgeably 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 factors.
5. There is no direct/ indirect interest in the property valued
6. 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 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
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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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