

# Navjivan Consultancy Services Private Ltd.

(Techno-Financial Advisor, Corporate and Valuation Services Company)  
CIN -U67190MH2000PTC125736

Valuation Report

IMMOVABLE PROPERTY

(INDUSTRIAL LAND & BUILDING WITH PLANT & MACHINERY)

OWNED BY

M/S. ZORABIAN CHICKS PVT LTD.

AT

GAT NO. 106 & 107, MANKIVALI, DOLABVALI,  
TALUKA KHALAPUR, DIST RAIGAD, PIN 410 201.

AS INSTRUCTED BY

THE ZOROASTRIAN CO-OPERATIVE BANK LTD. (BANDRA BRANCH)

Panel Valuer: -M/s Navjivan Consultancy Services Pvt Ltd

(Techno-Financial Advisor, Corporate and Valuation Services Company)

**Mumbai Office:-**

Office No. 512, Shree Samarth Plaza, Off. Mulund Railway Station, R.R.T. Road  
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**NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED**  
**CIN: U67190MH2000PTC125736**

Ref No: NCSPL/ZORO/11/01 – 20

**SUMMARY OF VALUATION REPORT OF  
IMMOVABLE PROPERTY**

**(INDUSTRIAL LAND & BUILDING WITH PLANT & MACHINERY)**

**OWNED BY**

**M/S. ZORABIAN CHICKS PVT LTD.**

**AT**

**GAT NO. 106 & 107, MANKIVALI, DOLABVALI,  
TALUKA KHALAPUR, DIST RAIGAD, PIN 410 201.**

**AS INSTRUCTED BY**

**THE ZOROASTRIAN CO-OPERATIVE BANK LTD. (BANDRA BRANCHII)**

| Description  | Present Fair Market Value as on 20/01/2020 | Net Realizable Value(NRV) as on 20/01/2020 | Distress Sale Value as on 20/01/2020 |
|--|--|--|--------------------------------------|
| Industrial Land & Building – Gat No. 106 & 107, Mankivali, Dolabvali, Taluka Khalapur, Dist Raigad, Pin 410 201. | Rs.26,98,78,000/-                          | Rs.24,28,90,200/-                          | Rs.21,59,02,400/-                    |
|  | Rs.26,98,78,000/-                          | Rs.24,28,90,200/-                          | Rs.21,59,02,400/-                    |

**TOTAL PRESENT FAIR MARKET VALUE: Rs.26,98,78,000/- of Industrial Land & Building as on 20/01/2020 (RUPEES TWENTY SIX CRORES NINETY EIGHT LAKHS SEVENTY EIGHT THOUSAND ONLY)**

**FOR NAVJIVAN CONSULTANCY SERVICES PVT LTD.**



**DIRECTOR/ AUTH. SIGN.  
(APPROVED VALUER OF ZORO)**

**NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED**  
**CIN: U67190MH2000PTC125736**

**TO, THE ZOROASTRIAN CO-OPERATIVE BANK LTD. (BANDRA BRANCH)**  
**VALUATION REPORT (INDUSTRIAL LAND & BUILDING WITH PLANT & MACHINERY)**

| I  | General  |  |
|----|--|--|
| 1. | Purpose for which the valuation is made : To ascertain the Fair Market Value as on date of property for Non Fiscal purpose – Top Up proposal with The Zoroastrian Co-Operative Bank Ltd. (Bandra Branch) |  |
| 2. | a)   | Date of Inspection : 17/01/2020  |
|    | b)   | Date on which the valuation is Made : 20/01/2020   |
|    | c)   | Person/s accompany/ available at site at the time of visit/ inspection/ valuation. : Mr. Hari Kumar (Senior Manager)<br>Mobile No.9323796265.  |
| 3. | List of documents produced for perusal :   |  |
|    | i)   | As per mail dt. 13/01/2020 from Manager, The Zoroastrian Co-Operative Bank Ltd. (Bandra Branch) advising us for submission of valuation report in present case.  |
|    | ii)  | Copy of Agreement dt. 25 <sup>th</sup> April 1990, executed between Mr. Khodamorad Sarosh Zorabian (VENDOR) of the one part. And M/s. Zorabian Chicks Pvt. Ltd. (PURCHASER) of the other part.<br><br>Copy of Agreement 26 January 1995 executed between Shree. Khodamorad Zorabian, Smt. Firoza Khodamorad Zorabian (VENDORS) of the one part, and Shree. Jagannath Parshuram Patil, Gangaram Atmaram Patil, Narhari Atmaram Patil, Vithabai Ganpat Patil, Janabai Heeru Patil, Laxmibai Shantaram Patil, Shivaji Patil |

We have relied on documents as provided by the The Zoroastrian Co-Operative Bank Ltd.- Bandra Branch & presume the same to be authentic & true.

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|    |  |  |
|----|--|--|
|    | Parshuram Patil, Mangala Parshuram Patil, Anandibai Parshuram Patil ( <b>PURCHASER</b> ) of the other part.                  |  |
|    | iii) Copy of 7/12 extract of gat No. 106 & 107 dt. 26/12/2019.   |  |
|    | iv) Electricity bills Consumer No. 031299019091 dt. 01/01/2020 issued by MSEDCI in the name of M/s. Zorabian Chicks Pvt Ltd. |  |
|    | v) Copy of Old Valuation Report dt 14/12/2011 issued by Young India Engineers & Surveyors.                                   |  |
| 4. | of the owner(s) and his /their address (es) with Phone no. (details of share of each owner in case of joint ownership)       | <p><b>Name of Owner</b> – The Property as reported is owned by:<br/> <b>M/S. ZORABIAN CHICKS PVT LTD.</b><br/> Mr. Hari Kumar (Senior Manager)<br/> <b>Mobile No. 9323796265.</b></p> <p><b>Address of the property</b> : Industrial Land &amp; Building – Gat No. 106 &amp; 107, Mankivali, Dolabvali, Taluka Khalapur, Dist Raigad, Pin 410 201.</p> <p><b>Share of each owner in case of joint ownership:-</b> Company Ownership.</p> |
| 5. | Brief description of the property  | <p>The Present property under valuation is Industrial land &amp; building situated at Gat No. 106 &amp; 107, Mankivali, Dolabvali, Taluka Khalapur, Dist Raigad, Pin 410 201.</p> <p>The said Industrial land &amp; building is constructed on land bearing Gat No. 106 &amp; 107.</p> <p>The said property is located in Middle class locality in Industrial cum Residential area.</p> <p>M/s. Zorabian Chicks Pvt Ltd. is owning</p>   |

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following structures on Gat No 106 & 107, Mankivali, dolavali, Tal. Khalapur, Dist. Raigad.

1. **Bungalow structure** - Building of G+1 floor RC frame building having office, Staff Quarters & Directors Residence. Ground floor admeasuring 300 sq. ft. having Mosaic tiles floor, aluminum sliding windows, flush doors. First floor admeasuring 300 sq. ft. having Ceramic Tiles, AC Sheet roof, falls ceiling, aluminum sliding windows, flush doors. Year of construction is 1990.
2. **Poultry Shed, Commercial Boilers** - Bricks Masonry Plinth, Steel trusses, Purlins, AC Sheets, IPC Flooring, M.S. Doors and Windows, M.S. Shutter, Brick masonry gables with plaster. Chicken mesh above dwart wall sheds. Total admeasuring 509.85 X 12 X 10.764= 65856 sq. ft. Year of construction is 1992/1993/1994/1995.
3. **Feed Mill** - RCC frame structure BB walls polished Shahabadi floors, M.S. Doors, Ventilator with chicken mesh. Structure admeasuring 5498 sq. ft. Year of construction is 1998/2018.
4. **Hatchery shed No. 3** - Structure of ground floor only with RCC columns, Steel trusses, Purlins & AC sheet, Kota Stone slab floor, M.S. doors & Shutter, chicken mesh, brick masonry gables. Structure admeasuring 8239 sq. ft. Year of construction 2003.

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|  |  |
|--|--|
|  | <p>5. <b>Hatchery shed No. 1 &amp; 2</b> - Structure of ground floor only with RCC columns, Steel Trusses, Purlins &amp; AC sheet double roofing, Kota stone slab floor, M.S. door &amp; shutter, Chicken mesh, Brick masonry gables, structure total admeasuring 4681 sq. ft. Year of construction is 1994/1997.</p> <p>6. <b>Generator Room with Godown</b> - The structure is of ground floor only with AC sheet roof, polished Shahabad floor, M.S. windows, Panel Doors, year of Construction 1990.</p> <p>7. <b>Staff Quarters &amp; security Quarters</b>- the structure is of ground floor only. AC sheet Roof, bricks wall with plaster, M.S. frames for doors &amp; windows, sand faced &amp; neeru faced plaster, shahabad flooring, ordinary fittings. Structure admeasuring 9052 sq. ft Year of construction 1995/2019-2020.</p> <p>8. <b>Store room, medicine room &amp; lime godown</b> - The structure is of ground floor only. Bb walls, Shahabad flooring, M.S. doors, AC sheet Roof, trusses &amp; purlins. Structure admeasuring 2381 sq. ft. Year of construction 1995.</p> <p>9. <b>Hatchery Labour Qtrs.</b> - The structure is of ground floor only. PCC floor, panel doors, M.S. windows, AC sheet roof. Structure admeasuring 3962 sq. ft. year of construction is 1995/2018</p> <p>10. <b>Processing Unit (Dressing unit)</b> - Ground floor structure having RCC</p> |
|--|--|

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columns, steel trusses, purlins & AC sheet roof double roofing, kota stone slab floor, M.S. doors 7 shutters, chicken mesh, bricks masonry gables. The structure is divided into chicken receiving department, shackle conveyor that holds the birds by its legs, halal (slaughter area) and then the processing area which is further divided into waste cleaning area, boneless area and storage room. The structure is admeasuring 4935 sq. ft. year of construction is 2008/2016.

**11. Boiler Room** – Ground floor steel frame structure having brick wall up to 7 ft. above it 5 ft. prefabricated powder coated iron sheet wall with roof on I-beam purlin is also of prefabricated powder coated iron sheet. Door is of iron frame grill door. Flooring is of kota tiles admeasuring 396 sq. ft. Year of construction is 2008.

**12. Ice Factory** – Ground floor steel frame structure having brick wall up to 7 feet above it 5 ft. prefabricated powder coated iron sheet wall with roof coated iron sheet. Door is of stainless steel door, flooring is of kota tiles admeasuring 947 sq. ft. Year of construction is 2008.

**13. Compound wall along with Farm** - 4 Row wire strands with Angle irons pole in between of RCC foundation with 1 No. of M.S. Gate. Compound wall admeasuring 1500 RM Year of construction is 1995.

**14. Open well within the compound** – Stone masonry constructed having 25' dia. & 50' depth Year of



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- construction 1995.  
**15. Overhead water tanks of 50,000 liters capacity.**  
**16. Internal 20 feet wide road to access the farm area.**

The building is having RCC frame structure with foundations, footing, slabs/patra, staircase and under water storage tanks, all in RCC.

The present Property actual measured area mainly consists of following Units.

| Units              | Approx. (Meter) |       | Area Sq. Mt. |
|--------------------|-----------------|-------|--------------|
|                    | L               | X W   |              |
| Bungalow structure | 25.90           | 15.30 | 396.27       |
| Poultry shed       | 49.50           | 10.30 | 509.85       |
| Patra shed         | 49.50           | 10.30 | 509.85       |
| Patra shed         | 49.50           | 10.30 | 509.85       |
| Patra shed         | 49.50           | 10.30 | 509.85       |
| Patra shed         | 49.50           | 10.30 | 509.85       |
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| Patra shed         | 49.50           | 10.30 | 509.85       |





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|                     |       |       |        |
|---------------------|-------|-------|--------|
| Patra shed          | 49.50 | 10.30 | 509.85 |
| Old Feed Mill       | 30.50 | 12.40 | 378.20 |
| New Feed Mill       | 8.50  | 15.60 | 132.60 |
| Store room          | 15.10 | 10.60 | 160.06 |
| Gas Cylinder room   | 13.90 | 4.40  | 61.16  |
| Hatchery Shed 1     | 44.50 | 17.20 | 765.40 |
| Hatchery Shed 2     | 21.00 | 9.60  | 201.60 |
| Hatchery Shed 3     | 24.30 | 9.60  | 233.28 |
| Labour Qtrs         | 15.90 | 7.00  | 111.30 |
| Labour Qtrs         | 28.50 | 7.00  | 199.50 |
| New Labour Qtrs     | 10.80 | 5.30  | 57.24  |
| Staff Qtrs          | 17.30 | 7.00  | 121.10 |
| Staff Qtrs          | 17.20 | 8.20  | 141.04 |
| Staff Qtrs          | 34.80 | 7.90  | 274.92 |
| Godown & Staff Qtrs | 22.00 | 12.20 | 268.40 |
| Staff Qtrs          | 9.60  | 3.70  | 35.52  |
| New ETP Area        | 19.70 | 29.00 | 571.30 |
| Washing Area        | 11.40 | 6.40  | 72.96  |
| WTP Pump area       | 7.00  | 3.50  | 24.50  |
| Old ETP Area        |       |       |        |
| Bio filters         | 36.80 | 16.00 | 588.80 |

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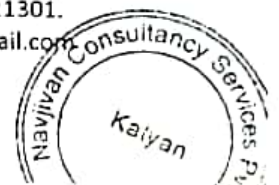
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|    |   |   |       |          |
|----|---|---|-------|----------|
|    | Bio filters   | 12.40   | 21.30 | 264.12   |
|    | R.O. Plants area  | 80.00   | 3.90  | 312.00   |
|    | Cold room   | 15.20   | 13.30 | 202.16   |
|    | Boiler room   | 7.50  | 4.90  | 36.75    |
|    | Ice Plant   | 20.00   | 4.40  | 88.00    |
|    | Rendering Plant a-  | 15.30   | 18.30 | 279.99   |
|    | Old Processing unit   | 18.30   | 10.30 | 188.49   |
|    | New Processing unit   | 30.00   | 9.00  | 270.00   |
|    | Food Area   | 39.20   | 18.00 | 705.60   |
|    | Gym + Balwadi Area  | 16.10   | 7.00  | 112.70   |
|    | Office area   | 26.10   | 17.00 | 443.70   |
|    | Water tank  | 7.30  | 7.40  | 54.02    |
|    | Shop area   | 3.90  | 6.10  | 23.79    |
|    | Total Approx Area   |   |       | 13894.67 |
|    | Sq.Mtrs   |   |       |          |
|    | The above dimensions are approximate & as measured at site during our site visit. Copy of sanctioned plan & NA order for agricultural land is not submitted for our perusal. We have considered actual measured area for valuation purpose. |   |       |          |
| 6. | <b>LOCATION OF PROPERTY</b>   |   |       |          |
| a) | Plot No. / Survey No.   | : land bearing Gat No. 106 & 107.   |       |          |
| b) | Door No.  | : Industrial Land & Building – Gat No. 106 & 107, Mankivali, Dolavali, Taluka Khalapur, Dist Raigad, Pin 410 201. |       |          |
| c) | T.S. No. / Village  | : Dolavali.   |       |          |
| d) | Ward / Taluka   | : Khalapur.   |       |          |



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|    |   |   |   |
|----|---|---|---|
| e) | Mandal / District   | : | Raigad  |
| 7. | Postal address of the property  | : | Industrial Land & Building – Gat No. 106 & 107, Mankivali, Dolavali, Taluka Khalapur, Dist Raigad, Pin 410 201.   |
| 8. | City / Town   | : | Village Dolavali.   |
|    | Residential area  | : | Yes.  |
|    | Commercial area   | : | Yes.  |
|    | Industrial area   | : | Yes.  |
| 9. | <b>Classification of the area</b>   |   |   |
|    | i) High / Middle / Poor   | : | Middle Class.   |
|    | ii) Urban / Semi Urban / Rural  | : | Semi Urban.   |
| 10 | Coming under Corporation limit / Village Panchayat / Municipality   | : | Within the limits of Mankivali Hram Panchayat.  |
| 11 | Whether covered under any State /Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/scheduled area/ cantonment area. | : | Reportedly No.  |
| 12 | <b>Boundaries of the property (As per Actual)</b>   |   |   |
|    | North   | : | By River.   |
|    | South   | : | By Open Land.   |
|    | East  | : | By Main road.   |
|    | West  | : | By River  |
| 13 | <b>Boundaries of the property as per Old Valuation Report</b>   | : | <b>A</b> <b>B</b>   |
|    |   | : | <b>As per deed</b> <b>Actual</b>  |
|    | On or towards the North   | : | -                      By River.  |
|    | On or towards the South   | : | -                      By Open Land.  |
|    | On or towards the East  | : | -                      By Main road.  |
|    | On or towards the West  | : | -                      By River   |
| 14 | Extent of the site  | : | -   |
| 15 | Extent of the site considered for Valuation (least of 13a & 13b)  | : | Total area Statement is given below:<br><b>Plot Area:</b><br>Gat No. 106: 26500 sq.mtrs.<br>Gat No. 107: 37000 sq.mtrs.<br><br>Total Construction area: (as measured)<br>15894.67 sq.mtrs.<br>(Copy enclosed) |



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|            |  |   |
|------------|--|---|
| 16         | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : Occupied by M/s. Zorabian Chick Pvt. Ltd.   |
| <b>II</b>  | <b>APARTMENT BUILDING</b>  |   |
| Sr. No     | Description  | Remarks   |
| 1.         | Nature of the apartment  | : Industrial Land & Building.   |
| 2.         | <b>Location</b>  |   |
|            | C.T.S. No.   | : land bearing Gat No. 106 & 107.   |
|            | Block No.  | : Industrial Land & Building – Gat No. 106 & 107, Mankivali, Dolavali, Taluka Khalapur, Dist Raigad, Pin 410 201. |
|            | Ward No.   | : -   |
|            | Village / Municipality / Corporation   | : Within the limits of Mankivali Hram Panchayat.  |
|            | Door No., Street or Road (Pin Code)  | : Industrial Land & Building – Gat No. 106 & 107, Mankivali, Dolavali, Taluka Khalapur, Dist Raigad, Pin 410 201. |
| 3.         | Description of the locality Residential / Commercial / Mixed.  | : Mixed.  |
| 4.         | Year of Construction   | : -   |
| 5.         | Number of floors   | : -   |
| 6.         | Type of structure  | : R C C frame structure.  |
| 7.         | Quality of Construction  | : Good.   |
| 8.         | Appearance of the Building   | : Good.   |
| 9.         | Maintenance of the Building.   | : Good.   |
| 1          | <b>Facilities available</b>  |   |
|            | Lift   | : No Lift.  |
|            | Protected Water Supply   | : Yes.  |
|            | Underground Sewerage   | : Yes.  |
|            | Car Parking – Open / Covered   | : Open Parking.   |
|            | Is Compound wall existing?   | : Yes. All around the building.   |
|            | Is pavement laid around the building?  | : Yes.  |
| <b>III</b> | <b>FLAT/COMMERCIAL PREMISES.</b>   |   |
| 1.         | The floor in which the flat/factory is situated.   | : Building Ground + 1 Floor.  |



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|    |  |   |   |
|----|--|---|---|
| 2. | Door No. of the flat/shop                        | : | Industrial Land & Building – Gat No. 106 & 107, Mankivali, Dolavali, Taluka Khalapur, Dist Raigad, Pin 410 201.   |
|    | Fittings   | : | Good.   |
|    | Finishing  | : | Good.   |
|    | Special amenities                                | : | The building is provided with amenities such as compound wall 3 side of the land, CCTV camera, 24 X 7 watch & ward facility, Garden, Gym, Balwadi, Temple, Labour Quarters & Staff Quarters, open space for two/four wheeler parking, etc.  |
| 4. | House Tax  | : | The Property Tax amount is to be paid by the Property Owner.  |
|    | Assessment Number                                | : | The property Tax Bill/Receipt are not provided at the time of our site visit.   |
|    | Tax paid in the name of                          | : | However the borrower had agreed to submit these details directly to Bank Authority.   |
|    | Tax amount                                       | : |   |
| 5. | Electricity Service connection No.               | : | Meter No. 065-04577849  |
|    | Meter Card is in the name of                     | : | M/s. Zorabian Chicks Pvt. Ltd.  |
| 6. | How is the maintenance of the flat/shop/factory? | : | Well maintained.  |
| 7. | Sale Deed executed in the name of                | : | Copy of Agreement dt. 25 <sup>th</sup> April 1990, executed between Mr. Khodamorad Sarosh Zorabian ( <b>VENDOR</b> ) of the one part, And M/s. Zorabian Chicks Pvt. Ltd. ( <b>PURCHASER</b> ) of the other part.<br><br>Copy Of Agreement 26 January 1995 executed between Shree. Khodamorad Zorabian, Smt. Firoza Khodamorad Zorabian ( <b>VENDORS</b> ) of the one part, and Shree. Jagannath Parshuram Patil, Gangaram Atmaram Patil, Narhari Atmaram Patil, Vithabai Ganpat Patil, Janabai Heeru Patil, Laxmibai Shantaram Patil, Shivaji Parshuram Patil, Tanhaji Parshuram Patil, Mangala Parshuram Patil, Anandibai Parshuram Patil ( <b>PURCHASER</b> ) of the other part |



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|           |   |  |
|-----------|---|--|
| 8.        | What is the undivided area of land as per Sale Deed?    | : Company ownership.   |
| 9.        | What is the plinth area of the flat/shop?               | : Total area Statement is given below:<br><b>Plot Area:</b><br>Gat No. 106: 26500 sq.mtrs.<br>Gat No. 107: 37000 sq.mtrs.<br><br><b>Total Construction area: (as measured)</b><br>13894.67 sq.mtrs.<br>(Copy enclosed)   |
| 10        | What is the floor space index (app.)                    | : Permissible FSI as per D.C. Rules of Local Competent Authority.  |
| 11        | What is the Carpet Area /Built Up Area of the flat?     | : Total area Statement is given below:<br><b>Plot Area:</b><br>Gat No. 106: 26500 sq.mtrs.<br>Gat No. 107: 37000 sq.mtrs.<br><br><b>Total Construction area: (as measured)</b><br>13894.67 sq.mtrs.<br>(Copy enclosed)   |
| 12        | Is it Posh / I Class / Medium / Ordinary?               | : Medium.  |
| 13        | Is it being used for Residential or Commercial purpose? | : The Property under valuation is factory land & building.   |
| 14        | Is it Owner-occupied or let out?                        | : Occupied by the M/s. Zorabian Chicks Pvt. Ltd.   |
| 15        | If rented, what is the monthly rent?                    | : -  |
| <b>IV</b> | <b>MARKETABILITY</b>                                    |  |
|           | How is the marketability?                               | : The area is well developed & having basic infrastructure facilities & services like Water supply, electricity, sewage and other Public service etc.<br>Civic amenities such as Schools, Colleges, Markets, Banks, Shops, & Hospitals etc. are available within 3 to 4 km distance from the property towards Khopoli.<br><br>The Property is situated at approx 10 to 15 min Distance from Dolavali Railway |



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|          |  |   |
|----------|--|---|
|          |  | <p>Transportation means such as Private Rickshaws are available.</p> <p>The area is well connected to all parts of Maharashtra and Gujarat State, by good network of Roads &amp; Railways.</p>  |
|          | What are the factors favoring for an extra Potential Value?  | -   |
|          | Any negative factors are observed which affect the market value in general   | -   |
| <b>V</b> | <b>RATE</b>  |   |
| 1.       | After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?   | <p>The Industrial Land properties having similar amenities &amp; loading factor in the surrounding areas are sold in the range of Rs.2,153/- to Rs.4,306/- per Sq. Mtrs. of plot area (Rs.200/- to Rs.400/- per Sq.ft. plot area).</p> <p>We had also gone through Internet Search &amp; various websites for obtaining the prevailing market rates for similar properties.</p> <p>Accordingly, we have considered the Present Market Rate for the Non Agricultural land under valuation as Rs.3,229/- per sq. Mtrs. of plot area (Rs.300/- Sq.ft plot area) on a conservative basis and which seems to be reasonable in our opinion.</p> |
| 2.       | Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat/shop under comparison (given details). | Market Rate adopted Rs.3,229/- per Sq. Mtrs plot area (Rs.300/- per Sq.ft. plot area).  |
| 4.       | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)   | As per Government Stamp Duty Ready Reckoner of the year 2020 the Market Rates for Stamp Duty Purpose for plot Properties at Khalapur, Village No./ Zone No. 1, is Rs.1,100/- per Sq. Mtrs. (Copy  |



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|  |   |
|--|---|
|  | <p>enclosed)</p> <p>The Ready Recknor Registers are prepared &amp; maintained for the purpose of collecting stamp duty &amp; it has no statutory base or force &amp; therefore it cannot form a foundation to determine the market value. The Ready Reckoner do not by itself reveal all the aspects of Valuation.</p> <p>The Rate slab for a particular area specified in the ready Reckoner cannot be accepted as the final rate for the entire area of the locality as it does not take into consideration the factual and legal factors like the nature of land and advantages and disadvantages of land.</p> |
|--|---|

**A) FAIR MARKET VALUE:**  
 Computation of Fair market **VALUE OF LAND** is given as follows:

| SR No.   | Description                                  | Area                         |
|--|--|------------------------------|
| A.   | Area of Land (Gat No. 106 & 107)             | 63500 Sq. Mtrs.              |
| B.   | Rate adopted for Valuation                   | Rs.3229/- Sq. Mtrs.          |
| C.   | Value of Land (A X B)                        | Rs.20,50,54,200/-            |
| D.   | Add for potential value                      | Nil                          |
| E.   | Deduct for any adverse feature               | N.A.                         |
| F.   | Market value of land (C+D-E)                 | Rs.20,50,54,200/-            |
| G.   | Basis for adopted rates                      | Market Rate                  |
| H.   | Present Fair Market Value of Land as on date | Rs.20,50,54,200/-            |
|  |  | <b>Say Rs.20,50,54,000/-</b> |
| <b>(RUPEES TWENTY CRORES FIFTY LAKHS FIFTY FOUR THOUSANDS ONLY).</b> |  |                              |



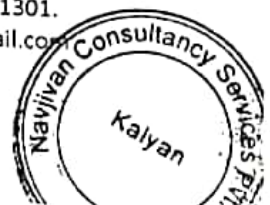


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**B) FACTORY BUILDING STRUCTURE AREA:**

Computation of Fair market VALUE OF CONSTRUCTION is given as follows:

| Sr. No. | Description of structure | Area in Sq. ft. | Rate per sq. ft. | Fair Market Value       |
|---------|--------------------------|-----------------|------------------|-------------------------|
| 1       | Building Structure       | 4265            | Rs. 600/-        | Rs.25,59,000/-          |
| 2       | Poultry Shed + 12 Shed   | 65856           | Rs. 150/-        | Rs.98,78,400/-          |
| 3       | Feed Mill                | 5498            | Rs. 450/-        | Rs.24,74,100/-          |
| 4       | Hatchery Shed 3          | 12920           | Rs. 150/-        | Rs.19,38,000/-          |
| 5       | Generator Room           | 800             | Rs. 250/-        | Rs. 2,00,000/-          |
| 6       | Labour Quarters          | 3961            | Rs. 350/-        | Rs.13,86,350/-          |
| 7       | Staff Quarters           | 9052            | Rs. 450/-        | Rs.40,73,400/-          |
| 8       | Store Room               | 2381            | Rs. 250/-        | Rs. 5,95,250/-          |
| 9       | Processing Unit old      | 2029            | Rs.500/-         | Rs.10,14,500/-          |
|         | Processing Unit new      | 2906            | Rs.1,000/-       | Rs.29,06,000/-          |
| 10      | Boiler                   | 396             | Rs. 500/-        | Rs. 1,98,000/-          |
| 11      | Ice Plant                | 947             | Rs. 500/-        | Rs. 4,73,500/-          |
| 12      | ETP Plant                | 6149            | Rs. 500/-        | Rs.30,74,500/-          |
| 13      | Washing Ramp             | 785             | Rs. 500/-        | Rs.3,92,500/-           |
| 14      | ETP Pump                 | 264             | Rs. 500/-        | Rs. 1,32,000/-          |
| 15      | Bio Filter               | 9181            | Rs. 500/-        | Rs.45,90,500/-          |
| 16      | RO Plant                 | 3358            | Rs. 550/-        | Rs.18,46,900/-          |
| 17      | Cold Room                | 2176            | Rs. 550/-        | Rs.11,96,800/-          |
| 18      | Rendering Plant          | 3014            | Rs. 500/-        | Rs.15,07,000/-          |
| 19      | Food Building            | 7595            | Rs.1,000/-       | Rs.75,95,000/-          |
| 20      | Office Area              | 4776            | Rs.1,000/-       | Rs.47,76,000/-          |
| 21      | Gym & Balwadi            | 1213            | Rs.1,000/-       | Rs.12,13,000/-          |
| 22      | Water Tank               | 581             | Rs. 500/-        | Rs. 2,90,500/-          |
| 23      | Shop Area                | 256             | Rs. 750/-        | Rs. 1,92,000/-          |
| 24      | Compound Wall            | 1500 R. mtr     | Rs. 250/-        | Rs. 3,75,000/-          |
| 25      | Internal Road            | -               | -                | Rs. 7,50,000/-          |
|         | <b>Total</b>             |                 |                  | <b>Rs.5,56,28,200/-</b> |



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**C) VALUATION OF PROPERTY:**

|                                       |                   |
|---------------------------------------|-------------------|
| A) Market Value of Land               | Rs.20,50,54,000/- |
| B) Market value of Building Structure | Rs. 5,56,28,200/- |

**TOTAL Value of Property (A+B)**  
Rs.26,06,82,200/-  
Say Rs.26,06,82,000/-

**(RUPEES TWENTY SIX CRORES SIX LAKHS EIGHTY TWO THOUSANDS ONLY).**

|  |                 |
|--|-----------------|
| D) Value of Plant & Machinery<br>(Summery Sheets Enclosed) | Rs. 91,96,000/- |
|--|-----------------|

**TOTAL FAIR MARKET VALUE AS ON DATE**  
**(Land + Building Structure + Plant & Machinery)**  
**(C + D)**  
Rs.26,98,78,000/-  
Say Rs.26,98,78,000/-

**(RUPEES TWENTY SIX CRORES NINETY EIGHT LAKHS SEVENTY EIGHT THOUSAND ONLY)**

As per discussion with client and looking at current market scenario of said property, there is no threat of acquisition by government for road widening/public service purposes, submerging & applicability of CRZ provisions to the property under valuation.

As a result of our appraisal and analysis it is our considered opinion that the **Present Fair Market Value** of the above property along with machinery in the prevailing condition with aforesaid specifications is **Rs.26,98,78,000/- (RUPEES TWENTY SIX CRORES NINETY EIGHT LAKHS SEVENTY EIGHT THOUSAND ONLY)**



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**DISTRESS SALE VALUE:**

We are discounting the above market value by 20 %. Hence, Forced/Distress value of property as on date

= Fair Market Value as on date x 0.80

= Rs.26,98,78,000/- x 0.80

= Rs.21,59,02,400/-

**(RUPEES TWENTY ONE CRORE FIFTY NINE LAKHS TWO THOUSANDS FOUR HUNDREDS ONLY).**

**THE NET REALIZABLE VALUE (NRV):-**

Thus, Net Realizable Value (NRV) of caption subject property is

|  |                     |
|--|---------------------|
| Fair Market Value (Selling Price)      | : Rs.26,98,78,000/- |
| Deduct Cost Of Realization(Approx 10%) | : Rs. 2,69,87,800/- |

**NRV = Rs.24,28,90,200/-**

**(RUPEES TWENTY FOUR CRORE TWENTY EIGHT LAKHS NINETY THOUSANDS TWO HUNDRED ONLY).**



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**PART III DECLARATION**

- A) The valuation is based on the site visit & the information reported by the borrower.
- B) The valuation is subject to clear & marketable title & adequacy of Engineering /Structural design, Stability & Deed of declaration for common Areas etc.
- C) Emphasis of this report is on the value of the property & not on the area measurement or title verification of the property, environmental aspects & is based on present market rate.

This valuation report will remain valid only for the purpose for which it is made as mentioned in clause 1 this report and any other use of this report shall render it invalid & The Valuation has been given solely for the use of the Client to whom it's addressed. Market value obtained in this report is defined below –Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer & willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably compulsion (As defined by the International Valuation Standards Committee London).

- D) M/S. Navjivan Consultancy Services Private Ltd., by reason of this report, are not required to give testimony or attendance in court or to any Government agency with reference to the subject property unless prior arrangements and consent have been made.
- E) Past performance of Real Estate Market need not necessarily indicate the future trends. This valuation is purely an estimate & has no legal or Contractual obligation on our part. Analysis & conclusions of the value of the property are based on assumptions & conditions prevailing at the time of date of valuation. The rates indicated are based on current market condition & these may vary with time.
- F) Bank authorities are requested to contact Valuer in case of any doubts or discrepancy. The opinion about valuation is true & fair to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.

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202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office, Old Station Road, Kalyan (W). 421301.  
Ph. No. (O) 0251-2315834, (M), 8976093701, 8767606667 Email: navjivanconsultancy@gmail.com  
Branches At: Ghatkopar, Borivali, Navi Mumbai, Pune



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- 6) Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charges etc if any, are not considered in the valuation. We have assumed that the assets are free of lien & encumbrances.

Date: 20/01/2020  
Entered by: Swati Thakur  
Visited by: Indresh kumar  
Place: Mulund

FOR NAVJIVAN CONSULTANCY SERVICES PVT.LTD.



*N. Sholankar*  
DIRECTOR/AUTH. SIGN.  
(APPROVED VALUER OF ZORO)

1. Details of Property visited :
2. Date of visit :  
Time of Visit :
3. Name & Designation of visiting Official :
4. Remarks if any.

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_ on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only)

Date: \_\_\_\_\_ Signature :

(Name & Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)



## Zorabian Chicks Pvt.Ltd.

### Summary Of Fixed Assets

With the applicability of Companies Act 2013 Depreciation is collected on basis of useful life of the assets. The rates are calculated by taking cost of the assets Rs.100/- & residual value Rs.5/-. Hence the Depreciable value of the asset will be Rs.95/-.

Valuation Methodologies - 1. Market Comparison Approach, 2. Income Approach & 3. Depreciated Cost Approach is used for valuation of movable assets. Under current cenrio comparable transactions involving sale of similar assets is not available, Hence cost approach is relevant where similar asset is not necessarily an exact reproduction but which has similar service potential & function. It is calculated as - Cost of replacement + Amount of Installation - Less an amount of depreciation.

Plant and machinery - Useful life is 15 Years & SLM rate is 6.33%, Electrical Installations and Equipment- useful life is 10 Years & SLM rate is 9.50%, Wind ventilator - Useful life is 22 years & SLM rate is 4.32%, Pump & Accessories - Useful life is 30 years & SLM Rate is 3.17%, Shed - Useful life is 3 years and SLM rate is 31.67%.

Wholesale Price Index is Rs100 for FY 1993-94 (Base year) FY 2004-05 (Base year) FY 2011-12 (Base year)

| Sr. No. | Particulars                         | FMV(Rs) as on 20/01/2020 |
|---------|-------------------------------------|--------------------------|
|         |                                     | 1336212                  |
| 1       | 500KVA Generator                    | 57414                    |
| 2       | Airdeck                             | 577346                   |
| 3       | Almonard Fans                       | 99333                    |
| 4       | Automatic Drinking System           | 16903                    |
| 5       | Automatic Pan Feeding System        | 126674                   |
| 6       | Capacitor Panel                     | 17561                    |
| 7       | Cold Fogger                         | 1676                     |
| 8       | Cooling Pad                         | 42646                    |
| 9       | Cooling Pad (Hatchery)              | 10622                    |
| 10      | Cooling Pad(Hatchery)               | 485839                   |
| 11      | Cooling Pad(Kishor Farm)            | 15512                    |
| 12      | Cooling Pad(Kishor)                 | 5742                     |
| 13      | Cooling Pad(Shree Agrotech)         | 163664                   |
| 14      | Curtains                            | 26130                    |
| 15      | Digital Temperature Meter (Bala in) | 4188                     |
| 16      | Drinking System                     | 92713                    |
| 17      | Dynavac India Pvt. Ltd. (Vacuum)    | 46642                    |
| 18      | Egg Setting Machine                 | 50276                    |
| 19      | Egg Setting Machine(Dayal)          | 64121                    |
| 20      | Electrical Goods                    | 839                      |
| 21      | Electrical Inst.(Genesis)           | 6668                     |
| 22      | Electronic Cutting Machine          | 59027                    |
| 23      | Emjay Enterprises (Pump Fittings)   | 449176                   |
| 24      | ETP(ZSM)                            | 39628                    |
| 25      | Exhaust Fan(Almonard)               | 4748                     |
| 26      | Exhaust Fan(Jainsion)               | 5270                     |
| 27      | Fan Pulley's                        | 965782                   |
| 28      | Feed Mill Machinery (Hindustan)     | 12738                    |
| 29      | Feed Mill Mixer                     | 7033                     |
| 30      | Feed Mill Screw Conveyor            | 97352                    |
| 31      | Feeder                              | 80496                    |
| 32      | Feeder & Drinkers                   | 243450                   |
| 33      | Feeder & Drinkers(Kishore)          | 121895                   |
| 34      | Feeder(Kishor Engineering)          |                          |

|    |                                   |        |
|----|-----------------------------------|--------|
| 35 | Feeding Line Jali, Pan etc.       | 21077  |
| 36 | Flaker Machine                    | 1744   |
| 37 | Foaming Machine(B.V Biocorp)      | 6699   |
| 38 | Foggers                           | 1430   |
| 39 | GAS Brooding System               | 40722  |
| 40 | Gas Cylinder                      | 9392   |
| 41 | Generator                         | 14239  |
| 42 | Generator(ZAPL)                   | 103822 |
| 43 | Grass Cutter                      | 7817   |
| 44 | Harmonics Filter(Unity Power)     | 243486 |
| 45 | Hatcher Body & Spares             | 27548  |
| 46 | Hatcher(Dayal Poultry)            | 181794 |
| 47 | Hatchery Fans                     | 3809   |
| 48 | Hatchery Joint Setter Back        | 4917   |
| 49 | Hatchery Machines(ZAPL)           | 103871 |
| 50 | Hatchery Material(Dayal)          | 104341 |
| 51 | Jet Cleaning Machine              | 22038  |
| 52 | Jumbo Drinker                     | 5372   |
| 53 | Kalpaka Power Control             | 38540  |
| 54 | Mixer(Khare Agro Mech Ind.)       | 15588  |
| 55 | Multi Fans & Motor                | 123789 |
| 56 | Pan Feeder                        | 14106  |
| 57 | PH Metre                          | 2683   |
| 58 | Pipe Lines                        | 50598  |
| 59 | Piyush Electricals(cable)         | 130928 |
| 60 | Piyush Electricals(Hatchery Fans) | 15461  |
| 61 | Platinum Electricals(Cables)      | 90710  |
| 62 | Portable Generator                | 1454   |
| 63 | Poultry Sheds(Elect. Brooding)    | 6375   |
| 64 | Powermatrix Solutions Pvt. Ltd.   | 330268 |
| 65 | Processing Plant(ZSM)             | 188956 |
| 66 | Pump&Accessories                  | 281665 |
| 67 | Ramchandra Electricals            | 64798  |
| 68 | Ramchandra Electricals(Cabling)   | 126940 |
| 69 | Scalding Tank                     | 3274   |
| 70 | Setter Trays(Hatchery)            | 114357 |
| 71 | Sheets/Coils(Elect Brooding)      | 1590   |
| 72 | Shree Transformers(Transformer)   | 618320 |
| 73 | Silo                              | 73416  |
| 74 | Spring Jet                        | 2660   |
| 75 | Transformer                       | 125    |
| 76 | Transformer                       | 4054   |
| 77 | Tyre Inflator                     | 43343  |
| 78 | UPS                               | 3962   |
| 79 | UPS System                        | 1631   |

|   |                               |                |
|---|-------------------------------|----------------|
| 80  | UPS System(Mahavir Sys-Power) | 2793           |
| 81  | Vaccinator                    | 119            |
| 82  | Water Pump(IDEA)              | 50240          |
| 83  | Water Treatment Plant         | 77839          |
| 84  | Wave Equipment(Spray Pump)    | 28737          |
| 85  | Weed Cutter Machine           | 39003          |
| 86  | Weigh Bridge                  | 264020         |
| 87  | Welding Transformer           | 2351           |
| 88  | Wind Ventilators              | 129790         |
| <b>Total</b>  |                               | <b>9196383</b> |
| <b>Say Rupees Ninety One Lacs Ninety Six Thousands Only</b> |                               |                |

1. Valuation of assets is performed based on Asset List submitted to us.

2. Useful life of assets is considered as per Companies Act 2013.



**NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED**  
**CIN: U67190MH2000PTC125736**

Department of Registration and Stamps  
 Government of Maharashtra  
 नोटणी व मुद्रांक विभाग, महाराष्ट्र शासन  
 बाजारमूल्य दर पत्रक  
 महाराष्ट्र शासन

Home Valuation Rules User Manual Close  
 Year 2018-2019 Language English

Select District रायगड  
 Select Taluka कातपुर  
 Select Village डोलीवली  
 Village Number 3

| Area               | Area in Sq. Ft. | Rate per Sq. Ft. |
|--------------------|-----------------|------------------|
| विशाल मक इमिन      | 04121           | 118100           |
| विशाल मक इमिन      | 124210          | 118700           |
| विशाल मक इमिन      | 231100          | 118600           |
| विशाल मक इमिन      | 101710          | 140800           |
| विशाल मक इमिन      | 131100          | 141300           |
| विशाल मक इमिन      | 140112          | 141200           |
| विशाल मक इमिन      | 12111           | 142400           |
| विशाली इमिने पुस्त | 0400            | 1180             |
|                    |                 | 1214             |

