

GIRISH PAWAR & ASSOCIATE

GIRISH PAWAR

B.E., M.B.A.,
A.M.I.E (I), FIV,
FICA, M. CI Arb (UK)

* CHARTERED ENGINEER
* GOVT. APPROVED VALUERS
* ARBITRATORS
* COMPETENT PERSON UNDER FACTORIES
/EXPLOSIVES ACT

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Rep No: 465

Date: 22/01/2022

CERTIFICATE OF VALUATION

To,

State Bank of India

Diamond Garden Branch,
Chembur, Mumbai.

VALUATION REPORT (IN RESPECT OF LAND OF BORROWER AMEYA CONCRETECH PVT. LTD.)

I	GENERAL	
1	Purpose for which the valuation is made	Present market value for the property.
2	a) Date of Inspection	11/01/2022
	b) Date on which the valuation is made	22/01/2022
3	List of documents produced for perusal	
	i)	Mortgage Deed
4	Name of the owner(s) and his / their address (es) with Phone no. (details of Share of each owner in case of joint ownership)	Owner : Mrs. Sadhana Rajeev Patil Unit No. 1 & 2, Ameya Concretech Pvt. Ltd. Survey. No.118, H. No. ½, Valaipada vai santosh Bhuban Village More, Nalasopara (E). Tal- Vasai, Dist Palghar.
5	Brief description of the property	This is an Industrial freehold Land
6	Location of Property	Village More, Nalasopara (E). Tal- Vasai, Dist Palghar.
	a) Plot No. / Survey No.	Survey. no.118, Hissa. No.1/2
	b) Door No.	--
	c) T. S. No. / Village	Village – More
	d) Ward / Taluka	Vasai
	e) Mandal / District	Palghar
	f) Date of issue and validity of layout of approved map / plan	Approved plan No. VVCMC/AMEND/BP/BP- 3853/VP-562/139/2011-12 Dated-23/11/2011
	g) Approved map / plan issuing authority	VVMC
	h) Whether genuineness or authenticity of	



	approved map / plan is verified	
	i)Any other comments by our empanelled valuers on authentic of approved plan	
7.	Postal address of the property	Unit No. 1 & 2, Ameya Concretech Pvt. Ltd. Survey. No.118, Hissa. No. ½, Valaipada via Santosh Bhuban Village More, Nalasopara (E). Tal- Vasai, Dist Palghar
8.	City / Town	Nalasopara
	Residential Area	No
	Commercial Area	No
	Industrial Area	Yes
9.	Classification of the area	
	i)High / Middle / Poor	Middle
	II)Urban / Semi Urban / Rural	Rural
10.	Coming under Corporation limit / Village Panchayat / Municipality	VVMC
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No
12.	Boundaries of the property	
	North	Virar Grampanchayat Boundary
	South	Survey. No.118 H no.1(P)
	East	Survey. No.118 H no.1(P)
	West	Keshav Bhaskar Patil Land
13	In case it is an agricultural land, any conversion to house site plots is contemplated	No
14	Latitude, Longitude & Co-ordinates of Shop	19.0592839 North, 73.1027403East
15.	Extent of the site considered for valuation (least of 13A & 13B)	6400.00 Sq.Mt
16.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Owner Occupied
II CHARACTERISTICS OF THE SITE		
1.	Classification of locality	Industrial
2.	Development of Surrounding areas	Semi Developed Industrial area
3.	Possibility of frequent flooding / Submerging	No
4.	Feasibility of the Civic amenities like school, hospital, bus stop, market etc.	Nearby, at approx. 3km distance.
5.	Level of land with topographical	Plain Land

	conditions	
6.	Shape of land	Irregular Shape
7.	Type of use to which it can be put	Industrial
8.	Any usage restriction	No
9.	Is plot in town planning approved layout?	No
10.	Corner plot or intermittent plot?	Intermittent plot
11.	Road facilities	Available
12.	Type of road available at present	Mud Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	Less than 20 feet
14.	Is it a land – locked land?	No
15.	Water potentiality	Available
16.	Underground sewerage system	Yes
17.	Is power supply available at the site?	Available
18.	Advantage of the site	
	1.	Surrounding Area is Industrial
	2.	-
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	No
	1.	-
	2.	-
Part – A (Valuation of land)		
1.	Size of plot	6400.00 Sq. Mt
	North & South	-
	East & West	-
2.	Total extent of the plot	6400.00 Sq. Mt
3.	Prevailing market rate (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	Rs. 18000/- to Rs. 22000/- per Sq. Mt
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Rs. 6530/- Sq. Mt as per (Government ready reckoner)
5.	Assessed / adopted rate of valuation	875/- Per Sq.Ft
6.	Estimated value of land	-
Part – B (Valuation of Building)		
1.	Technical details of the building	Industrial Shed Structures.
a)	Type of Building (Residential / Commercial / Industrial)	Industrial
b)	Type of construction (Load bearing / RCC / Steel Framed)	RCC Structure

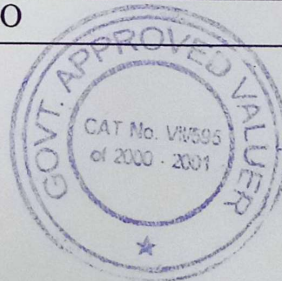


c)	Year of construction	2009
d)	Number of floors and height of each floor including basement, if any	Ground + 1
e)	Plinth area floor-wise	As per Annexure
f)	Condition of the building	Good Condition
i)	Exterior – Excellent, Good, Normal, Poor	Normal
ii)	Inferior – Excellent, Good, Normal, Poor	Normal
g)	Date of issue and validity of layout of approved map / plan	Approved Plan No. VVCMC/AMEND/BP/BP-3853/VP-562/139/2011-12 Dated-23/11/2011 Vasai Virar City Municipal Corporation
h)	Approved map / plan issuing authority	
i)	Whether genuineness or authenticity of approved map / plan is verified	
j)	Any other comments by our empanelled valuers on authentic of approved plan.	

Specifications of constructions (Floor-wise) in respect of

S. No.	Description	Ground Floor	Other Floor
1.	Foundation	RCC	RCC
2.	Basement	No	
3.	Superstructure	RCC / STEEL Frame Structure	RCC
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	M S Rolling Shutter, Aluminum Sliding Windows	Wooden Doors, Aluminum Sliding Windows
5.	RCC work	RCC Slab	A.C Sheet
6.	Plastering	Smooth Plaster	Plaster
7.	Flooring, Skirting, dadoing	Vitrified, Ceramic, PCC	Ceramic Tiles
8.	Special finish as marble, granite, wooden paneling, grills, etc	-	-
9.	Roofing including weather proof course	Yes	Yes
10.	Drainage	Underground	

S. No.	Description	Ground Floor	Other Floor
1.	Compound Wall	NO	



	Height		
	Length	-	
	Type of construction	Brick Masonry	
2.	Electrical installation	Good Quality	
	Type of wiring	Concealed & Open Industrial Type	
	Class of fittings (superior / ordinary / poor)	Ordinary	
	Number of light points	--	
	Fan points	--	
	Spare plug points	--	
	Any other items	--	
3.	Plumbing installation	--	
a)	No. of water closets and their type	--	
b)	No. Of wash basins	--	
c)	No. of urinals	--	
d)	No. of bath tubs	--	
e)	Water meter, taps, etc.	--	
f)	Any other fixtures	--	

Details of valuation

Ground Floor / First Floor / Other Floor	
Age of Building	13 Year
Balance life of the building	37 years



ANNEXURE II – LAND & BUILDING VALUATION

PART 1 – Land

1. Total extent of Land :- 50117.07 Sq.Ft
2. Prevailing market rate :- Rs.875.00/- per Sq. Ft.
3. Adopted rate of valuation :- Rs.875.00/- per Sq. Ft.
4. Value of the Land :- Rs. 4,38,52,436.25/-

Total in Rs. 4,38,52,000/- (Say)

PART 2 – BUILDING

Sr. No.	Description	Built-up Area in Sq. Ft. As Per Plan	Rate in per Sq. Ft.	Value in Rs.
1	Total Open Shed, Steel frame, AC Sheet Actual constructed - 15080 Sq. ft on Site having 20.00 ft ht	4456.29	1000/-	4456290/-
2	RCC Curing Tank no.1	44.62 m3		4200000/-
3	RCC Curing Tank no.2	1640.82 m3		
4	RCC Curing Tank no.3	1689.6 m3		
5	Office Bldg. Godown RCC G + 1 As per Plan	7272.15	1200/-	8726580/-
6	Worker Quarter RCC Roofing	305.15	700/-	213605/-
	Worker Quarter RCC AC Sheet Roofing	305.15	700/-	213605/-
7	Toilet Block RCC	73.84	350/-	25844/-
9	Amenities Like Under Ground Tank , RMC Plant Structure And Fencing	-	-	3000000/-



etc.			
Total in Rs.	-	-	2,08,35,924/-
Say in Rs.	-	-	2,08,36,000/-
Insurable Value in Rs.	-	-	2,10,00,000/-

GRAND TOTAL in Rs. 6,46,88,000/-

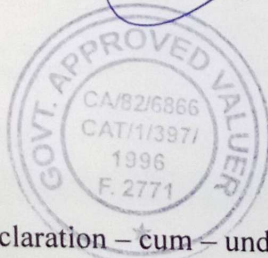
ANNEXURE III

After due considerations of the various factors influencing the valuation assignment and careful analysis and evaluation of the situation of the project, we have decided to adopt the Cost method (Land & Building method). Wherein land is valued as per **comparison method** and building rate as per civil estimate based on bill of quantities minus depreciation.

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 6,46,88,000/- (Rupees Six Crore Forty-Six Lakh Eighty-Eight Thousand Only)**. The Realisable value of the above property is **Rs. 5,82,19,000/- (Rupees Five Crore Eighty-Two Lakh Nineteen Thousand Only)** and the distress value **Rs. 5,49,85,000/- (Rupees Five Crore Forty-Nine Lakh Eighty-Five Thousand Only)**.

APPROVED VALUERS SIGNATURE

[M.A. ABBASI]



APPROVED VALUERS SIGNATURE

[G. B. PAWAR]

Signature

(Name of the Branch Manager with Official Seal)



Date:

Encl:

1. Declaration – cum – undertaking from the valuer (Annexure-IV)
2. Model code of conduct for valuer (Annexure V)

गावाचे नाव : मोरे	
(1) दिनेशाचा प्रकार	अविभाज्य हिश्याचे अंशतः बक्षिसपत्र
(2) मोबदला	0
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे	50477000
(4) भू-मापन, पोटोहिस्सा व घरकमाक(असल्यास)	1) पालिकेचे नाव पालघरइतर वर्णन , इतर माहिती: गाव मौजे मोरे ता वसई, जि. पालघर येथिल स.न. 120 ही न. 12 लो 0-13-00 हे आर + पो ख 0-01-00 हे आर आकार 00.56 क पैते एकुण लो 0-14-00 हे आर या पैकी लो 0-07-0 हे आर हि जमिन मिळकत((Survey Number : 120/12 ;))
(5) क्षेत्रफळ	0.0700 हेक्टर . आर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करत देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव-नूर अहमद नवाब अलि खान वय-63 पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव- , ब्लॉक नं. , रोड नं. नवाब अली घाळ , वीर देसाई रोड , बेहराम बाग , मक्का मशिदी शेजारी जोगेश्वरी-प. महाराष्ट्र, मुम्बई. पिन कोड-400102 पॅन नं. 2): नाव-नूर अहमद नवाब अलि खान वय-63 पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव- , ब्लॉक नं. , रोड नं. नवाब अली घाळ , वीर देसाई रोड , बेहराम बाग , मक्का मशिदी शेजारी जोगेश्वरी-प. महाराष्ट्र, मुम्बई. पिन कोड-400102 पॅन नं. 3): नाव-नूर अहमद नवाब अलि खान वय-63 पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव- , ब्लॉक नं. , रोड नं. नवाब अली घाळ , वीर देसाई रोड , बेहराम बाग , मक्का मशिदी शेजारी जोगेश्वरी-प. महाराष्ट्र, MUMBAI पिन कोड-400102 पॅन नं. 4): नाव-नूर अहमद नवाब अलि खान वय-63 पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव- , ब्लॉक नं. , रोड नं. नवाब अली घाळ , वीर देसाई रोड , बेहराम बाग , मक्का मशिदी शेजारी जोगेश्वरी-प. महाराष्ट्र, MUMBAI पिन कोड-400102 पॅन नं.

गावाचे नाव : मोरे	
(1) दिनेशाचा प्रकार	अविभाज्य हिश्याचे अंशतः बक्षिसपत्र
(2) मोबदला	0
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे	50477000
(4) भू-मापन, पोटोहिस्सा व घरकमाक(असल्यास)	1) पालिकेचे नाव पालघरइतर वर्णन , इतर माहिती: गाव मौजे मोरे ता वसई, जि. पालघर येथिल स.न. 119 ही न. 2 लो 0-20-60 हे आर + पो ख 0-01-00 हे आर आकार 3.69 क पैते एकुण लो 0-21-60 हे आर या पैकी लो 0-10-80 हे आर हि जमिन मिळकत((Survey Number : 119/2 ;))
(5) क्षेत्रफळ	0.1080 हेक्टर . आर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करत देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव-नूर अहमद नवाब अलि खान वय-63 पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव- , ब्लॉक नं. , रोड नं. नवाब अली घाळ , वीर देसाई रोड , बेहराम बाग , मक्का मशिदी शेजारी जोगेश्वरी-प. महाराष्ट्र, मुम्बई. पिन कोड-400102 पॅन नं. 2): नाव-नूर अहमद नवाब अलि खान वय-63 पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव- , ब्लॉक नं. , रोड नं. नवाब अली घाळ , वीर देसाई रोड , बेहराम बाग , मक्का मशिदी शेजारी जोगेश्वरी-प. महाराष्ट्र, मुम्बई. पिन कोड-400102 पॅन नं. 3): नाव-नूर अहमद नवाब अलि खान वय-63 पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव- , ब्लॉक नं. , रोड नं. नवाब अली घाळ , वीर देसाई रोड , बेहराम बाग , मक्का मशिदी शेजारी जोगेश्वरी-प. महाराष्ट्र, MUMBAI पिन कोड-400102 पॅन नं. 4): नाव-नूर अहमद नवाब अलि खान वय-63 पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव- , ब्लॉक नं. , रोड नं. नवाब अली घाळ , वीर देसाई रोड , बेहराम बाग , मक्का मशिदी शेजारी जोगेश्वरी-प. महाराष्ट्र, MUMBAI पिन कोड-400102 पॅन नं.
(8) दस्तऐवज करत देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव-जरीना खातून नूर अहमद खान . वय-45, पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव- , ब्लॉक नं. , रोड नं. नवाब अली घाळ , वीर देसाई रोड , बेहराम बाग , मक्का मशिदी शेजारी जोगेश्वरी-प. महाराष्ट्र, MUMBAI पिन कोड-400102 पॅन नं. 2): नाव-इसन अहमद नूर अहमद खान . वय-24, पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव- , ब्लॉक नं. , रोड नं. नवाब अली घाळ , वीर देसाई रोड , बेहराम बाग , मक्का मशिदी शेजारी जोगेश्वरी-प. महाराष्ट्र, मुम्बई. पिन कोड-400102 पॅन नं. 3): नाव-मुहम्मद अहमद नूर अहमद खान . वय-20, पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव- , ब्लॉक नं. , रोड नं. नवाब अली घाळ , वीर देसाई रोड , बेहराम बाग , मक्का मशिदी शेजारी जोगेश्वरी-प. महाराष्ट्र, मुम्बई. पिन कोड-400102 पॅन नं. 4): नाव-जरीना खातून नूर अहमद खान . वय-45, पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव- , ब्लॉक नं. , रोड नं. नवाब अली घाळ , वीर देसाई रोड , बेहराम बाग , मक्का मशिदी शेजारी जोगेश्वरी-प. महाराष्ट्र, MUMBAI पिन कोड-400102 पॅन नं.



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Year: 2021/2022 Language: English

Selected District: पालघर
Select Taluka: वसई
Select Village: मौजे (गांव) मोरे

Search By: Survey No Location

Enter Survey No: 118 Search

वर्गीकरण	सुरती नवीन	सिपाती सदविषय	औसित	दुकाने	औद्योगिक	एरफ (Sq./)	Attribute
1-हरित विभागीय त्रिनी	6530	32600	37300	46800	37300	जी. सीटर	सर्व्हे नंबर

सूची क्र.2

दुय्यम लिखक : सह दु नि वसई 6
दस्त क्रमांक : 4698/2020
नोंदणी :
Ragn 63m

गावाचे नाव : मोरे

(1) शिनेकाचा प्रकार	अविभाज्य हिश्याचे अंशतः बतिसपत्र
(2) मोबदला	0
(3) बाळाभावा भाडेपट्ट्याचा बाबतिलपट्टाकार आकारणी देती की पट्टेदार ते समूह करावे	50477000
(4) भू-मापन, पोट्टिफिसा व परकामांक अस्तव्यवस्था	1) पालिकेचे नाव पालघर इतर वर्णन , इतर माहिती: गाव मौजे मोरे ता वसई, जि पालघर येथिल स.न.119 ही न.2 क्षेत्र 0-20-60 हे आर + पो ख 0-01-00 हे आर आकार 3.69 र पैसे एकुण क्षेत्र 0-21-60 हे आर या पैकी क्षेत्र 0-10-80 हे आर हि जमिन मिळकत((Survey Number : 119.2 ;)
(5) क्षेत्रफळ	0.1080 हेक्टर . आर
(6) आकारणी किंवा जुडी टपचल अनेक तेंदू	
(7) दस्तऐवज क्रमन देण-या तिहून ठेक्या-या पसकराचे नाव किंवा टिपणी म्याचासयाचा कुटुंबनामा किंवा आदिभ अस्तव्यवस्था, प्रतिवादिचे नाव व पत्ता.	1): नाव-मूर अहमद नवाब अलि खान बच-63 पत्ता-प्लॉट नं.-, माळा नं.-, इमारतीचे नाव:-, इलीक नं.-, रोड नं:- नवाब अली घाळ, वीर देसाई रोड, वेहरान बाग, मक्का मशिदी शेजारी जोनेश्वरी-प. महाराष्ट्र, मुम्बई पिन कोड-400102 पॅन नं.- 2): नाव-मूर अहमद नवाब अलि खान बच-63 पत्ता-प्लॉट नं.-, माळा नं.-, इमारतीचे नाव:-, इलीक नं.-, रोड नं:- नवाब अली घाळ, वीर देसाई रोड, वेहरान बाग, मक्का मशिदी शेजारी जोनेश्वरी-प. महाराष्ट्र, मुम्बई पिन कोड-400102 पॅन नं.- 3): नाव-मूर अहमद नवाब अलि खान बच-63 पत्ता-प्लॉट नं.-, माळा नं.-, इमारतीचे नाव:-, इलीक नं.-, रोड नं:- नवाब अली घाळ, वीर देसाई रोड, वेहरान बाग, मक्का मशिदी शेजारी जोनेश्वरी-प. महाराष्ट्र, मुम्बई पिन कोड-400102 पॅन नं.-



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 17/01/2022
 Note - Generated Through eSearch Module. For original report please contact concern SRO office.

सूची क्र.2

दस्तावेज क्रमांक : सह दु.नि.सर्वे 3
 दस्तावेज क्रमांक : 198/2022
 मोडेल :
 Page 6/30

गावाचे नाव : मोरे

(1) विनेखाचा प्रकार	खरेदीखत
(2) मोबदला	209524715
(3) बाजारभाव/भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे	69348600
(4) भू-मापन, पोटोहिस्सा व चरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: गाव मोजे मोरे, सर्वे नं. 121 क्षेत्र हे आर. 1-15-00 आकारणी व 0.95 पै यापैकी क्षेत्र हे आर. 1-16-20 ही जमिन मिळकत. ((Survey Number : 121 :))
(5) क्षेत्रफळ	1.0620 हेक्टर. आर
(6) आकारणी किंवा जुकी देण्यात आलेले तेंव्हा.	
(7) दस्तऐवज करून देणाऱ्या/सिद्ध ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादिचे नाव व पत्ता.	1): नाव: माया पद्मल चव्हाण वय: 44 पत्ता: पर्रीट नं.: , माळा नं.: , इमरतीचे नाव: , खर्क नं.: , रोड नं.: पर. क्र. 3, पिंपरी वरुई रोड, राजवड, पिंपरी-चव्हाण, श्रीमंत जगत, जयसोपणा प.ता. वसई जि.पालघर, महाराष्ट्र, ठाणे. पिन कोड-401204 पिन नं.-BFFPC3357D
(8) दस्तऐवज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादिचे नाव व पत्ता.	1): नाव: नैशनल हायस्पीड रेल्वे कॉर्पोरेशन लिमिटेड सर्वे उपमुख्य प्रकल्प प्रकल्प प्राधिकृत प्रतिनिधी टिपक बुल्लेकर - वय: 35, पत्ता: पर्रीट नं.: , माळा नं.: , इमरतीचे नाव: , खर्क नं.: , रोड नं.: आदिनाथ विना, बागुळसर, माहीम रोड, पालघर, महाराष्ट्र, ठाणे. पिन कोड-401404 पिन नं.-AAFC11919D
(9) दस्तऐवज करून दिल्याचा दिनांक	04/01/2020
(10) दस्त नोंदणी केल्याचा दिनांक	07/01/2020
(11) अनुक्रमांक खंड व पृष्ठ	198/2020





Aher Valuers & Engineers

Govt. Approved Valuer - Regd. No. : CAT.1/451

M. Aher B.E. Civil, FIV, FIE (Ex. General Manager (Civil) ONGC Ltd.)

PAN No. : AAGPA9821M

VALUATION REPORT

OF

IMMOVABLE ASSETS

FACTORY LAND & BUILDING

Belonging to

Mrs. Sadhana Rajeev Patil

A/C-AMEYA CONSTRUCTION PVT. LTD.

LOCATED AT

Factory Land & Building Situated at Land bearing Unit No. 1 & 2, Ameya Concretech Pvt. Ltd.
S. No.118, H. No. ½, Village- More, Valaipada, Manvel Pada, Nalasopara (E). Tal- Vasai,
Dist -Palghar- 401208, Maharashtra.

Aher Valuers & Engineers

B.E., Civil, FIV, FIE, Chartered Engineer

Approved Valuer for SBI

To,

The Chief Manager

State Bank of India, Diamond Garden Branch, Chembur, Mumbai

Annexure-I
State Bank of India,
Diamond Garden Branch, Mumbai

Format-A
VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

Ref. No. : PMA/ADH/SBI /CMBR/2503

Dated: 25/03/2022

I. GENERAL	
1.	Purpose for which the valuation is made : To find out the fair market value for loan/collateral security purposes in State Bank of India, Branch –Diamond Garden Branch, Chembur Mumbai
2.	a) Date of inspection : 24/02/2022
	b) Date on which the valuation is made : 25/03/2022
3.	List of documents produced for perusal
	i) : Mortgage Deed Copy
	ii) : Approved plan No. VVCMC/AMEND/BP/BP-3853/VP-0562/139/2011-12 Dated-23/11/2011 VVMC
	iii) : Commencement Certificate No. VVCMC/TP/RDP/VP-0562/139/2011-12 Dated-23/11/2011
	iv) : Occupancy Certificate No. VVCMC/TP/OC/VP-0562/0351/2012-13 Dated-18/12/2012
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Mrs. Sadhana Rajeev Patil Unit No. 1 & 2, Ameya Concretech Pvt. Ltd. S. No.118, H. No. ½, Valaipada vai santosh Bhuban Village More, Nalasopara (E). Tal- Vasai, Dist Palghar.
5.	Brief description of the property : Factory Land & Building
6.	Location of property
	a) Plot No. / Survey No. : S. No.118, H. No. ½, Village- More
	b) Door No. : Unit No. 1 & 2
	c) T.S. No. / Village : Vill- More
	d) Ward / Taluka : Tal- Vasai
	e) Mandal / District : Palghar
7.	Postal address of the property : Factory Land & Building Situated at Land bearing Unit No. 1 & 2, Ameya Concretech Pvt. Ltd. S. No.118, H. No. ½, Village- More, Valaipada, Manvel Pada, Nalasopara (E). Tal- Vasai, Dist -Palghar- 401208, Maharashtra.
8.	City / Town /Village : Village - More, Tal- Vasai, Dist- Palghar Maharashtra
	Residential Area : No
	Commercial Area : No
	Industrial Area : Yes
9.	Classification of the area
	i) High / Middle / Poor : Middle.
	ii) Urban / Semi Urban / Rural : Semi Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality : Lies within Corporation Limit of Vasai Virar Municipal Corporation.



1	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.)	: NA
12	In case it is an agricultural land, any conversion to house site plots is contemplated	: Not applicable. (Since it is Non Agriculture Land)
13	Boundaries of the property	:
	North	: Virar Grampanchayat Boundary
	South	: S. No.118 H no.1(P)
	East	: S. No.118 H no.1(P)
	West	: Keshav Bhaskar Patil Land
14.1	Dimensions of the site	:
	North	: NA
	South	: NA
	East	: NA
	West	: NA
14.2	Latitude & longitude	Latitude = 19°26'15.0"N, Longitude = 72°50'08.7"E
15	Extent of the site	: Total Plot Area = 6400.00 Sq.mt Road Widening = 580.03 Sq.mt R.G. 15% = 872.99 Sq.mt CFC 5% = 290.99 Sq.mt Net Plot Area after Deduction of Road widening, R.G., CFC = 4655.99 Sq.mt
16	Extent of the site considered for valuation	: Net Plot Area = 4655.99 Sq.mt
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner occupied.
II. CHARACTERISTICS OF THE SITE		
1	Classification of locality	: Industrial area.
2	Development of surrounding areas	: Industrial area.
3	Possibility of frequent flooding/ submerging	: No.
4	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	: Within 2 to 3 km. range of the property
5	Level of land with topographical conditions	: Level ground.
6	Shape of land	: Trapezoidal
7	Type of use to which it can be put	: Industrial.
8	Any usage restriction	: No.
9	Is plot in town planning approved layout?	: Yes
10	Corner plot or intermittent plot?	: Intermittent plot
11	Road facilities	: Available.
12	Type of road available at present	: More Village Road
13	Width of road – is it below 20 ft. or more than 20 ft.	: More than 20 ft.
14	Is it a Land – Locked land?	: No.
15	Water potentiality	: Available.
16	Underground sewerage system	: Available.
17	Power supply is available in the site	: Available.

3	Advantages of the site	:	Located in average developed Industrial area
9	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.	:	No.
Part – A (Valuation of land)			
1	Size of plot		
	North & South	:	Net Plot Area = 4655.99 Sq.mt
	East & West	:	
2	Total extent of the plot	:	
3	Prevailing market rate	:	Rs.9,000/- Per Sq.mt to Rs.11,000/- Per Sq.mt
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Govt. rate of plot – Rs.6,530/- Per Sq.mt
5	Assessed / adopted rate of valuation	:	Rs.10,000/- Per Sq.mt
6	Estimated value of land:	:	4655.99 Sq.mt @ Rs.10,000/- Per Sq.mt = Rs.4,65,60,000/-

Part – B (Valuation of Building)

1	Technical details of the building		
a)	Type of Building (Residential / Commercial / Industrial)	:	Industrial
b)	Type of construction (Load bearing / RCC / Steel Framed)	:	R.C.C. framed structure & Partly Steel framed structure
c)	Year of construction	:	YOC- in 2012 (As Per OC) Age - 10 years old Residual life – 50 years under normal conditions.
d)	Number of floors and height of each floor including basement, if any	:	Ground Plus First Upper Only.
e)	Plinth area floor-wise	:	(As Per Plan Built Up Area): Godown (Gr +1) = 675.60 Sq.mt Shed (Ground) = 414.01 Sq.mt Total Built Up Area = 1089.60 Sq.mt
f)	Condition of the building		
	i)	Exterior – Excellent, Good, Normal, Poor	: Good
	ii)	Interior – Excellent, Good, Normal, Poor	: Good
g)	Date of issue & validity of layout of approved plan.	:	Available. Approved plan No. VVCMC/AMEND/BP/BP-3853/VP-562/139/2011-12 Dated-23/11/2011
h)	Approved plan issuing authority.	:	Vasai Virar Municipal Corporation
i)	Whether genuineness or authenticity of approved plan is verified	:	Yes
j)	Any other comments by our empanelled valuers on authentic of approved plan.	:	No
k)	Remarks, if any	:	No.



Specifications of construction (floor-wise) in respect of -

S.No.	Description	Details
1	Foundation	R.C.C. column footing
2	Basement	B.B. masonry in cement mortar
3	Superstructure	R.C.C Framed Structure with Pt. R.C.C. slab roofing & Pt. AC sheet Roofing
4	Joinery / Doors & Windows	T.W. frame with paneled door, with M.S. glass with box grill – window.
5	R.C.C. Works	Beam, column, slab.
6	Plastering	Cement plaster
7	Flooring, skirting, dadoing	Vitrified & PCC for flooring.
8	Special finish as marble, granite, wooden paneling, grills etc.	Yes
9	Roofing including weather proof course	R.C.C. slab roofing & AC sheet Roofing
10	Drainage	Septic tank
2	Compound Wall	:
	Height	:
	Length	: ---
	Type of construction	: B.B. masonry in cement mortar with M. S. Bars.
3	Electrical installation	
	Type of wiring	: Casing capping electric wiring.
	Class of fittings (superior / ordinary / poor)	: Superior Quality.
	Number of light points	: ----
	Fan points	: ----
	Spare plug points	: ----
	Any other item	: ----
4	Plumbing installation	
	a) No. of water closets and their type	: ----
	b) No. of wash basins	: ----
	c) No. of urinals	: ----
	d) No. of bath tubs	: ----
	e) Water meters, taps etc.	: ----
	f) Any other fixtures	: No

Details of valuation

A) Valuation of building : (on completeness)

Sr. No	Particulars of item	Plinth Area in Sq.mt	Roof Ht.	Age of Bldg	Estimated replacement rate of construction Rs.	Replacement Cost in Rs.	Depreciation in Rs.@18%	Net Value after depreciation Rs.
1.	Godown & Shed (Gr+ 1)	1089.60 Sq.mt	12 ft	10 years	Rs.15,000/-Sq.mt	Rs.1,63,44,000/-	Rs.29,41,920/-	Rs.1,34,02,080/-
2.	RCC Curing Tank-1,2,3	Total Volume = 33,75,000 Litres					Lump sum	Rs.45,00,000/-
3.	Miscellaneous- Worker Quarters, Toilet Room & Others						Lump sum	Rs.25,00,000/-
						Total Say ~		Rs.2,04,00,000/-



Part – C (Extra Items)

(Amount in Rs.)

	Portico	:	----
	Ornamental front door	:	----
	Sit out / Verandah with steel grills	:	----
	Overhead water tank	:	----
	Extra steel / collapsible gates	:	----
	Total	:	----

Part – D (Amenities)

(Amount in Rs.)

1	Wardrobes	:	
2	Glazed tiles	:	
3	Extra sinks and bath tub	:	
4	Marble / ceramic tiles flooring	:	
5	Interior decorations	:	
6	Architectural elevation works	:	Cost including in Building Construction Cost.
7	Paneling works	:	
8	Aluminum works	:	
9	Aluminum hand rails	:	
10	False ceiling	:	
	Total	:	

Part – E (Miscellaneous)

(Amount in Rs.)

1	Separate toilet room	:	
2	Separate lumber room	:	
3	Separate water tank / sump	:	Cost including in Building Construction Cost.
4	Trees, gardening	:	
	Total	:	

Part – F (Services)

(Amount in Rs.)

1	Water supply arrangements	:	Cost including in Building Construction Cost.
2	Drainage arrangements	:	
3	Compound wall, entrance gate.	:	
4	C.B. deposits, fittings etc.	:	
5	Pavement	:	
	Total	:	



Total abstract of the entire property

A) Market value:

Part - A	Plot	:	Rs.4,65,60,000.00
Part - B	Building	:	Rs.2,04,00,000.00
Part - C	Extra items	:	----
Part - D	Amenities	:	----
Part - E	Miscellaneous	:	----
Part - F	Services	:	----
	Total	:	Rs. 6,69,60,000.00

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 6,69,60,000.00** (Rs. Six Crores Sixty Nine Lakhs & Sixty Thousands Only)&

Realizable value = 10 % less than FMV
= Rs. 6,69,60,000.00 x 0.90 = Say...Rs.6,02,64,000.00

Distress value = 20% less than FMV
= Rs. 6,69,60,000.00 x 0.80 = Say...Rs.5,35,68,000.00

Guidelines Value of Plot = 4655.99 Sq.mt x Rs.6,530/- Per Sq.mt = Rs.3,04,03,614.00

Insurance Value of Building = Rs.2,04,00,000.00

As per our opinion, due to the following reasons there is difference between market value & guideline value of the property mentioned in report.

- Guideline value is provided by govt. Periodically (yearly generally). Guideline values are particularly of an area or locality, stamp duty is levied on that value. It's job of state revenue department. Guideline rates generally do not reflect market value. The rates as fixed by the stamp duty office is only a tax revenue and is in no way determining the fair prevailing market rate and value.
- Market value is determined by market sentiments and mostly depend on buyer how much he is willing to pay. Market value of individual units may vary depending upon condition and location of property but guideline values are same for all units in same locality.


(P. M. AHER)
Govt. Approved Valuers
Regd. No. CAT1/451
For AHER VALUERS & ENGINEERS

Date : 25/03 / 2022

Place : Andheri (East), Mumbai

Aher Valuers & Engineers

B.E., Civil, FIV, FIE, Chartered Engineer

Approved Valuer for SBI

DECLARATION

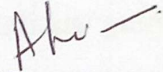
I hereby declare that-

- a. The information furnished in my valuation report dated 25/03/2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/My authorized Engineer Mr. Anil Gupta has/ have personally inspected the property on 24/02/2022. The work is not sub-contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Property in question is owned by <u>Mrs. Sadhana Rajeev Patil</u> This is based on information given by Bank & documents available for our perusal.
2	Purpose of valuation and appointing authority	Purpose – To know the fair market value of property for bank purpose. Appointing authority – State Bank of India, Diamond Garden Branch, Chembur , Mumbai.
3	Identity of the valuer and any other experts involved in the valuation;	Mr. P.M Aher
4	Disclosure of valuer interest or conflict, if any;	No.
5	Date of appointment, valuation date and date of report;	Date of appointment – 24/02/2022 Valuation date – 25 /03/2022 Date of report – 25 /03/2022



6	Inspections and/or investigations undertaken;	Site inspection was carried on 15/12/2021 along with Mr. Mangesh Madhvi (Contact Person)
7	Nature and sources of the information used or relied upon;	Local enquiry in the surrounding vicinity.
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Actual site visit conducted along with Mr. Mangesh Madhvi (Contact Person) Valuation method used – Land & Building Method adopted
9	Restrictions on use of the report, if any;	The report is only valid for the purpose mentioned in report.
10	Major factors that were taken into account during the valuation;	i) Marketability. ii) Supply & demand. iii) Locality.
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	No such circumstances were noticed.


(P. M. AHER)
Govt. Approved Valuers
 Regd. No. CAT1/451
 For AHER VALUERS & ENGINEERS

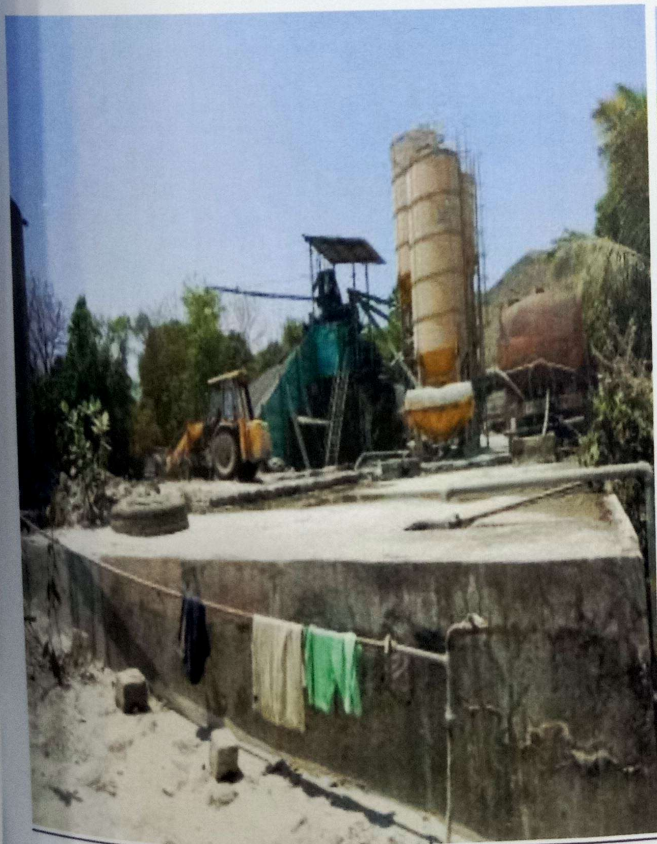
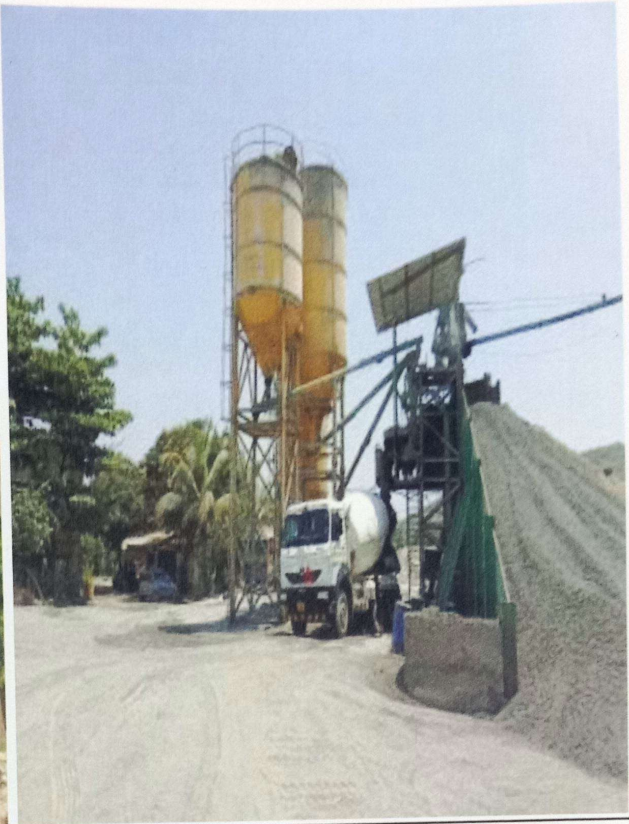
Aher Valuers & Engineers

B.E., Civil, FIV, FIE, Chartered Engineer
 Approved Valuer for SBI

Date : 25/03 / 2022

Place : Andheri (East), Mumbai

PHOTOGRAPHS

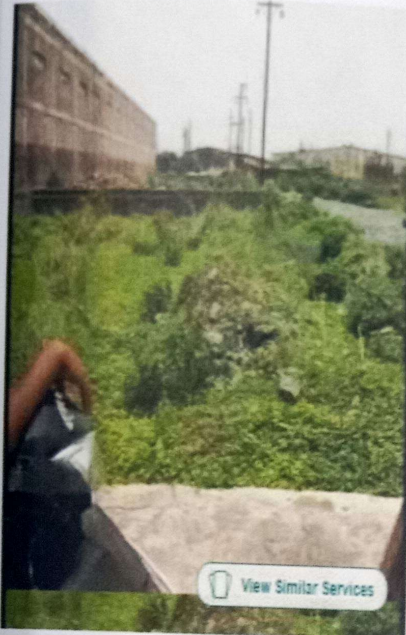




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5.0 (2)

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100% Response Rate

Verified Supplier Service Provider

99acres Commercial Buy Enter Locality / Project / Society / Landmark

Home > Commercial Property in Mumbai > Nalasopara East > Commercial Land/Inst. Land > [View More](#) sq.ft.

Posted on Apr 07, 2022 | Ready to move

11 Cr @ 5,000 per sq.ft.

Estimated EMI: 0.8,78,574

REAR STATUS NOT AVAILABLE | Website: <https://maharashtra.maharashtra.gov.in>

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Commercial Land/Inst. Land for Sale

Nalasopara East, Mira Road And Beyond, Mumbai

Area

Plot area 22000 sq.ft.
(2043.67 sq.m.)

Address

Nalasopara East, Mira Road And Beyond

Price

11 Crore+ Govt Charges & Tax
@ 5,000 per sq.ft. (Negotiable)

Property Age

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