

• Pune : Nivara House, 1528, Sadashiv Peth, Tilak Smarak Mandir, Perugate Road, Satvik Hotel Bldg. Pune 411 030. Tel. : 24478967, 24478093. E mail : kvpl.pune@gmail.com Mobile : 9168404209

**KVPL**

• Chinchwad : "Durvankur" Plot No.18, Gawade Colony, Opp. Tata Motors Gate, SKF Hall Lane, Chinchwad, Pune 411 033. Mobile : 9822439607

• Padmavati : Kedar, 94, Sangam Society, Behind Vivekanand Statue, Satara Road, Pune 411 039. Mobile : 9422086231.

• Mumbai : B 001, Bldg. No. 43, Tilak Nagar, Chembur, Mumbai 400 089. Mobile : 9168403209. E mail : kvpl.mumbai@gmail.com

P: 2894

To,  
The Chief Manager  
Bank of Maharashtra  
Mumbai Central Branch,  
Mumbai

Valuation Report : - M/s. S.N.T. Engineers Pvt. Ltd Through Partner  
Mr. Pradeep N.Thakkar.  
Land & Factory Shed

A.L. No. 941

I. GENERAL		
1.	Purpose for which the valuation is made	Advances.
2.	a) Date of inspection	: 31 <sup>th</sup> July, 2023
	b) Date on which the valuation is made	: 04 <sup>th</sup> August, 2023
3.	List of documents produced for perusal	
	i)	: Index II No. 5624/2002
	ii)	: Agreement Copy
	iii)	: MIDC Plan
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)	: M/s. S.N.T. Engineers Pvt Ltd Plot. No. R-807, MIDC, T.T.C. Industrial Area, Village - Rabale, Navi Mumbai Dist- Thane. 400701
5.	Brief description of the property (Including leasehold/freehold etc)	: Area of plot is 1000 sq.mtr. It is in Industrial area, Plot is in MIDC area, Fencing & Demarcation is done, It is off the Rabale MIDC Road, Owner name board available in the plot. Owner board available on the property, Please check area under road widening & reservation if any. Construction area of Factory shed is 859.714 sq.mtr
6.	Location of property	
	a) Plot No. / Survey No.	: Plot No. R-807
	b) Door No.	: NA
	c) T. S. No. / Village	: Rabale
	d) Ward / Taluka	: Navi Mumbai
e) Mandal / District	: Thane	
7.	Postal address of the property	
8.	City / Town : Navi Mumbai	
	Residential Area	: NA
	Commercial Area	: Yes
	Industrial Area	: Yes
9.	Classification of the area	
	i) High / Middle / Poor	: Middle
	ii) Urban / Semi Urban / Rural	: Urban
10	Coming under Corporation limit / Village Panchayat	: MIDC



	/ Municipality		
11	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	:	NA
13	Boundaries of the property	:	
	North	:	Plot No. R- 806
	South	:	Plot No. R- 808
	East	:	Entrance & Road
	West	:	MIDC Road
14.1	Dimensions of the site	:	A B
			As per the Deed Actuals
	North	:	Plot No. R- 806
	South	:	Plot No. R- 808
	East	:	Entrance & Road
	West	:	MIDC Road
14.2	Latitude, Longitude and Coordinates of the site	:	19.1462261"N,73.0066783"E
15	Extent of the site	:	Area of Plot is 1000 sq.mtr Construction area of Factory shed is 859.714 sq.mtr
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	As above.
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner
<b>II. CHARACTERISTICS OF THE SITE</b>			
1.	Classification of locality		Industrial
2.	Development of surrounding areas		Yes
3.	Possibility of frequent flooding / sub-merging		NA
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.		Near by
5.	Level of land with topographical conditions		NA
6.	Shape of land		Rectangular
7.	Type of use to which it can be put		Industrial
8.	Any usage restriction		NA
9.	Is plot in town planning approved layout?		Yes.
10.	Corner plot or intermittent plot?		No
11.	Road facilities		Yes
12.	Type of road available at present		Yes
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?		Lease Hold
15.	Water potentiality		Yes
16.	Underground sewerage system		Yes
17.	Is power supply available at the site?		Yes
18.	Advantage of the site		Yes
	1.		Plot in MIDC area



	2.		off Rabale – MIDC Road
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)	road widening
	1.		NA
	2.		NA
<b>Part – A (Valuation of land)</b>			
1.		Size of plot	Area of plot is 1000 sq.mtr
		North & South	----
		East & West	----
2.		Total extent of the plot	Area of plot is 1000 sq.mtr
3.		Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	Attached 2 sales Instance for plot. Rs. 62,69,000 / Plot area 96 sq.mtr Rate Rs. 72,593 per sq.mtr  Rs. 57,00,000 / Plot area 100 sq.mtr = Rs. 57,000 per sq.mtr  Average plot rate Rs. 64,796 per sq.mtr say Rs. 65,000 per sq.mtr
4.		Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Rs. 56,800 per sq.mtr of Plot
5.		Assessed / adopted rate of valuation	Rs. 65,000 per sq.mtr
6.		Estimated value of land	Rs. 6,50,00,000.00
<b>Part – B (Valuation of Building)</b>			
1.		Technical details of the building	
	a)	Type of Building (Residential / Commercial / Industrial)	Industrial
	b)	Type of construction (Load bearing / RCC / Steel Framed)	RCC Frame Structure & Load Beading
	c)	Year of construction Age & residual life of Structure	2002 – As per Completion Letter Average Age - 21 Years. Residual life - 29 Years.
	d)	Number of floors and height of each floor including basement, if any	Ground Floor + 02 Floors
	e)	Plinth area floor-wise	NA
	f)	Condition of the building	Normal
	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	Dated 03.05.2002
	h)	Approved map / plan issuing authority	MIDC
	i)	Whether genuineness or authenticity of approved map / plan is verified	YES / NO
	j)	Any other comments by our empanelled valuers on authentic of approved plan	



Specifications of construction (floor-wise) in respect of

Sr. No.	Description	Ground floor	Other floors
1.	Foundation	Trimix	No
2.	Basement	NA	NA
3.	Superstructure	RCC	RCC
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Door – Rolling Shutter & MS Door Windows – MS	Door - MS Door Windows - MS
5.	RCC works	Yes	Yes
6.	Plastering	Yes	Yes
7.	Flooring, Skirting, dodging	Trimix	PCC
8.	Special finish as marble, granite, wooden panelling, grills, etc	No	No
9.	Roofing including weather proof course	Yes	Yes
10.	Drainage	Yes	Yes

S. No.	Description	Ground floor	Other floors
2.	Compound wall	Yes	NA
	Height		NA
	Length		NA
	Type of construction	Brick Work	NA
3.	<b>Electrical installation</b>		
	Type of wiring	External Electrification	External Electrification
	Class of fittings (superior / ordinary / poor)	Medium	Medium
	Number of light points	Yes	Yes
	Fan points	Yes	Yes
	Spare plug points	Yes	Yes
	Any other item	NA	NA
4.	<b>Plumbing installation</b>		
a)	No. of water closets and their type	03	02
b)	No. of wash basins	01	01
c)	No. of urinals	01	01
d)	No. of bath tubs	No	No
e)	Water meter, taps, etc.	No	No
f)	Any other fixtures	No	No

Details of valuation

Sr. no.	Particulars of items	Factory area in sq.mtr	Age of building Years	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation is Rs.	Net value after depreciations Rs.
1	GF + 01 Floor	859.714	21	22,000	1,89,33,708.00	71,49,382.00	1,17,84,326.00
			21				
4	Total	859.714		22,000	1,89,33,708.00	71,49,382.00	1,17,84,326.00



**Part C- (Extra Items)****(Amount in Rs.)**

	Portico	:	NA
	Ornamental front door	:	NA
	Sit out/ Verandah with steel grills	:	NA
	Overhead water tank	:	NA
	Extra steel/ collapsible gates	:	NA
	<b>Total</b>	:	

**Part D- (Amenities)****(Amount in Rs.)**

	Wardrobes	:	NA
	Glazed tiles	:	NA
	Extra sinks and bath tub	:	NA
	Marble / ceramic tiles flooring	:	NA
	Interior decorations	:	NA
	Architectural elevation works	:	NA
	Panelling works	:	NA
	Aluminium works	:	NA
	Aluminium hand rails	:	NA
	False ceiling	:	NA
	<b>Total</b>	:	

**Part E- (Miscellaneous)****(Amount in Rs.)**

	Separate toilet room	:	Yes
	Separate plumber room	:	NA
	Separate water tank/ sump	:	Yes
	Trees, gardening	:	Yes
	<b>Total</b>	:	

**Part F- (Services)****(Amount in Rs.)**

	Water supply arrangements	:	Included in Construction
	Drainage arrangements	:	Included in Construction
	Compound wall	:	NA
	C. B. deposits, fittings etc.	:	NA
	Pavement	:	NA
	<b>Total</b>	:	

**Total abstract of the entire property**

Part- A	Land	:	Rs. 6,50,00,000.00
Part- B	Building	:	Rs. 1,17,84,326.00
Part- C	Extra Items	:	NA
Part- D	Amenities	:	NA
Part- E	Miscellaneous	:	NA
Part- F	Services	:	NA
	<b>Total</b>	:	<b>Rs. 7,67,84,326.00</b>
	<b>Say</b>	:	<b>Rs. 7,67,84,000.00</b>



(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Salability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites.

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. 7,67,84,000.00 (Rs. Seven Crore Sixty Seven Lakhs Eighty Four Thousand only).

The Realizable Value is Rs. 6,91,06,000.00 (Rs. Six Crore Ninety One Lakhs Six Thousand only).

The Book Value of the above property as of NA

The Distress Value Rs. 5,75,88,000.00 (Rs. Five Crore Seventy Five Lakhs Eighty Eight Thousand only)

The Ready Reckoner Value is Rs. 6,84,98,000.00 Rs. Six Crore Eighty Four Lakhs Ninety Eight Thousand only

Plot Rate Rs. 56,800 per sq.mtr x area 1000 sq.mtr = Rs. 5,68,00,000.00

Construction Rate Rs. 19,439 per sq.mtr x area 859.714 per sq.mtr = Rs. 1,67,11,980.00 x 0.7 (Govt Depreciation factor) = Rs. 1,16,98,386.00

The MIDC Value is Rs. 3,45,23,000.00 Rs. Three Crore Forty Fiver Lakhs Twenty Three Thousand only

MIDC Plot Rate Rs. 22,825 per sq.mtr x area 1000 sq.mtr = Rs. 2,28,25,000.00

Construction Rate Rs. 19,439 per sq.mtr x area 859.714 per sq.mtr = Rs. 1,67,11,980.00 x 0.7 (Govt Depreciation factor) = Rs. 1,16,98,386.00

Place: Mumbai  
Date: 04<sup>th</sup> August, 2023  
F/Bom Format  
A.L.No.941 - LB

Signature

For Kulkarni Valuers Pvt. Ltd



15012392  
09-08-2023

सूची क्र. २

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दुय्यम निबंधक :सह दु.नि. ठाणे 8  
दस्तऐवज क्रमांक.:15012/2022  
नोंदणी :  
Regn:63m

गाव : राबाडे

(1)दस्तऐवज प्रकार	असाईनमेंट डीड
(2)मोबदला	6269000
(3)वाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे )	2121600
(4)भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	1) इतर माहिती : प्लॉट नं.पी ए पी -आर -240,टीटी सी इंडिस्ट्रियल एरिया,राबले एम.आय.डी.सी.राबले नवी मुंबई-क्षेत्रफळ -96.00 चौ.मीटर,दस्त क्रमांक -टनन-8 -10061/2022,दि.08/06/2022,दस्ताचे मु.शु./-व नो.फी./-वसुल
(5)क्षेत्रफळ	1) 96.00 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7)दस्तऐवज करून देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) शकुंतला कालिका सिंग 61 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : - रोड नं : प्लॉट नं.102 डिम्पल सी एच एस लि.सेक्टर -4 एरोली नवी मुंबई महाराष्ट्र ठाणे. 400708
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) पिकी प्रवीण पुरोहित 31 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : - रोड नं : सांगेश्वर महादेव मंदिर पोसीतारा सिरोही राजस्थान राजस्थान आज्ंएर. राजस्थान आज्ंएर. 305002 2) प्रवीण कुमार आर पुरोहित 40 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : - रोड नं : सांगेश्वर महादेव मंदिर पोसीतारा सिरोही राजस्थान राजस्थान आज्ंएर. राजस्थान आज्ंएर. 305002
(9)दस्तऐवज करून दिल्याचा दिनांक	22/08/2022
(10)दस्त नोंदणी केल्याचा दिनांक	22/08/2022
(11)अनुक्रमांक,खंड व पृष्ठ	15012/2022
(12)वाजारभावाप्रमाणे मुद्राक शुल्क	100
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	
मूल्यांकनासाठी विचारात घेतलेला तपशील :-	

8972392

सूची क्र. २

दुय्यम निबंधक :सह दु.नि. ठाणे 8

09-08-2023

दस्तऐवज क्रमांक.:8972/2022

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concern SRO office.

नोंदणी :

Regn:63m

गाव : राबाडे

(1)दस्तऐवज प्रकार	असाईनमेंट डीड
(2)मोबदला	5700000
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	2100000
(4)भूमापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) इतर माहिती : प्लॉट नं. पीएपी -आर -297,टी.टी.सी.इंडस्ट्रीयल एरीया राबले,एम.आय.डी.सी.नवी मुंबई - क्षेत्रफळ- 100.00 चौरस मीटर, टनन-9 दस्त क्र.6329/2022 दि.13/04/2022 अन्वये मु.शु व नों.फी वसुल
(5)क्षेत्रफळ	1) 100.00 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) राधा अजय शुक्ला 34 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : - रोड नं : - प्लॉट नं.जी -6/1/1 कल्पतरू सी.एच.एस. लि.सेक्टर -14 एरोली नवी मुंबई महाराष्ट्र ठाणे. 400708
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मेसर्स- आशा इंडस्ट्रीस तर्फे पार्टनर्स - सुनीलकुमार देवराज दुबे 35 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : - रोड नं : रोव हाऊस नं. 205 सेक्टर -4एरोलीनवी मुंबई महाराष्ट्र ठाणे. 400708 2) मेसर्स- आशा इंडस्ट्रीस तर्फे पार्टनर्स - देवराज शिवनाथ दुबे 63 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : - रोड नं : रोव हाऊस नं. 205 सेक्टर -4एरोलीनवी मुंबई महाराष्ट्र ठाणे. 400708 3) मेसर्स- आशा इंडस्ट्रीस तर्फे पार्टनर्स - अनिलकुमार देवराज दुबे 40 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : - रोड नं : रोव हाऊस नं. 205 सेक्टर -4एरोलीनवी मुंबई महाराष्ट्र ठाणे. 400708 4) मेसर्स- आशा इंडस्ट्रीस तर्फे पार्टनर्स - सतीश देवराज दुबे 30 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : - रोड नं : रोव हाऊस नं. 205 सेक्टर -4एरोलीनवी मुंबई महाराष्ट्र ठाणे. 400708
(9)दस्तऐवज करून दिल्याचा दिनांक	19/05/2022
(10)दस्त नोंदणी केल्याचा दिनांक	19/05/2022
(11)अनुक्रमांक,बंड व पृष्ठ	8972/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	
मूल्यांकनासाठी विचारात घेतलेला तपशील :-	