



## **VK & ASSOCIATES**

**Govt. Registered Valuers & Chartered Engineers**

**Bank of Baroda**

**Sir P. M. Road Branch**

**VALUATION REPORT OF**

**Plot of land along with industrial structures constructed on Plot bearing Plot  
No. T/13 & T/14, MIDC Tarapur Industrial Area, Village Pamtembi,  
Tarapur, Dist - Thane - 401506, Maharashtra.**

**M/s. Seya Industries Ltd.**

**AI-203, Sonam Akash CHSL. Phase - VIII, New Golden Nest, Bhayander (E)  
Tel: (022)28182819, Mob: 9892602819 / 9819204868  
E-mail : karthikeyan760@gmail.com**

*Vastukarya*

*Phase I*



# VK & ASSOCIATES

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## BANK OF BARODA

### BRANCH : P. M. ROAD

Name of registered valuer :- V K & ASSOCIATES

	Ref. No.	VK / 892/ BOB / 2019 - 2020
1.	a) Purpose for which valuation is made.	To ascertain the fair market value
	b) Fresh valuation / Revaluation	Fresh valuation for BOB, P. M. ROAD Branch
2.	Visit Date on which valuation is made	27.12.2019
3.	Name of the owner / owners	M/s. Seya Industries Ltd.
4.	It the property is under joint ownership / co- ownership, share of each such owner. Are the shares undivided?	Company Ownership
5.	Brief description of the property	
	<p>The Property under valuation is Plot of land along with industrial structures constructed on Plot bearing Plot No. T/13 &amp; T/14, MIDC Tarapur Industrial Area, Village Pamtembi, Tarapur, Dist – Thane – 401506, Maharashtra.</p> <p>Location is about 5-6 kms from Boisar Railway Station. All industrial amenities are available within 3-4 kms. There are many medium to large scale industrial units are operating in the close vicinity.</p> <p>Total Extent of the land as per earlier valuation report provided by the bank is 13848 Sq.mtr. Structure comprises of Main factory shed and ancillary sheds. The main structure are of RCC and M. S. framed with M S. angle columns and truss partly has GI Sheet roofing and AC sheet side wall , brick masonry.</p> <p>Market Value &amp; Deprecation Value is given due to consideration in compiling this valuation report</p>	



**Amenities provided at the premises:-**

Ips flooring, Ms rolling shutter, Industrial wiring, wooden framed glass door., aluminum sliding windows etc.,

**Boundaries:-**

**East:** Om Tech Industries

**West:** Lupin Industries

**South:** Suyog Pharma

**North:** Hemanjali Industries

**Note :-** Physical measurement of the structure restricted by the company. Area consider for valuation is taken from the earlier valuation report provided by the bank.

**As per old valuation report provided by bank plot area is 13,848 Sq.mtr. &**

**Built up area is as follows :-**

**A) MCB Process Plant**

	Particular	Area in Sq. mtr.
1	MCB Process Plant	19,337
2	Chlorine Storage Building	7,019
3	PNCB/ONCB Process Plant	45,909
4	Utilities Area	28,741
5	R & D / Laboratory & Process Building	10,527
6	Effluent Treatment Area	2,260
	<b>Total Built Up Area</b>	<b>1,13,793</b>

**B)Boiler & Turbine House**

	Particular	Area in Sq. mtr.
1	Boiler & Turbine House	13,681
2	Other Common Utilities Area	3,401
3	Storage Yard	7,045
	<b>Total Built Up Area</b>	<b>24,127</b>





**C) 2, 4 – DNCB Process Plant**

	Particular	Area in Sq. mtr.
1	2, 4 – DNCB Process Plant	4,440

**D) PNA Process Plant**

	Particular	Area in Sq. mtr.
1	PNA Process Plant	10,425

**E) 3, 3 DCB Process Plant**

	Particular	Area in Sq. mtr.
1	3, 3 DCB Process Plant	31,870
2	Storage Tank Farm	7,007
3	Salt Handling + Carbon Treatment Building	9,041
	<b>Total Built Up Area</b>	<b>47,918</b>

**Note:- Roads and off site development area ignored.**

**Therefore, Total Built Up Area = A + B + C + D + E**  
**= 1,13,793 + 24,127 + 4,440 + 10,425 + 47,918**  
**= 2,00,703 Sq. mtr.**

**which are consider for valuation.**

**We referred to the Xerox copy(photo copy) of the following documents:-**

**Copy of Old Valuation Report dated 24/11/2015 done by M/s. Aher Valuers & Engineers**

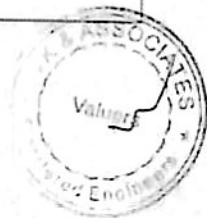
6.	Location, Street, Ward No.	M/s. Seya Industries Ltd. Plot bearing Plot No. T/13 & T/14, MIDC, Tarapur Industrial Area, Village Pamtembi, Tarapur, Dist – Thane – 401506, Maharashtra
7.	Survey / Plot No. of Land	Plot No. T/13 & T/14



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, markets, cinema etc.	All the civic amenities are within easy reach.	
11.	Means and proximity to surface communication by the locality is served.	By Bus, Auto, Pvt. Vehicles, Railway	
12.	Area of land supported by documentary proof, shape, dimensions and physical features	Land area as per Agreement -13,848 Sq. mtr.	
13.	Is it leasehold, the name of lessor / lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease.	Lease hold land – Terms of Lease not known	
	i. Initial premium	Detail Not available	
	ii. Ground rent payable to the lessor in the event of scale or transfer.	Detail Not available	
	iii. Unearned increase payable to lessor in the event of scale or transfer.	Detail Not available	
14.	Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant	Detail Not available	
15.	Are there any agreements of easements? If so, attach copies	N.A.	
16.	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? It so give particulars.	As per MIDC Norms it can be used for industrial purpose.	
17.	Has any contribution been made towards	Not Known	



	development or is any contribution been made towards development or is any demand for such contribution still outstanding ?	
18.	Has the whole or part of land been notified for acquisition by Government or any statutory body? Give date of the notification.	N.A.
19.	Attach a dimensioned site plan.	Not Attached
20.	Attach plans and elevations of all structure standing on the land a layout plan.	Not Attached
21	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	As per Annexure
22.	(i) Is the building owner occupied / tenanted / both?	Occupied by owner, M/s. Seya Industries Ltd.
	(ii) It partly owner occupied, specify portion and extent of area under owner – occupation.	N.A.
23.	What is the Floor Space Index permissible and percentage actually utilized?	As per MIDC Norms it can be used for industrial purpose
24	(i) Names of Tenants/ lessees etc. (ii) Portions in their occupation. (iii) Monthly or annual rent / compensation / license fee etc. paid by each. (iv) Gross amount received for the whole property.	N.A.
25.	Are any of the occupants related to or close business associated of the owner?	N.A.
26	Is separate amount being recovered for	N.A.





	the use of fixtures likes fans, geysers, refrigerators, cooking ganges, built in wardrobes etc. or for service charges? It so give details.		
27	Give details of water and electricity charges, if any to be borne by the owner.	N.A.	
28	Has the tenant to bear the whole or part of the cost of repairs and maintenance? Give particulars.	N.A.	
29	It a lift is installed, who is to bear the cost of maintenance and operation – Owner or tenant?	N.A.	
30	If a pump is installed, who has to bear the cost of maintenance and operation – - owner or tenant?	N.A.	
31	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound, etc. --- owner or tenant?	N.A.	
32	What is the amount of property tax? Who is the bear it? Give details with documentary proof.	N.A.	
33.	Is the building insured? If so, give the policy No. amount for which it is insured and the annual premium.	N.A.	
34.	Is any dispute between landlord and tenant regarding rent pending in a court of law?	N.A.	
35.	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N.A.	
36.	Give instances of sales of immovable	Local instances are not available we	



	property in the locality on a separate sheet, indicating the name and address of the property, registration No. sale price and area of land sold.	enquired with local estate agents, brokers to ascertain the Land Rate in the Vicinity for value of the said property
37.	Land rate adopted in this valuation- Composite rate adopted	Rs.21000/- per sq.mtr.
38	If sale instance are not available or not relied upon, the basis on arriving at the land rate.	<b>Refer 36</b>
39.	Year of commencement of construction and year of completion.	2014 (Approx.)
40	What was the method of construction – by contract / by employing labour directly / both?	Not known
41.	For items of work done on contract, produce copies of agreements.	
42.	For items of work done by engaging labour directly, give basic rates of materials and labour supported by documentary proof.	Not known
42.	Market Rates adopted.	
	<p><b><u>Prevalent Market Rate :</u></b></p> <p>Land Rate – Rs. 20,000/- to Rs. 22,000/- per sq. mtr. for Land</p> <p>Depreciated cost of construction – Rs.1000/- per sq.ft.</p> <p><b><u>Rate adopted for Valuation : Rs. 21000/- per sq.mtr. for land &amp; Rs.1000/- per sq.ft. for Depreciated cost of construction</u></b></p> <p><b><u>Factors considered for valuation</u></b></p> <p>Location &amp; locality, facilities &amp; amenities, quality of construction, residual life of building, business potential, supply of demand, local nearby enquiry, market feed back of investigation.</p>	
43	<b>Fair Market Value</b>	





<p>A) Valuation = Land Area x Rate  = 13848 sq.mtr. X Rs. 21000/- per sq.mtr.  = Rs. 29,08,08,000/-</p> <p>B) Valuation = Built Up Area x Rate  = 2,00,703 sq.ft. X Rs. 1000/- per sq.ft.  = Rs. 20,07,03,000/-</p> <p><b>Total Value = A + B = Rs. 49,15,11,000/-</b>  <b>Say = Rs 49.15 Crores</b></p>		
44.	Realizable Sale Value	Rs. 44.23 Crores
45.	Distress Sale Value	Rs. 39.32 Crores
46.	Value for Insurance Purpose	Rs. 20.07 Crores
47.	Government / Ready Reckoner Value	Chart Enclosed Below

Date:- 27.12.2019

Place:- Mumbai

Yours faithfully  
Authorized . Signatory



*[Handwritten Signature]*

**VK & Associates**

**(Panel Valuer of Bank of Baroda)**

### ANNEXURE

Technical Details.	Main Building	Annexe	Servant's quarters	Garages	Pump house
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1.	No. Of floors and height of each floor.	Single Unit
2.	Plinth area floor-wise (As per IS 3861 – 1966)	Land Area – 13,848 Sq. mtr. & Built Up Area - 2,00,703 Sq. ft.
3.	Year of Construction	2014 (Approx.)
4.	Estimate future life	45 years (Subject to proper repair maintenance of the building )
5.	Type of Construction	RCC and M. S. framed with M S. angle columns and truss.
6.	Type of foundation	R.C.C. footing
7.	Walls : (a) Basement and plinth (b) Ground floor (c) Superstructure above Grd. Flr.	9" thick brick masonry walls both side sand face plastered
8.	Partitions	4 ½" thick brick masonry walls both side sand face plastered
9.	Doors & Windows (Floor wise) a. Ground floor b. 1 <sup>st</sup> floor c. 2 <sup>nd</sup> floor, etc.	MS rolling shutters & M. S. windows
10.	Flooring (Floor wise) a. Ground floor b. 1 <sup>st</sup> floor c. 2 <sup>nd</sup> floor, etc.	Ips Flooring
11.	Finishing (Floor wise) a. Ground floor b. 1 <sup>st</sup> floor c. 2 <sup>nd</sup> floor, etc.	Normal
12.	Roofing & terracing	R.C.C. Slab, AC sheet and GI Sheet roofing.



13.	Special architectural or decorative features, if any	Normal	
14.	(i) Internal Wiring	Industrial Wiring	
	(ii) Class of Fittings	Normal	
15.	Sanitary installations	Provided	
	Class of fittings	Ordinary	
16.	Compound wall :	Existing along the boundary	
17.	No. of lifts and capacity	Not Provided	
18.	Underground Pump (Capacity and type of Construction)	Provided Sufficient as per requirement	
19.	Overhead tank.		
	(i) Where located	Located Separatly	
	(ii) Capacity	Sufficient as per requirement	
	(iii) Type of construction	RCC	
20.	Pumps – No. and their horse power	2 pumps provided	
22.	Road and paving within the compound, approximately area and type of paving.	Cement Concrete pavement	
23.	Sewage if septic tanks provided No. and capacity.	As per local norms	







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### LAND RATES (RS/M2)

Regional Officer:  Industrial Area:

Industry Name	Industrial Rates	Commercial Rates	Residential Rates	Region
Thane 1	3595	11660	7780	Thane 1

### Google Map



Valuers

