

**ER. SHRIHARSH MADHUSUDAN KHADILKAR**B. E. (CIVIL), AMIE, FIV  
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- ❖ PLANNER, STRUCTURAL CONSULTANT
- ❖ REGISTERED(GOVT. APPROVED) VALUER
- ❖ MANAGEMENT AND SUPERVISION OF TOTAL PROJECT

SMK/VLN/AON/0104/PNB/0104/2020-21

DATE: 31/03/2021

**VALUATION REPORT - LAND & BUILDING**

To,  
Chief Manager  
Punjab National Bank  
Worli Naka Branch, Mumbai.

Appendix-I

**VALUATION REPORT FOR M/S. AUTOPACK MACHINES PVT. LTD.**  
Land & building located at Plot No. 18, Phase-II, Sagaon - Dombivali Industrial Area,  
MIDC, Near Hanuman Mandir, Off. Manpada Road, Sagaon Dombivali (East),  
Tal. - Kalyan, Dist. Thane-421304

S.No.	Particulars	Content
<b>I. Introduction</b>		
1.	Name of Valuer	Er. Shriharsh Madhusudan Khadilkar
2.	Date of inspection	25/03/2021
	Date of Valuation	31/03/2021
3.	Purpose of Valuation	To ascertain the present fair market value of the property
4.	Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)	M/s. Autopack Machines Pvt. Ltd Single Ownership
5.	Name of Bank/FI as applicable	Punjab National Bank, Worli Naka Branch, Mumbai
6.	Name of Developer of the Property ( in case of developer built properties )	Not Known
7.	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Owner Occupied
<b>II. Physical Characteristics of the Asset</b>		
1.	Location of the property in the city Plot No. / Survey No. Door No. T. S. No. / Village Ward / Taluka Mandal / District	Plot No. 18, Phase-II, Sagaon - Dombivali Industrial Area, MIDC, Near Hanuman Mandir, Off. Manpada Road, Sagaon Dombivali (East), Tal. - Kalyan, Dist. Thane-421304
2.	Municipal Ward No.	--
3.	City / Town	City
	Residential Area/ Commercial Area/ Industrial Area	Industrial Area
4.	Classification of the area: High / Middle / Poor Metro / Urban / Semi Urban / Rural	Semi Urban

**RESIDENCE/ OFFICE**

"SHRI RAJ" 46, Nutanvarsha colony, S. No. 445/2B Mehrun shivar, nr. Vaidya Hospital on Mohadi Road, nr. Police chowki/ balwadi, Jalgaon. Phone: 2264406, 2264498

5.	Coming under Corporation limit/ Village Panchayat/ Municipality	MIDC	
6.	Postal address of the property	Plot No. 18, Phase-II, Sagaon - Dombivali Industrial Area, MIDC, Near Hanuman Mandir, Off. Manpada Road, Sagaon Dombivali (East), Tal. - Kalyan, Dist. Thane-421304	
7.	Latitude, Longitude and Coordinates of the site	19°11'52.1"N 73°05'41.7"E	
8.	Area of the plot/land ( supported by a plan )	As per Agreement copy Land Area:- 2711 Sq. Mtrs.	
9.	Layout plan of the area in which the property is located	Layout Plan (Ann.E)	
10.	Development of surrounding areas	Developed	
11.	Details of Roads abutting the property	Cement Road	
12.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No	
13.	In case it is an agricultural land, any conversion to house site plots is contemplated	N.A.	
14.	Boundaries of the property	A	B
a		As per deed	Actuals
	North	Plot No.19	Sagon Residential Area
	South	Plot No. 17	MIDC Roda
	East	Estate Road	Chawre Engineering
	West	Estate Road	Redial Wire Ropes
b	Extent of the site considered for valuation (least of 14 A & 14 B)	As per Agreement copy Land Area:- 2711 Sq. Mtrs  Ground Floor Building with Small Office, Toilet & Factory Shed with Toilets for workers:- 6695.21 sq.ft BUA	
15.	Description of Adjoining properties		
	North	Sagon Residential Area	
	South	MIDC Roda	
	East	Chawre Engineering	
	West	Redial Wire Ropes	
16.	Survey no. if any	Plot No. 18	
17.	Type of Building (Residential/ Commercial/ Industrial)	Industrial	
18.	Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/ additional constructions with details, full details of specifications to be appended along with building plans and elevations	Refer Point No. II-14 (C)	
19.	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	Refer Point No. II-14 (C)	

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20.	Any other aspect	Nothing Specific
<b>III. Town Planning Parameters</b>		
1.	Master plan provisions related to the property in terms of land use	Industrial Use
2.	Date of issue and validity of layout of approved map / plan	Issued by joint director of industrial safety and health, Kalyan Ref. No. KLY/VVK/275/3250/08 year 2008
3.	Approved map / plan issuing authority	Issued by joint director of industrial safety and health, Kalyan
4.	Whether genuineness or authenticity of approved map / plan is verified	Yes
5.	Any other comments by our empanelled valuers on authentic of approved plan	No
6.	Planning area/zone	Industrial use
7.	Development controls	As per MIDC Norms
8.	Zoning regulations	As per MIDC Norms
9.	FAR/FSI permitted and consumed	As per MIDC Norms
10.	Ground coverage	As per MIDC Norms
11.	Transferability of development rights if any, Building bye- law provisions as applicable to the property viz.setbacks, height restrictions, etc.	As per MIDC Norms
12.	Comment on surrounding land uses and adjoining properties in terms of usage.	Industrial
13.	Comment on unauthorized constructions if any	No
14.	Comment on demolition proceedings if any	Refer Ann.C (Photo Presentation)
15.	Comment on compounding/ regularization proceedings	No
16.	Comment on whether OC has been issued or not	Occupancy Certificate not provided
17.	Any other aspect	No
<b>IV. Legal Aspects</b>		Nothing Specific
1.	Ownership documents,	<p><b>Indenture Agreement</b> made between M/s. Patel Brothers Services and Engineering Pvt. Ltd. - The Vendors (One part) and M/s. Autopack Machines Pvt. Ltd. - Purchaser (Other Part) dated 26/04/1988.</p> <p><b>Agreement</b> made between M/s. Patel Brothers Services and Engineering Pvt. Ltd. - The Vendors (One part) and M/s. Autopack Machines Pvt. Ltd. - Purchaser (Other Part) dated 17/12/1987</p> <p><b>Approved plan</b> issued by Issued by joint director of industrial safety and health, Kalyan Ref. No. KLY/VVK/275/3250/08 year 2008</p> <p><b>Agreement</b> made between MIDC -</p>

RESIDENCE/ OFFICE

		The Lessor (First Part) & M/s. Autopack Machines Pvt. Ltd. - The Lessee (Second Part) & Punjab National Bank - Financial Institution (Third Part) dated 19/04/2018  <b>Certificate of Registration for Modification</b> of Charge issued by Government of India, Corporate Identity Number or Foreign Company Registration Number:- U29290MH1981PTC024508, Charge Identification Number:-10571998 on the name of Company Autopack Machines Pvt. Ltd. for Modification of Charges dated 2015-05-08 modified on 2017-03-31 made between Autopack Machines Pvt. Ltd (of the one part) and Punjab national Bank (of the Other Part)
2.	Names of Owner/s (In case of Joint or Co-ownership, whether the shares are undivided or not?)	M/s. Autopack Machines Pvt. Ltd Single Ownership
3.	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.	Not Known
4.	Comment on whether the IP is independently accessible?	N.A.
5.	Title verification,	Bank to obtained paneled Advocate legal report
6.	Details of leases if any,	95 years from 01/03/1970
7.	Ordinary status of freehold or leasehold including restriction on transfer,	Leasehold
8.	Agreements of easements if any,	Legal report to be referred
9.	Notification for acquisition if any,	Bank to obtained paneled Advocate legal report
10.	Notification for road widening if any,	Legal report to be referred
11.	Possibility of frequent flooding sub-merging	Nothing such observed
12.	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)	D.P. to be referred
13.	Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.	It is not Heritage Building D.P. to be referred
14.	Comment on transferability of the property ownership,	As per MIDC Norms

**RESIDENCE/ OFFICE**

	and open spaces.	
<b>IX</b>	<b>Marketability</b>	
	Analysis of the market for the property in terms of 1. Locational attributes 2. Scarcity 3. Demand and supply of the kind of subject property. 4. Comparable sale prices in the locality.	Average -- Average  Market rate assess from local estate agent, various websites, current market condition etc. We get Rs.19,000/- to Rs.20,000/- per sq. mtrs. for Land Area There are amenities such as, water supply, power supply, road, market, hospitals, schools etc. In our opinion, for construction the rate of Rs.500/- per sq. ft. BUA considered for valuation
<b>X</b>	<b>Engineering and Technology Aspects</b>	
1.	Type of construction,	RCC + A.C. Sheet Roof
2.	Materials and technology used,	Good
3.	Specifications,	Land and Building
4.	Maintenance issues	Document not available
5.	Age of the building	33 Years
6.	Total life of the building,	60 Years
7.	Extent of deterioration,	Not Known
8.	Structural safety	Not Known
9.	Protection against natural disasters viz. earthquakes,	Not Known
10.	Visible damage in the building if any,	Yes, can be seen in photographs (Ann.C)
11.	Common facilities viz. lift, water pump, lights, security systems, etc.,	No
12.	System of air-conditioning,	No
13.	Provision for firefighting, Copies of plans and elevations of the building to be included.	Yes
<b>XI</b>	<b>Environmental Factors</b>	
1.	Use of environment friendly building materials, Green building techniques if any,	No
2.	Provision for rain water harvesting,	No
3.	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	No
<b>XII</b>	<b>Architectural and aesthetic quality</b>	
1.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of	Not Known

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15.	Comment on existing mortgages/ charges /encumbrances on the property if any	Legal report should be referred
16.	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	Legal report should be referred
17.	Building plan sanction, illegal constructions any done without plan sanction /violations.	No
18.	Any other aspect	Nothing Specific
<b>V Economic aspects</b>		
1.	Details of ground rent payable,	Not Known
2.	Details of monthly rents being received if any,	Not Known
3.	Taxes and other outgoings,	Document not available
4.	Property insurance,	Not Known
5.	Monthly maintenance charges,	Document not available
6.	Security charges, etc	Document not available
7.	Any other aspect	Nothing Specific
<b>VI Socio-cultural aspects</b>		
1.	Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums / squatter settlements nearby, etc.	Middle
<b>VII Functional and Utilitarian Aspects</b>		
	Description of the functionality and utility of the assets in terms of : 1. Space allocation, 2. Storage spaces, 3. Utility of spaces provided within the building, 4. Any other aspect	Yes Yes Yes
<b>VIII Infrastructure Availability</b>		
	a) Description of aqua infrastructure availability in terms of 1. Water supply 2. Sewerage/sanitation 3. Storm water drainage	Yes Yes Yes
	b) Description of other physical infrastructure facilities viz. 1. Solid waste management 2. Electricity 3. Roads & Public transportation connectivity 4. Availability of other public utilities nearby	Yes Yes In the vicinity Nearby
	c) Social infrastructure in terms of 1. Schools 2. Medical facilities 3. Recreation facilities in terms of parks	Yes Yes Yes

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	landscape elements, etc.	
<b>XIII</b>	<b>In case of valuation of industrial property</b>	Not Known
	Proximity to residential areas Availability of public transport facilities	Not Known
<b>XIV</b>	<b>Valuation</b>	
1.	<b>Demarcation</b>	Accurate demarcation of property is scientific/technical aspect which requires in-depth knowledge, skills of the field and also involved huge cost, it is advised that details of demarcation/boundaries of property as already covered in extant guidelines covering Symbolic Demarcation only including longitude/latitude and coordinates of the Property Location and screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc. has been obtained (attached as Annexure A) as per the standardized valuation formats as advised by L&A Cir. No. 53 dated 31.03.2020

**DETAILS OF VALUATION:**

Sr. No	Description	Area As per document	Rate (in Rs.)	Value Rs.
1	Present value of the Land	2711 sq.mtrs	Rs.19,500/-	Rs.5,28,64,500/-
2	Building	6695.21 sq.ft. BUA	Rs.500/-	Rs.33,47,605/-
<b>Total Land Value</b>				<b>Rs.5,62,12,105/-</b>

(Valuation: Here, the approved valuer should discuss in details his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) salability ii) likely rental value in future and iii) any likely income it may generate may be discussed).

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. 5,62,12,105/- (Rupees Five Crore Sixty Two Lakhs Twelve Thousand One Hundred Five only)**.

**DETAILS OF VALUATION:****RESIDENCE/ OFFICE**

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Sr. No.	Description	Value Rs.
1	Land	Rs.5,28,64,500/-
2	Building	Rs.33,47,605/-
Total		<b>Rs.5,62,12,105/-</b>

Remark: -Electricity bill, Property Tax Bill & Relevant Occupancy certificate not provided for verification, same to be obtained by the bank

- i. Fair Market value of immovable property :Rs. 5,62,12,105/-
- ii. Realizable Value of immovable property :Rs. 5,05,90,895/-
- iii. Distress Sale Value of immovable property :Rs. 4,49,69,684/-
- iv. Insurance Value of immovable property :Rs. 1,68,63,630/-
- v. MIDC Land Rate Rs.14575/- SQM - i.e. Rs.1354/SQ. FT - BUA (Ann. B)

Membership Number F: 20619

Signature of the Valuer

Date: 31/03/2021

Tel. No: 022 40024320/9820325403

Place: Mumbai Mobile no: 9822004038

E-MAIL: info@aonfintech.in / support@aonfintech.in

Date:- 31/03/2021

Place:-Mumbai

**Encl:**

- 1. Declaration from the valuer
- 2. Model Code of conduct for valuer
- 3. Photograph of owner with the property in the background. **Ann.C**
- 4. Screen shot (eg Google earth)/etc. **Ann. A**
- 5. Layout plan of the area in which the property is located **Ann. E**
- 6. Building plan **Ann. F**
- 7. Floor plan **Ann. G**
- 8. Any other relevant documents/extracts **NA**
- 9. Sale Instances **Ann.D**

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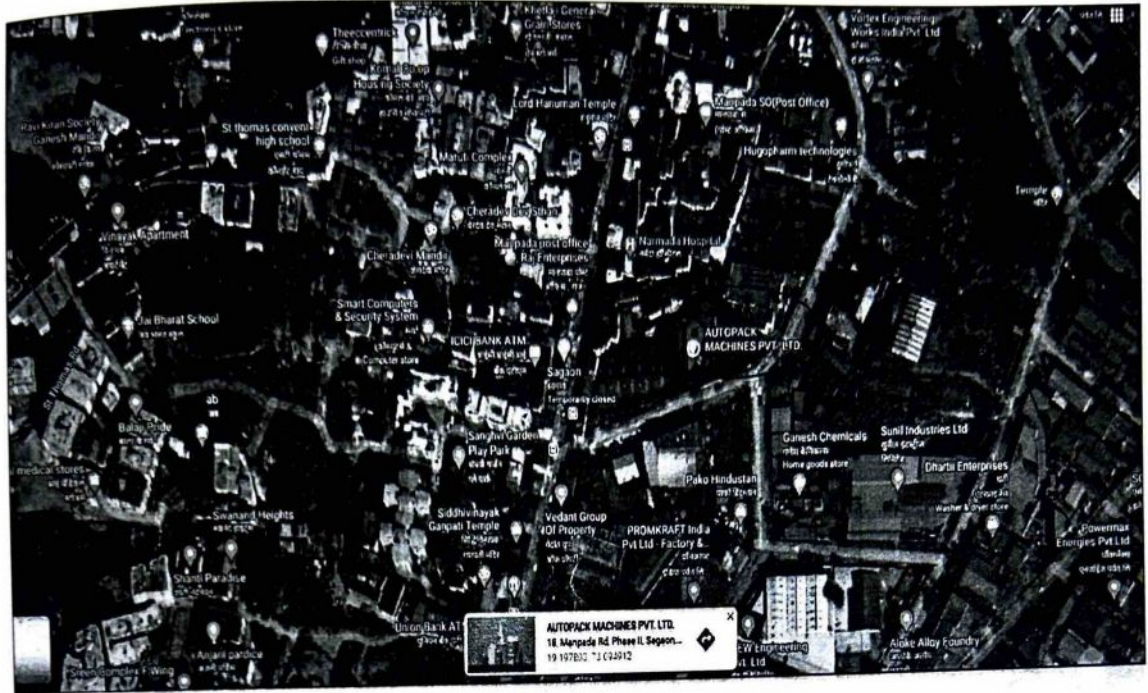
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Ann. A

Location Map (19°11'52.1"N 73°05'41.7"E)



Ann. B

**MIDC Land Rate**

Government of Maharashtra | MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION | Magnetic Maharashtra

Destination: Maharashtra | MIDC | Doing Business | FDI | Focus Sectors | Events | FAQs | Contact Us

**LAND RATES (RS/M2)**

Regional Officer: Thane 1 | Industrial Area: DOMBIVI INDL AREA | Search

Industry Name	Industrial Rates	Commercial Rates	Residential Rates	Region
DOMBIVI INDL AREA	43670	43670	29150	Thane 1

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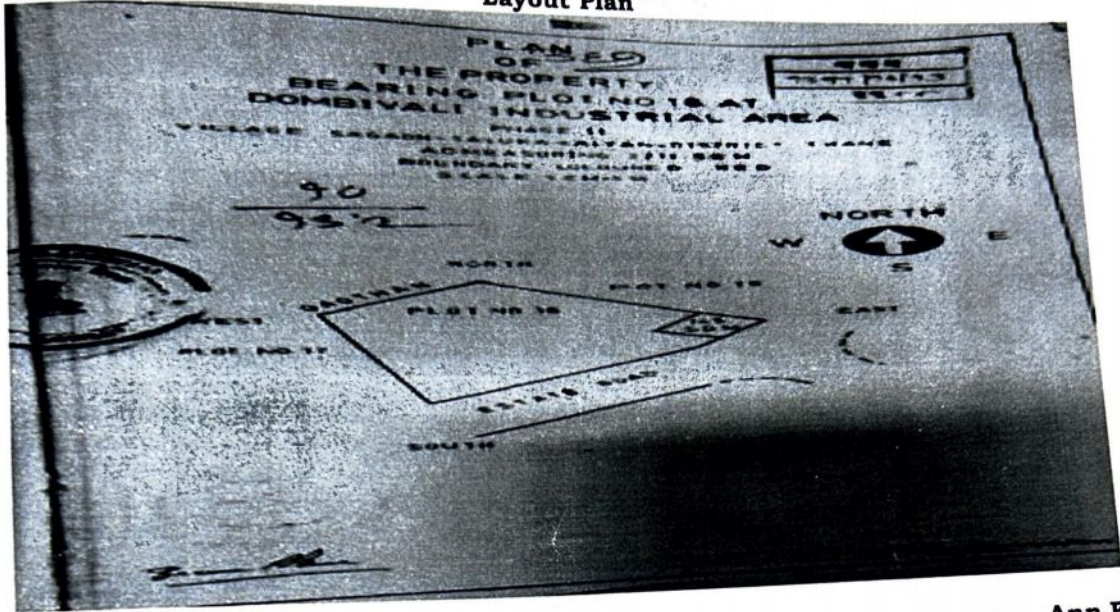
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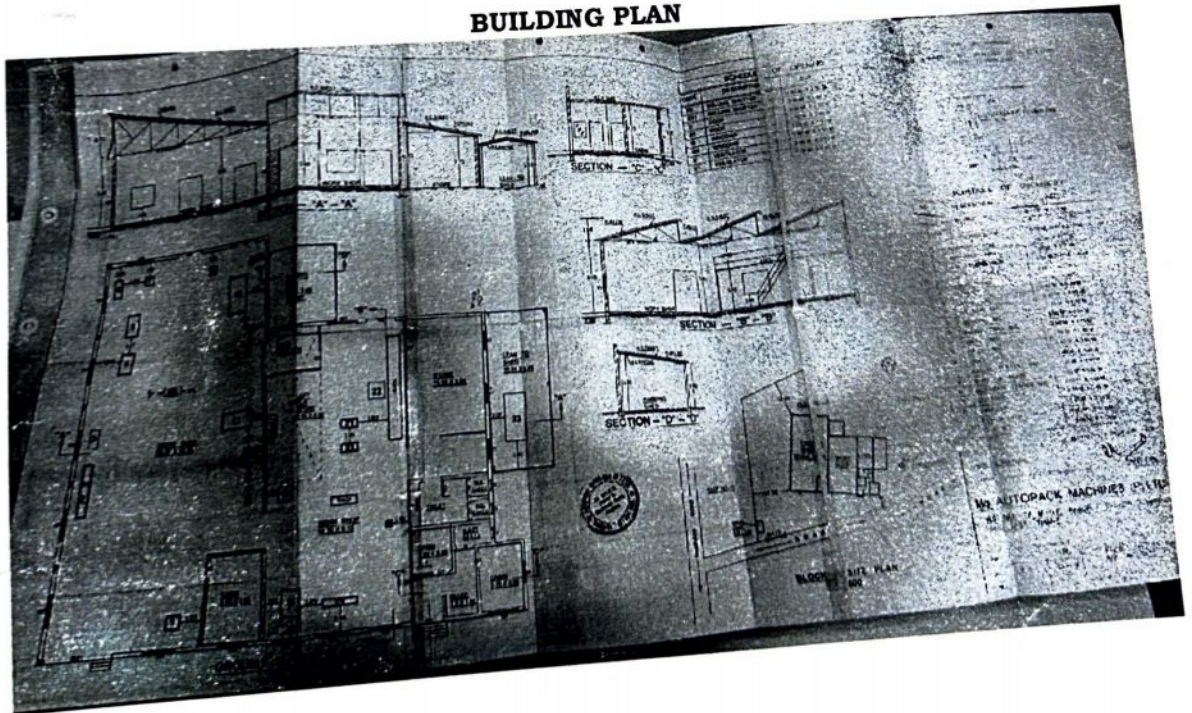
Layout Plan

Ann.E



Ann.F

BUILDING PLAN



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