

# KHANDEKAR

## ARCHITECTS & SURVEYORS

ARCHITECTS, SURVEYORS, CONSULTANTS & GOVT. REG. VALUERS.  
57, GROUND FLOOR, SAFALYA, N. M. JOSHI MARG, MUMBAI - 400 013.

Ref no. SBI/DK/RP/RP/9616/2021

Date : 18/05/2021

To,  
THE BRANCH MANGER  
STATE BANK OF INDIA,  
SHIV SAGAR ESTATE BRANCH,  
WORLI, MUMBAI

### VALUATION REPORT (IN RESPECT OF LAND/SITE AND BUILDING)

II		GENERAL	
1		Purpose for which the valuation is made	For assessment of fair market value of the property for bank purpose
2	a	Date of inspection	08/05/2021
	b	Date on which the valuation is made	18/05/2021
3		List of documents produced for perusal	
	I	Copy of Registered Sales deed executed between Mr. Phulchand M. Shah (Seller) and M/s Patil Automobiles (Buyer) vide ref no. 694 Dtd. 30/03/1972	
	II	Copy of Property Card	
	III	Copy of Rule Card No. 22169.	
	IV	Copy of Electricity bill issued by MAHAVITRAN in the name of M/S. Patil Automobiles dtd. 07/04/2021 (Consumer No. 330241613836)	
	V	Copy of Property tax receipt issued by Govt of Maharashtra in the name of M/s Patil Automobiles	
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 Patil Automobiles  Final Plot No. 8907/B, Old Pune Naka, Chatrapati Sambhaji Chowk, Mararji Peth, Solapur, Maharashtra - 413 001
5		Brief description of the property (Including leasehold / freehold etc)	Industrial Land & Building Situated at Final Plot No. 8907/B, Old Pune Naka, Chatrapati Sambhaji Chowk, Mararji Peth, Solapur, Maharashtra - 413 001  Landmark: Near Ferns Hotel



		The property is a corner plot near National Highway. The property is used as Auto workshop and car/truck parking. At the time of visit the trucks are presently parked on open plot and minor auto work is carried out. <b>Location from main points</b> Nearest Major Bus Depot - Solapur - 0.5 km Nearest Railway Station - Solapur - 3 kms
	Location of property	
a	Plot No. / Survey No.	Final Plot No. 8907/B
b	Door No.	N.A
c	T. S. No. / Village	Solapur
d	Ward/Taluka	Solapur
e	Mandal / District	Solapur
	Postal address of the property	<b>Industrial Land &amp; Building Situated at Final Plot No. 8907/B, Old Pune Naka, Chatrapati Sambhaji Chowk, Mararji Peth, Solapur, Maharashtra - 413 001</b>
	City/Town	Solapur
	Residential Area	N.A.
	Commercial Area	Yes
	Industrial Area	Yes
	Classification of the area	
i	High / Middle / Poor	Middle class
ii	Urban / Semi Urban / Rural	Rural
	Coming under Corporation limit / Village Panchayat/ Municipality	Solapur Municipal Corporation
	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area	Solapur Municipal Corporation
	In case it is an agricultural land, any conversion to house site plots is contemplated	NA
	Boundaries of the property	
	North	NH - 52
	South	Open Land
	East	Open Land
	West	NH - 52



**ANNEXURE FORMAT - A**  
(NAME OF VALUER: AMIT N VERMA)

Dimensions of the site	A	B
	As per the Deed	Actual
North	Not mentioned in sales deed	As per Sr. 13
South		
East		
West		
Latitude, Longitude and Coordinates of the site	<b>Latitude : 17.684631</b> <b>Longitude:-75.893545</b>	
Extent of the site	Industrial ground floor sheds	
Extent of the site considered for valuation (least of 14A&14B)	1809.80 sq.mtrs	
Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Owner occupied.	
<b>CHARACTERISTICS OF THE SITE</b>		
Classification of locality	Mixed Locality	
Development of surrounding areas	Developing Area	
Possibility of frequent flooding / sub-merging	Not known	
Feasibility to the Civic amenities like school, hospital, bus stop, market etc	All civic amenities available within 1-2 km radius	
Level of land with topographical conditions	Levelled land.	
Shape of land	Rectangular	
Type of use to which it can be put	Industrial	
Any usage restriction	As per terms of Solapur Municipal Corporation	
Is plot in town planning approved layout?	As per terms of Solapur Municipal Corporation	
Corner plot or intermittent plot?	Corner Plot	
Road facilities	Abutting NH 52 & Internal Roads provided by Solapur Municipal Corporation	
Type of road available at present	All weather Motorable Concrete road provided.	
Width of road — is it below 20 ft. or more than 20ft.	Above 20ft	
Is it a land — locked land?	Corner plot (not locked land)	
Water potentiality	Supply by Solapur Municipal Corporation	
Underground sewerage system	Provided by Solapur Municipal Corporation	
Is power supply available at the site?	Provided by MAHAVITRAN	



18		Advantage of the site	
	1		Motorable Road, Water Supply
	2		Plot abutting NH-52
	3		Presently plot is being used as auto work only however land can be highest and best used as commercial building therefore potential of utilisation of the land is considered for the valuation.
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)	N.A.
<b>Part — A (Valuation of land)</b>			
1		Size of plot	Total Plot Area: 1809.80 sq.mtrs
		North & South	
		East & West	
2		Total extent of the plot	Totally Admeasuring: 1809.80 sq.mtrs
3		Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	Prevailing market rate in and around the Area is between Rs. 46,000/- to Rs. 55,000/- sq. mtrs.
4		Guideline rate obtained from the Registrar's Office	IGR Govt Land Allotment Rate @ Rs. 14,560/- per sq. mtrs (Refer Page no. 13)
5		Assessed / adopted rate of valuation	We have considered Rs. 49,000/- per sq. mtrs (taking into Consideration plot Development Cost, Compound wall, )
6		A] Estimated value of land	1809.80sq.mtrs. X Rs.49,000/- sq.mtrs = <b>Rs. 8,86,80,200/-</b>
<b>Part — B (Valuation of Building)</b>			
1		Technical details of the building	Industrial - Composite Structure Refer Annexure for details
	a	Type of Building (Residential / Commercial / Industrial)	
	b	Type of construction (Load bearing / RCC / Steel Framed)	
	c	Year of construction	
			Approx. 1970 (as per site information)



d	Number of floors and height of each floor including basement, if any	Garage : RCC single storied structure with ACC Sheet roofing structure Workshop : M.S. sheet structure with Ms sheet roofing. Height of the floor : Min - 12' & Max - 14'. No. of floors : Single storied RCC and MS Structure										
e	Plinth area floor-wise	<b>Building Area Details :</b> <table border="1"> <thead> <tr> <th>Description</th> <th>Area in Sq.ft.</th> </tr> </thead> <tbody> <tr> <td>Office</td> <td>251</td> </tr> <tr> <td>Garage Shed</td> <td>1315</td> </tr> <tr> <td>Tin Shed</td> <td>920</td> </tr> <tr> <td><b>Total</b></td> <td><b>2486</b></td> </tr> </tbody> </table>	Description	Area in Sq.ft.	Office	251	Garage Shed	1315	Tin Shed	920	<b>Total</b>	<b>2486</b>
Description	Area in Sq.ft.											
Office	251											
Garage Shed	1315											
Tin Shed	920											
<b>Total</b>	<b>2486</b>											
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	BCC Issued by Solapur Municipal Corporation										
h	Approved map / plan issuing authority	Solapur Municipal Corporation										
i	Whether genuineness or authenticity of approved map / plan is verified	NO										
j	Any other comments by our empanelled valuers on authentic of approved plan	NIL										

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

S.No	Description	RCC Building	Factory shed
1	Foundation	RCC	
2	Basement	RCC	
3	Superstructure	RCC & AC shed	
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	NA	
5	RCC works		



6	Plastering			
7	Flooring, Skirting, dadoing			
8	Special finish as marble, granite, wooden panelling, grills, etc.			
9	Roofing including weather proof course			
10	Drainage			
<b>S.No</b>	<b>Description</b>		<b>Ground floor</b>	<b>Other floors</b>
2	Compound wall	Yes	Provided with Gates	N. A.
	Height		--	
	Length		--	
	Type of construction		Brick Masonry Wall	
3	Electrical installation		Industrial Wiring	N. A.
	Type of wiring			
	Class of fittings (superior / ordinary / poor)			
	Number of light points			
	Fan points			
	Spare plug points			
	Any other item			
4	Plumbing installation		Provided in adequate quantity	N. A.
	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			

Desc	Area sq. ft.	Rate adopted in Rs. Per sq.ft.	Value in Rs.
Office	251	470	Rs. 1,17,970/-
Garage Shed	1315	330	Rs. 4,33,950/-
Tin Shed	920	95	Rs. 87,400/-
<b>Total</b>	<b>2486</b>		<b>Rs. 6,39,320/-</b>



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

1	Portico	N.A
2	Ornamental front door	
3	Sit out! Verandah with steel grills	
4	Overhead water tank	
5	Extra steel! collapsible gates	
	<b>Total</b>	

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

1	Wardrobes	N.A
2	Glazed tiles	
3	Extra sinks and bath tub	
4	Marble / Ceramic tiles flooring	
5	Interior decorations	
6	Architectural elevation works	
7	Panelling works	
8	Aluminium works	
9	Aluminium hand rails	
10	False ceiling	
	<b>Total</b>	

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

1	Separate toilet room	N.A
2	Separate lumber room	
3	Separate water tank! sump	
4	Trees, gardening	
	<b>Total</b>	

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

1	Water supply arrangements	N.A
2	Drainage arrangements	
3	Compound wall	
4	C. B. deposits, fittings etc.	
5	Pavement	
	<b>Total</b>	

**Total abstract of the entire property**

Part- A	Land	: Rs. 8,86,80,200/-
Part- B	Building	: Rs. 6,39,320/-
Part- C	Extra Items	: Rs.--
Part- D	Amenities	: Rs.--
Part- E	Miscellaneous	: Rs.--
Part- F	Services	: Rs.--
	<b>Total</b>	<b>Rs. 8,93,19,520/-</b>
	Say	<b>Rs. 8,93,19,520/-</b>



Valuation	Area	Rates	Value (Rs.)
Plot Value (A)	1809.80 sq.mtrs	Rs. 49,000/-sq.mtrs	Rs. 8,86,80,200/-
Structure Value (B)			Rs. 6,39,320/-
Current Fair Market Value (A+B)			Rs. 8,93,19,520/-
Realizable Value @ (90%)			Rs. 8,03,87,568/-
Distress Sale Value @ (80%)			Rs. 7,14,55,616/-
Govt. Value (Please refer page no.13)	1809.80 sq.mtrs	Rs. 14,560/-sq.mtrs	Rs. 2,63,50,688/-

**Govt Rate -**

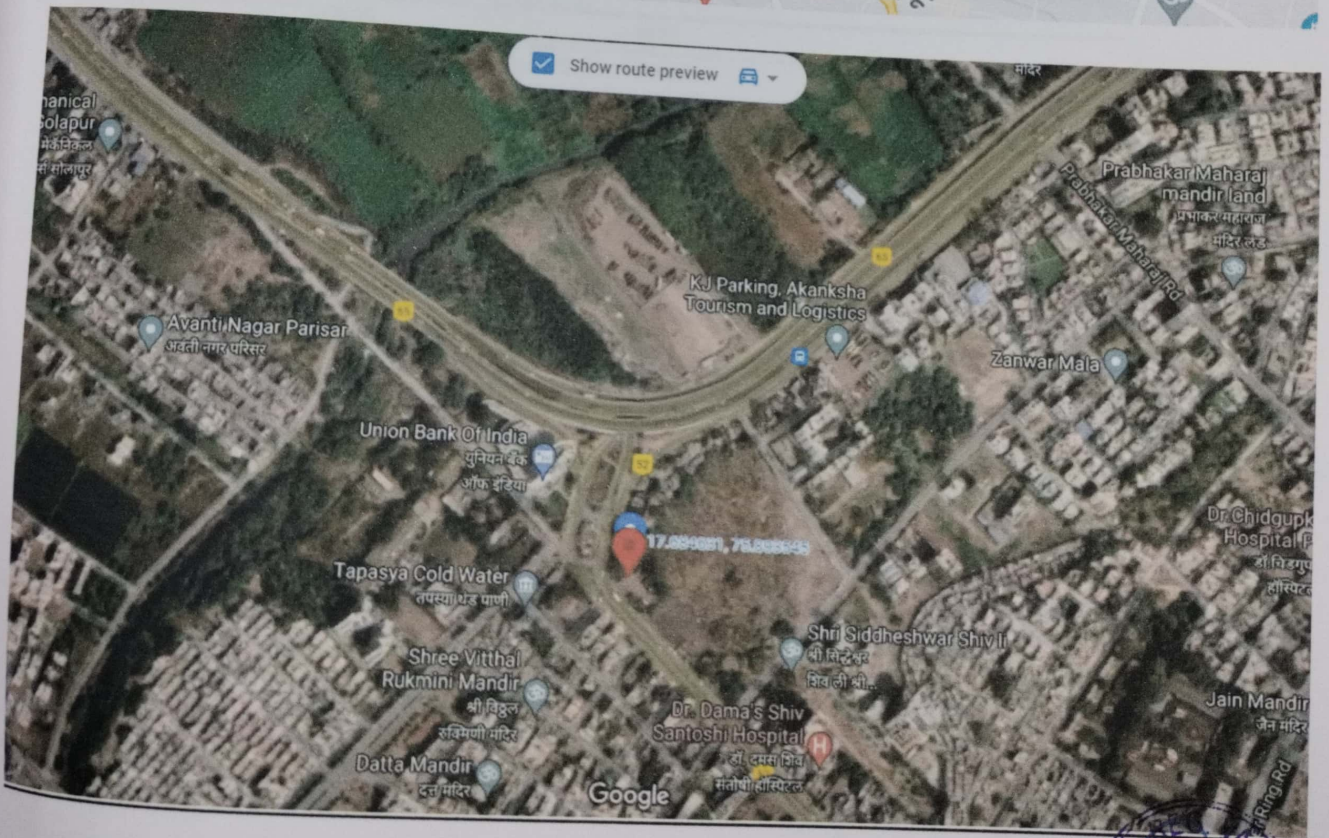
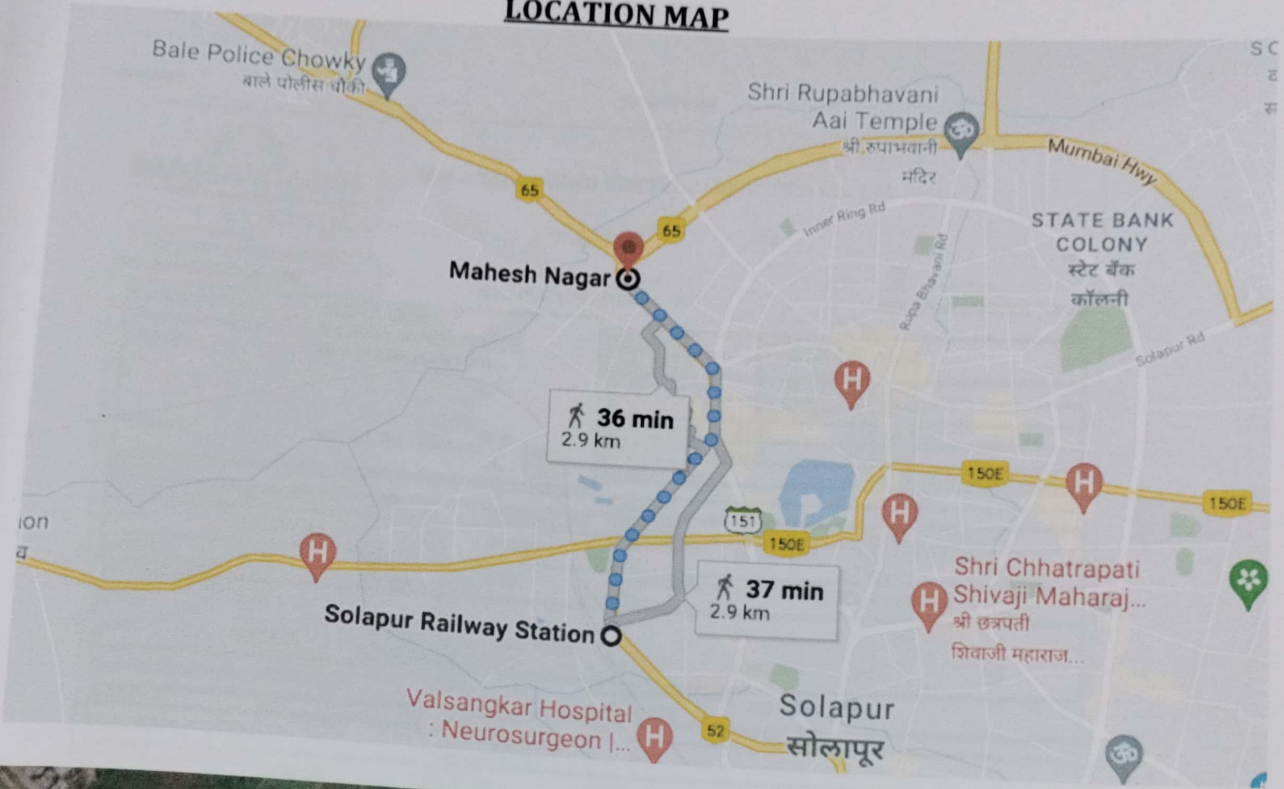
**Regarding Justification of above said matter; please note that:-**

- 1] Government value is decided on the basis of the rates declared in the Stamp duty ready reckoner for the registration of the property. Whereas, the market value of the property is the actual transaction carried out for the particular property on the basis of prevailing market rates and trend going on in that particular area. Market value is functions of place, purpose and date.
- 2] The definition of guideline rate is "the unit rate of land based on which stamp duty is to be fixed for a deed whenever a transaction between two parties is to be registered" whereas the definition of market value is "the money the property fetches if sold in the open market "They are not proportionate to each other.
- 3] Guideline rate may be uniform for all the properties located on a single road or for a single survey number whereas the market rate may differ even for adjacent properties due to any number of valid reasons.
- 4] Guideline rate remains the same irrespective of supply and demand whereas the market value changes according to the demand (More the demand, more the market value and vice versa)
- 5] The guideline rate may be constant for say Five years, whereas the market value may even change on the next day.
- 6] No extra factors can be considered for certifying guideline value whereas factors favouring a higher value/ factors affecting for a less value can be considered while certifying the market value.





### LOCATION MAP



# Electricity Bill

4/28/2021

HT/LTIP E-Bill



Maharashtra State Electricity Distribution Co. Ltd.

BILL OF SUPPLY FOR THE MONTH OF Apr 2021

GSTIN: 27AA ECM2933K1ZB  
SOLAPUR CIRCLE -530

Website: www.mahadiscom.in  
SOLAPUR URBAN DIVI : 131

HSN CODE: 27160000  
SOLAPUR (A) S/DN : 086 1

Consumer No. : 330241613836  
Consumer Name : MS PATIL AUTO MOBILES  
Address : 46 A BUDHAWAR PETH  
Village : SOLAPUR Pincode : 413002

BILL DATE	07-04-2021	1,120.00
DUE DATE	22-04-2021	
IF PAID UPTO	15-04-2021	1,110.00
IF PAID AFTER	22-04-2021	1,140.00
Last Receipt No./Date	14-03-2021	
Last Month Payment	1,100.00	
Scale / Sector	Large Scale /Private Sector	

Mobile No. : 91*****18	Meter No. : 055-00011259	Activity :
Tariff : 37 LT-V B I	Connected Load (KW) : 5.00 HP	Seasonal : N
Contract Demand (KVA) : 4.00	50% of Con. Demand(KVA) : 2.00	Urban/Rural Flag : U
Sanctioned load (KW) : 5.00	DTC : 4086052	Feeder Voltage (KV) : 11
	PC-MR-ROUTE-SEQ : 00-40-1052-0040	BU : 4086
Date of Connection : 18-03-2003	Category : LT Industry General upto 20 KW	PC : 00
Supply at : LT	Elec. Duty : 10	GSTIN :
Prev. Highest (Mth) :	Prev. Highest Bill Demand (KVA) :	PAN :
Security Deposit Held Rs. : 1,790.00	Add. S.D. Demanded Rs. : 00.00	
Bank Guarantee Rs. : 0.00	S.D. Arrears Rs. : 00.00	

### BILLING HISTORY

Bill Month	Consumption (Units)	Bill Demand (KVA)	Bill Amount
Mar 2021	83		01,098.09
Feb 2021	76		01,046.64
Jan 2021	79		01,068.69
Dec 2020	116		01,340.84
Nov 2020	95		01,186.29
Oct 2020	86		01,892.49
Sep 2020	72		01,589.59
Aug 2020	85		01,703.50
Jul 2020	203		01,081.79
Jun 2020	10		074.69
May 2020	10		074.69
Apr 2020	37		0533.87

### CUSTOMER CARE Toll Free

No.  
1912, 1800-102-3435,  
1800-233-3435

Rule & Procedure for Consumer Grievances Redressal is available at [www.mahadiscom.in](http://www.mahadiscom.in)>consumer portal>CGRF Instead of Printed bill, register for E-bill and avail Rs. 10 per bill as a "Go-green" discount. For registration visit at [www.mahadiscom.in](http://www.mahadiscom.in)>consumer portal->Quick access->Go-green request

For making Energy Bill Payment through RTGS/NEFT mode, use following details

- Beneficiary Name: MSEDCL
- Beneficiary Account Number: MSEDCL01330241613836
- IFS Code: SBIN0008965
- Name of Bank: STATE BANK OF INDIA
- Name of Branch: IFB BKC
- Bill Amount: 1,120.00

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

**आत्ता नवीन औद्योगिक वीज जोडणी अधिक सुलभतेने**

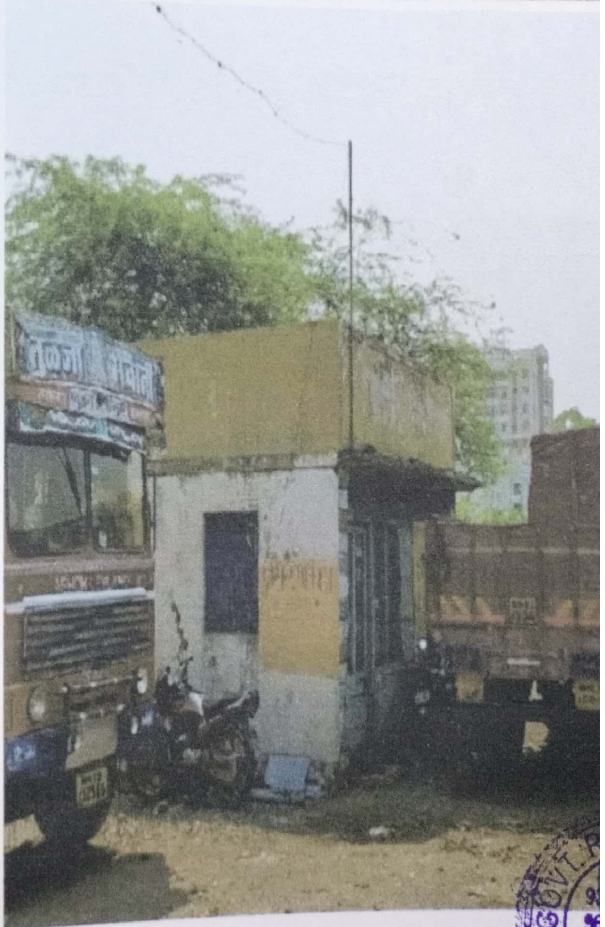
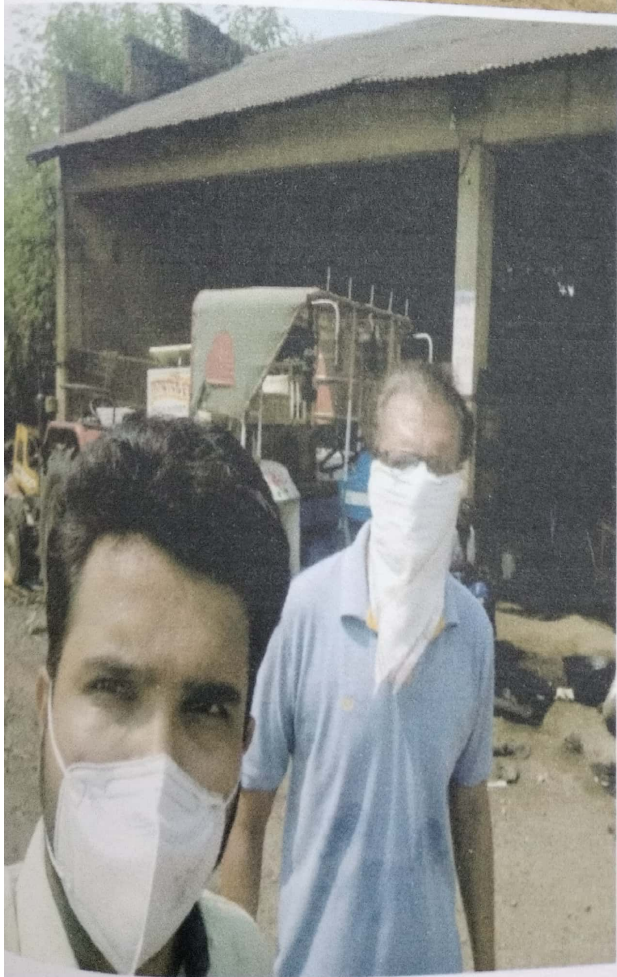
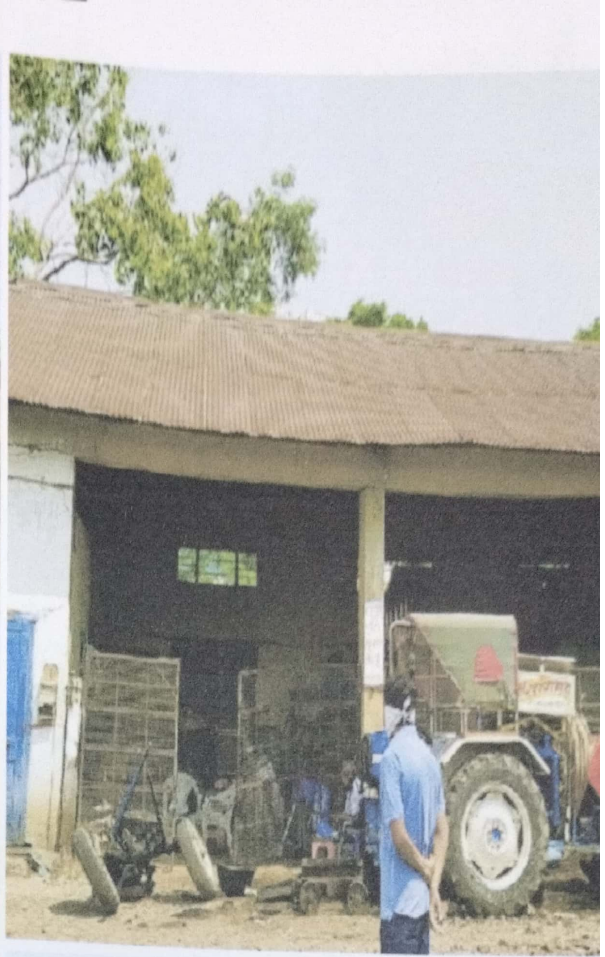
*Ease of doing business*

सर्वोत्तम वीज जोडणीसाठी आताच येथेच वीज विलंब नसत नाही

### Important Message

<https://wss.mahadiscom.in/wss/wss>





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