

**VALUATION REPORT FOR STATE BANK OF INDIA,
BTI BRANCH, VASAI (EAST)**



**VALUATION OF PLOT OF LAND ALONG WITH FACTORY SHED
CONSTRUCTED ON PLOT NO.22, SECTOR 01,
VASAI TALUKA INDUSTRIAL CO-OPERATIVE ESTATE LTD.
GAURAI PADA, VASAI ROAD (EAST),
TALUKA: VASAI, DISTRICT: PALGHAR- 401 208,
MAHARASHTRA**

BORROWER

M/S. PREMIER CANS.



DEEPAK KUMAR SHRIVASTAV

(C/O. SJA TECHNICAL CONSULTANCY PVT. LTD)

GOVT. REGD. VALUER, CAT-1/421 OF 1988

CHARTERED ENGINEER & LICENSED STRUCTURAL ENGINEER

Dated: 03.05.2021

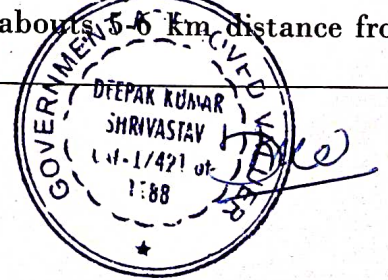
SJA-SBI-25-2021-22

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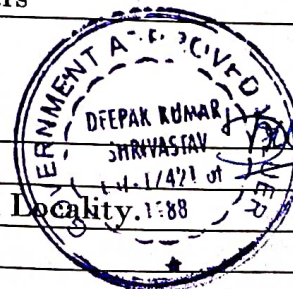
Valuer Name	:	Deepak Kumar Shrivastav (C/o SJA TECHNICAL CONSULTANTS PVT. LTD)
Address	:	Office No. 17, 2 nd Floor, Saraswati Bhavan, Near Petrol Pump, Ganjawala Lane, Borivali (West), Mumbai - 400 068

To,
The Chief Manager,
State Bank of India,
BTI Branch,
Vasai (East)

I. GENERAL		
1	Purpose for which the valuation is made	Fair Market value for Bank Loan Purpose
2	a) Date of inspection	: 28.04.2021
	b) Date on which the valuation is made	: 03.05.2021
3	List of documents produced for perusal	
	i) Agreement copy	Old Valuation report
	ii) Other Documents	Electricity Bill
	iii)	Plan Copy
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. Premier Cans.
5	Brief description of the property (Including leasehold / freehold etc.)	: Valuation of Plot of land along with Factory in Vasai Taluka Industrial Co-Op. Estate Ltd., Gauraipada, Vasai Road (East) The Factory is located developed locality. Nearest Railway Station Vasai at abouts 5-6 Km distance from the building.



6	Location of property		
	a)	Plot No. / Survey No.	: Plot No. 22, Sector-1
	b)	Door No.	: Plot No. 22, Sector-1
	c)	C. T. S. No. / Village	: Village: Gokhivare
	d)	Ward / Taluka	: Taluka: Vasai
	e)	Mandal / District	: District: Palghar
7	Postal address of the property		: Valuation of plot of land along with factory shed constructed on plot no.22, Sector 01, Vasai Taluka industrial Co-operative Estate Ltd. Gauraipada, Vasai Road (East), Taluka: Vasai, District: Palghar- 401 208, Maharashtra
8	City / Town		:
	Residential		: --
	Commercial		: --
	Industrial		: Industrial zone
9	Classification of the area		:
	i)	High/ Middle/ Poor	: Middle
	ii)	Metro/ Urban/ Semi Urban/ Rural	: Semi Urban
10	Coming under Corporation limit/ Village Panchayat/ Municipality		: Coming under Vasai Virar city Municipal corporation
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.	In case it is an agricultural land, any conversion to house site plots is contemplated		: No. it is N.A. Land
13.	Boundaries of the property		
	North		: Plot No. 23
	South		: Plot No. 21
	East		: Plot No. 57
	West		: Road
14.1	Dimension of the site		
			A
			As per deed
			Plot Area: 959 sq. mtrs
			B
			Actual
	North		--
	South		
	East		
	West		
14.2	Latitude, Longitude and coordinates of the site		: Latitude: 19°39' 76.40"N Longitude: 72°86'80.20"E
15.	Extent of the site		: Plot Area: 959 sq. mtrs
16.	Extent of the site considered for valuation		: Plot Area: 959 sq. mtrs
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: Occupied by Owner
II CHARACTERISTICS OF THE SITE			
1.	Classification of locality		: Developed Industrial Locality
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.		: Available within 1-2 kms.



i.	Whether genuineness or authenticity of approved map / plan is verified	:	--
h.	Any other comments by our empanelled valuers on authentic of approved plan	:	None

Specification of Construction (Floor-wise in respect of

S.No	Description	:	Ground Floor	Other Floors
1.	Foundation	:	RCC	RCC
2.	Basement	:	--	--
3.	Superstructure	:	RCC	Cement Sheet
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	:	Rolling Shutter	Rolling Shutter
5.	RCC Works	:	RCC	
6.	Plastering	:		
7.	Flooring, Skirting, Dadoing	:	Kotah	Kotah
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	--	
9.	Roofing including weatherproof course	:	RCC & AC Sheet	
10.	Drainage	:	Provided	

S.No	Description	:	Ground Floor	Other Floors
1.	Compound Wall	:		
	Height	:	--	
	Length	:	--	
	Type of construction	:	RCC	
2.	Electrical Installation	:		
	Type of wiring	:	Pipe Fitting / Casing	Concealed
	Class of fittings (Superior / Ordinary / Poor)	:	Ordinary	Ordinary
	Number of light points	:	--	--
	Fan point	:	--	--
	Spare plug point	:	--	--
	Any other item	:	--	--
	Plumbing Installation	:		
a) No. of water closets and their type	:	--	--	
b) No. of wash basins	:	--	--	
c) No. of urinals	:	--	--	
d) No. of bath	:	--	--	
e) Water meters, taps etc.	:	--	--	
f) Any other fixtures	:	--	--	



Details of Valuation

Sr. No.	Particulars of Item	Plinth Area	Age of Building	Rate per sq.fts	Fair Market Value
1.	Ground Floor	5959 sq.fts	18 Years	Rs.2000/-	Rs.1,19,18,000/-
2.	First Floors	5959 sq.fts	18 Years	Rs.1400/-	Rs.83,42,600/-
3.	Second Floor	2680 sq.fts	18 Years	Rs.1400/-	Rs.37,52,000/-
					Rs.2,40,12,600/-

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

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

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

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

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

1	Separate toilet room	:	N.A.
2	Separate lumber room	:	N.A.
3	Separate water tank/ sump	:	N.A.
4	Trees, gardening	:	N.A.
	Total	:	N.A.

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

1	Water supply arrangements	}	
2	Drainage arrangements		
3	Compound wall		
4	C. B. deposits, fittings etc.		
5	Pavement		
	Total	:	Rs.5,00,000/-

Total abstract of the entire property

Part- A	Land	Rs.2,39,75,000/-
Part- B	Building	Rs.2,40,12,600/-
Part- C	Extra Items	: N.A.
Part- D	Amenities	: N.A.
Part- E	Miscellaneous	: N.A.
Part- F	Services	: Rs.5,00,000/-
	Total	: Rs.4,84,87,600/-
	Say	: Rs.4,85,00,000



(Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost 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) Saleability ii) Likely rental value in future and 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 realizable value of the above property in the prevailing condition with a fore said specifications is **Rs.4,36,50,000/- (Rupees Four Crores Thirty Six Lakhs Fifty Thousand Only)**

Distress Value of the above property in the prevailing condition with a fore said specifications is **Rs.4,12,25,000/- (Rupees Four Crore Twelve Lakh Twenty Five Thousand Only)**

Insurance Value: **Rs.2,40,12,600/-**

Date: **03.05.2021**

Place: **Mumbai.**



Deepak Kumar Shrivastav
(C/o SJA TECHNICAL CONSULTANTS PVT. LTD)

Govt. Regd. Valuer

CAT-1/421 of 1988

The undersigned has inspected the property detailed in the Valuation Report dated on _____

We are satisfied that the fair and reason able market value of the property is _____

Rupees _____

Date:

Signature

(Name of the Branch Manager with office Seal)

Encl:

TO BE OBTAINED FROM VALUERS ALONGWITH THE VALUATION REPORT

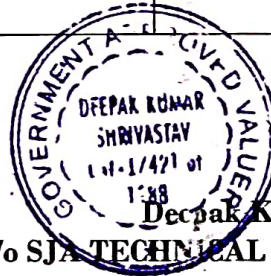
1. Declaration-cum-undertaking from the valuer (Annexure-I)
2. Model code of conduct for valuer (Annexure II)

- t. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- y. Further, I hereby provide the following information.

Sl. No.	Particulars	Valuer comment
1	background information of the asset being valued;	Industrial Unit
2	purpose of valuation and appointing authority	Official of State Bank of India to ascertain fair market value.
3	Identity of the valuer and any other experts involved in the valuation;	-
4	disclosure of valuer interest or conflict, if any;	-
5	i) date of appointment, ii) valuation date iii) date of report	28.04.2021 03.05.2021 03.05.2021
6	inspections and/or investigations undertaken;	Photographs of the property with data collection.
7	nature and sources of the information used or relied upon;	Based on our site visit & the information collected at site.
8	procedures adopted in carrying out the valuation and valuation standards followed;	As per standards.
9	restrictions on use of the report, if any;	-
10	major factors that were taken into account during the valuation;	Nil
11	major factors that were not taken into account during the valuation;	Nil
12	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.	-

Date: 03.05.2021

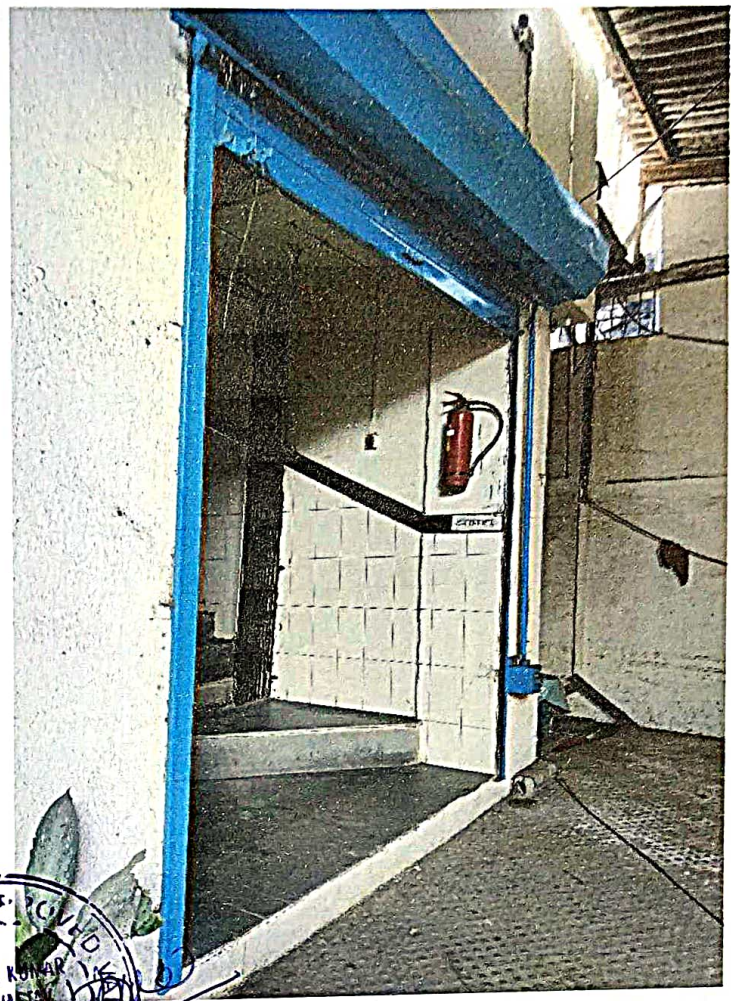
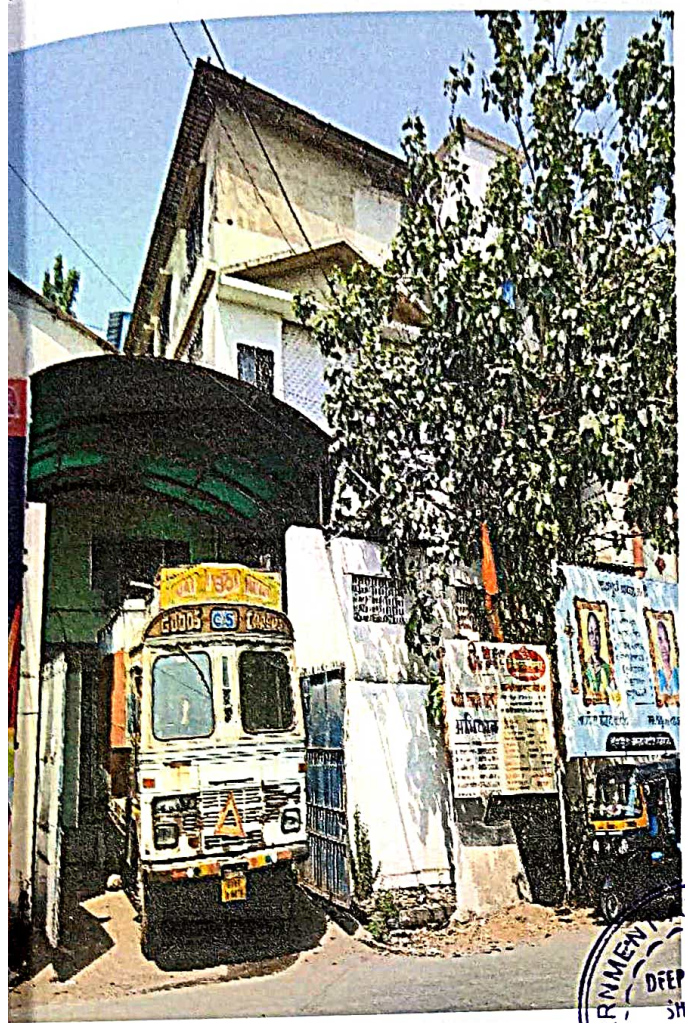
Place: Mumbai.



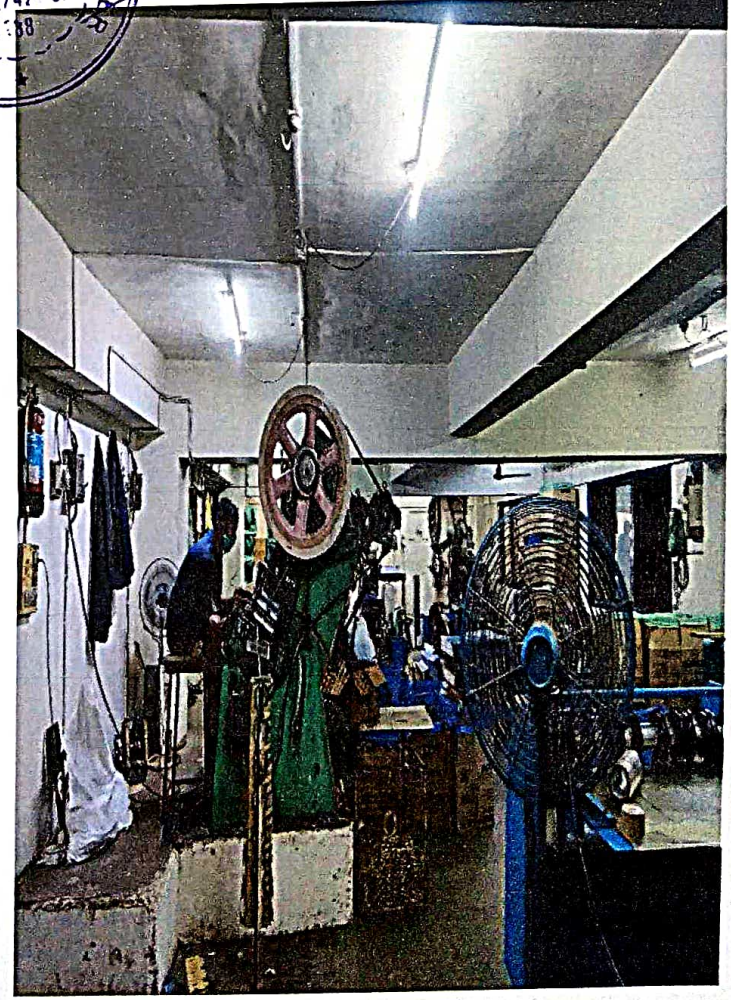
(Handwritten signature of Dheepak Kumar Shrivastav)

Dheepak Kumar Shrivastav
 (C/o SJA TECHNICAL CONSULTANTS PVT. LTD)
 Govt. Regd. Valuer
 CAT-1/421 of 1988

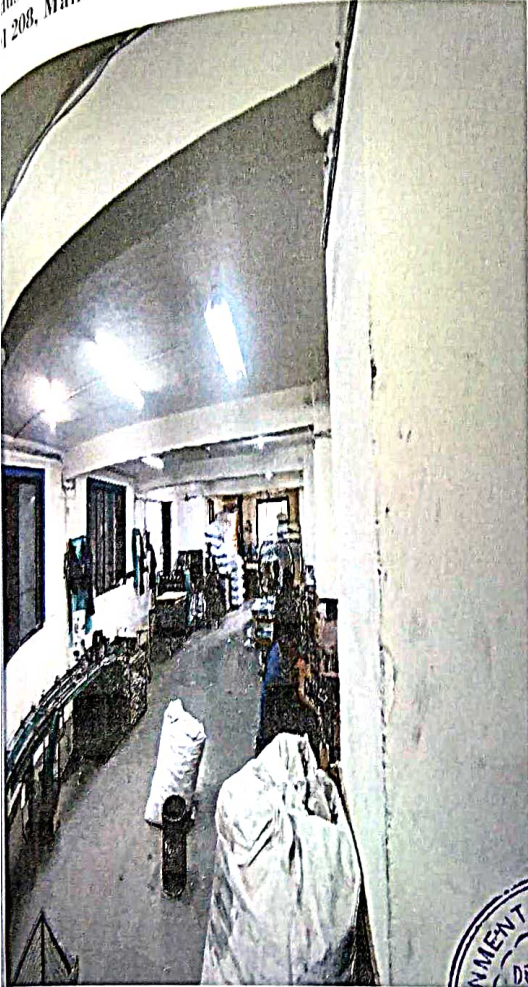
Photos of plot of land along with factory shed constructed on plot no.22, Sector 01, Vasai Taluka Industrial Co-operative Estate Ltd. Gauripada, Vasai Road (East), Taluka: Vasai, District: Palghar-01 208, Maharashtra



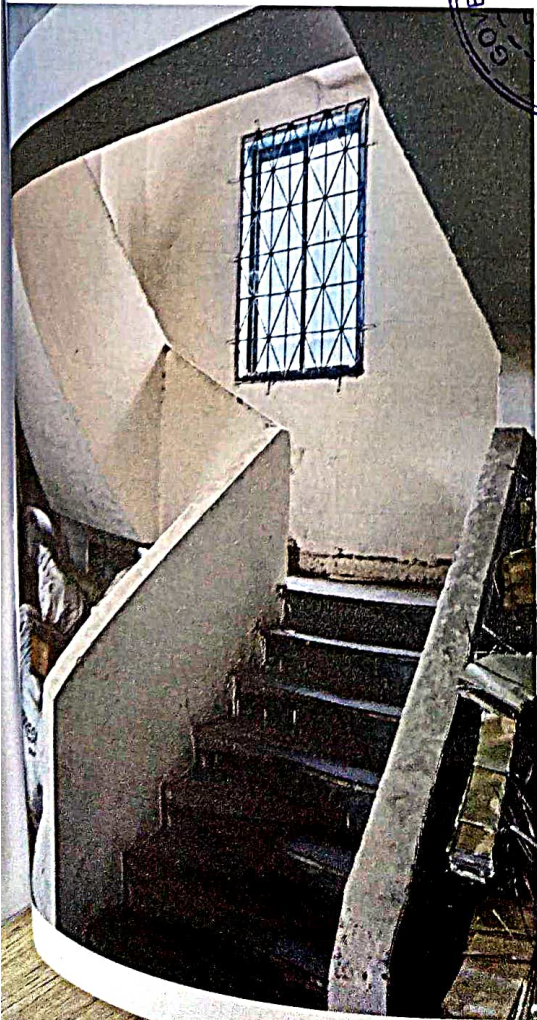
GOVERNMENT OF MAHARASHTRA
DHEEPAK KUMAR
SHRIVASTAVA
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1988



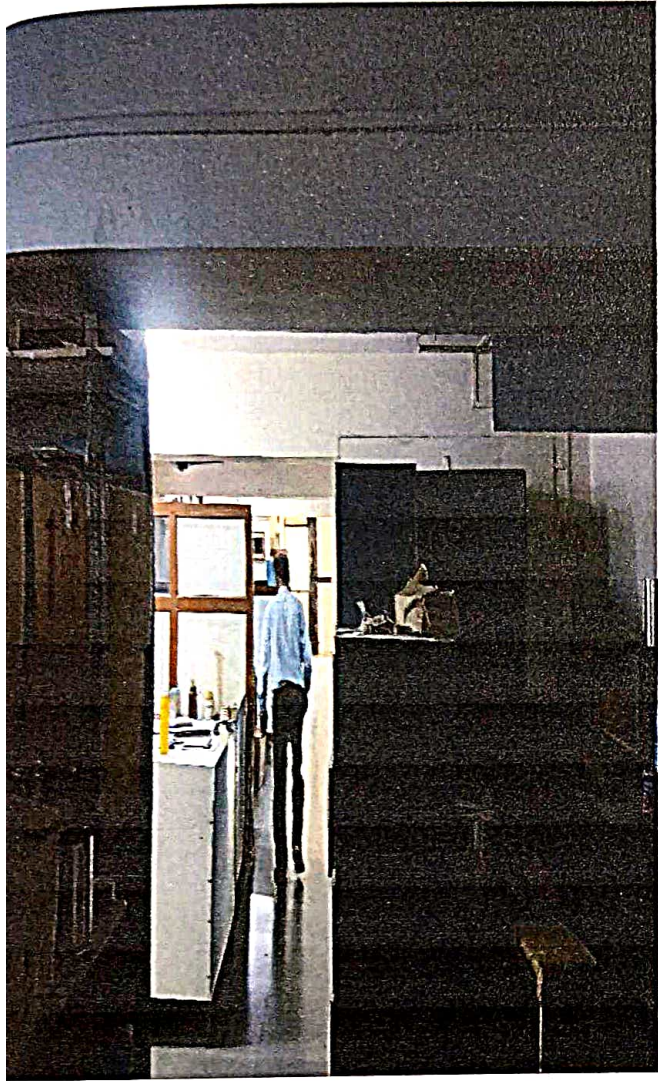
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GOVERNMENT A.C.
DEEPAK K.
SHRIVASTAV
N-1/4/2011
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GOVERNMENT
 DHEPAK KUMAR
 SHRIVASTAV
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Location Map

