

VALUATION REPORT

for

BANK OF INDIA
Bandra Reclamation Branch
Mumbai

OF

PLANT & MACHINERY **AND** **FURNITURE & BUILDING**

Owned by

M/S Konkankaju Pvt. Ltd.

Property Address

Situated at S.No. 227 HIssa No. 1 & 2 B VetalBambarde, Tal.
Kudal Dist. Sindhudurg, 416520. Maharashtra

CONDUCTED BY

M/s ENGINEERS CONSORTIUM LLP

BO : Akshay Shrivastava

RH No. 46, Royal Park, Ambernath Thane, Mumbai

Individual Apartment / Flats		As Per Agreement List Attached			
1 Carpet Area		TOTAL CONSTRUCTION AND ITS COST			
Sr.No	Description	Type of Structure	BUA (Built up Area)	Construction Rate (in Rs)	Construction (in Rs)
1	Main Shed	RCC With MS Roofing	21120	700	14784000
2	Boiler Shed	Shed	768	500	384000
3	Wooden Shed	Shed	900	500	450000
4	Toilet & Rest Room/Lunchroom	RCC With MS Roofing	648	700	453600
5	Passage	RCC With MS Roofing	205.2	700	143640
6	Kitchen & Compressor	RCC With MS Roofing	453.6	700	317520
7	Office	RCC Structure	603	1100	663300
8	Sizer Machine Shed	Shed	540	500	270000
9	Dry Yard area	Open to sky	3335	Lump sump	470000
					1793606
	Gross Value				
2 Built Up Area		As Per Agreement List as above			
3 Recommended Rates		As above			
4 Basis for Recommendation		N.A			
5 Market Value		Rs. 1,79,36,060.00			
6 Realizable Value & Rounded (90% of MV)		Rs. 161,42,454.00			



7	Distress Value & Rounded (80% of MV)	Rs. 1,43,48,848.00
8	Reconstruction/Insurance Cost	Rs. 1,79,36,000.00
9	Govt Rate/ Stamp Duty Rate	N.A
Abstreet		
	Part - A Plant & Machinery	Rs. 31,46,000.00
	Part - B Assets & Furniture	Rs. 75,000.00
	Part - C Building	Rs. 1,79,36,000.00
	Total Value	Rs. 2,11,57,000.00

For Engine