



**RAJENDRA H. THITE**  
Chartered Engineer & Govt. Regd. Valuer

**PUNE Office :**  
101, 1<sup>st</sup> Floor, "Aimira", CTS No. 110,  
Income Tax Lane, Prabhakar Road Lane No.14,  
Thorat Colony Road, Erandwana, Pune - 411 004  
Phone No. : 020 - 2025 1727, 988 100 1727  
Email : rajendrahthite@yahoo.com

**MUMBAI Office :**  
Office No. 1503, 15<sup>th</sup> Floor, The Corporate Park,  
Plot No. 14 & 15, Sector No. 18,  
Opp. Pudhari Press, Vashi, Navi Mumbai - 400 703  
Phone No. : 022 - 2789 0041  
Email : rajendrahthite70@gmail.com

Date: 13/01/2022

Ref. No. RHT-JAN-22/SBI-1504/NM/NM

To,  
The Branch Manager,  
State Bank of India,  
Branch: SIB Ghatkopar.  
Mumbai- 400 086.

**Subject** : Supporting secured lending decision to State Bank of India.

**Client Name** : M/s. Anand Arc. Ltd.

Dear Sir,

Please find enclosed herewith the subject Valuation Report.

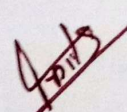
<b>Location of the property</b>	Industrial Land & building Situated at Plot no. 23, 24, 25, 26, 27,28,29,30 & CFC Plot Gut No. 984 (part), situated In the "Ambika Udyog", Village- Shirgaon & Dhansar, Old satpadi Road, Ambika Nagar, Palghar West.401 404.
<b>Fair Market value (FMV)</b>	Rs.19,04,90,000.00 (Rs. Nineteen Crore Four Lakh Ninety Thousand Only.)
<b>Realizable Value (90% of FMV)</b>	Rs.17,14,41,000.00
<b>Distress Value (75% of FMV)</b>	Rs.14,28,67,500.00
<b>land &amp; Building Govt. Value</b>	Rs.14,87,68,920.00
<b>Insurable Value</b>	Rs.09,75,70,000.00

This valuation report contains pages 1 to 26.

Thanking you in anticipation,  
Yours Sincerely,

Kindly acknowledge the receipt.  
Thanking you,



  
**MR. RAJENDRA H THITE**  
PANEL VALUER

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

GENERAL			
1.	Purpose for which the valuation is made		To estimate different values of the property for Bank loan Purpose
2	a	Date of inspection	12/01/2022
	b	Date of Which Valuation Made	13/01/2022.
3	List of Documents produce for perusal		
		1	Indenture Dated 14-12-1993 between Auto Weld Products Prop.Mr. Anand Purswant and Mis. Anand ARC Electods Pvt. Ltd.(purchaser) Plot No. 25
		2	Indenture Dated 29-09-1988 between Vithalbhair Pethabhai Shaparia. Jayantilal Vithalbhair Shaparia. Govind Vithalbhair Shaparia. Narendra Vithalbhair Shaparia and Westrex Power (India)Pvt. Ltd. Plot No. 25
		3	Indenture Dated 09-07-1996 between Shree Sainath Fabrics Industries Pvl. Ltd. And Mr. Anand Purswani (purchaser) Plot No. 30 - Mkt Value Rs. 2.56,000/-
		4	Sale Agreement Dated 30-01-1997 between Mr. Murlidhar M. Purswani And M/s. Anand ARC Electods Pvt. Lid. (purchaser) Plot No. 26
		5	Mutation of Plot Noo. 25 and 27 is in the Name of anand Arc Electods Pvt. Ltd.
		6	Sale Agreement Dated 08-08-1989 between Vithalbhair Pethabhai Shaparia. Jayantilal Vithalbhair Shaparia. Govind Vithalbhair Shaparia. Narendra Vithalbhair Shaparia and Smt. Rekha M. Purswani Plot No. 27
		7	Sale Agreement Dated 18-05-1993 between Smt. Rekha M.Purswani And M/s. Anand ARC Electods Pvt. Ltd. (purchaser) Plot No. 27
		8	Indenture Dated 07-07-2003 between Vohra Technoplast Pvt. Ltd. Industries Pvt. Ltd. And M/s. Anand ARC Electods Pvt. Ltd. (purchaser) Plot No. 28



North	
South	Old Satpati Road
East	Kalpana Industries
West	Shubham Engineer Work
	Wide Road

14.1 Dimensions of the Site  
As per Copy of deed of Agreement  
**Land Area**

Sr no	Survey no /Hissa no	Land Area (Sqm)
1	23	640.00
2	24	640.00
3	25	671.00
4	26	671.00
5	27	671.00
6	28	671.00
7	29	640.00
8	30	640.00
9	C.F.C Gut no.984	4048.00
	<b>Total</b>	<b>9292.00 sqm</b>

**Area Statement**

Structure	Particular	Area As per measurement Carpet Area (Sqm)
<b>Structure 1</b> Plot no. 25,26,27 & 28	<b>RCC Building</b> Ground + 2nd floor Total Area	930.00
	<b>Shed</b> Load bearing + M.S Shed + RCC Area	5350.00
<b>Structure 2</b> Plot no. 23,24,29 & 30	RCC + Load bearing + M.S Shed + Toilet Area	2256.00

**We Consider area as per measurement for valuation purpose**

14.2	Latitude ,Longitude and Coordinate of site	19°41'31.8"N
		72°43'58.5"E
15	Extent of the Site	Land Area = 9292.00 Sqm.
16	Extent of Site Considered for valuation(Least of 14A & 14B)	Carpet Area = 8536.00Sqm.
17	Whether Occupied by Owner/Tenant?, if Occupied by Tenant, Since Hoe long? Rent Received per month	Owner occupied



## CHARACTERISTICS OF THE SITE

1.	Classification of Locality	Semi Urban locality
2.	Development of Surrounding Areas	developed Industrial Area
3.	Possibility of frequent Flooding/Sub-merging	No
4.	Feasibility to the Civic amenities Like School, Hospitals, Bus Stop, Markets, Etc.	All Civic Amenities are 2 to 4 km
5.	Level of land with Topographical conditions	Plan
6.	Shape of Land	Regular Shape
7.	Type of use to which it can be put	Industrial Purpose
8.	Any Usage Restriction	No
9.	Is plot in town planning approved layout?	Yes By Town Planner Thane
10.	Corner Plot Or Intermittent Plots?	Corner Plot
11.	Road Facilities	Available
12.	Type of road available at present	Tar Road & Mud road
13.	Width of road- is it below 20 ft or more Than 20 ft	More than 10 ft.
14.	Is it Land- Locked Land	No
15.	Water potentiality	Water Supply Available
16.	Underground sewerage system	Available
17.	is power supply at the site	Power Supply Available
18.	Advantage of site	
	1.	In the Tarapur MIDC
	2.	Sea transport nearby
19.	Special Remarks if any ,Like threat of acquisition of land for Public Service Proposes road widening or Applicability of CRZ Provisions etc,(Distance from sea Coast/ tidal level must be incorporated)	No



**Part-A (Valuation of land)**

1	Size of Plot	
	North & South	9292.00 Sqm.
	East & West	Refer Layout
2	Total extent of plot	9292.00 Sqm.

**3. Prevailing Market rate**

*Rate adopted for valuation is more than 20% that of ready Reckoner rate therefore while adopting rate for valuation we have referred to the Sale/ Web instances of the properties which are available for sale in nearby area of subject property.*

**Justification:**

- 1) Govt. rate for Non Agriculture Land as per Ready Reckoner 2021-2022 is Rs. 5510.00 per Sqm.
- 2) The Prevailing market Rate for N.A. Land is ranging between Rs. 8000.00 per Sqm. to Rs. 12000.00 per sqm.
- 3) As per available N.A Land comparable sale instance rate arrived @ Rs. 7000.00 per Sqm. In the year 2021.
- 4) As per available web instance Rate for Industrial Land Arrived @Rs. 14826.00.00 per sqm. And Rs. 16428 per sqm.
- 5) The transaction of property is, very often, as mentioned above, registered at a price different from the actual market price. The transaction is generally registered around the Government guideline price, for such a price results in a minimum stamp duty payable by the purchaser and a minimum capital gains tax payable by the seller. This tendency is evident by the higher prices in the offers made on websites (the copy of two such offers for comparable Properties are attached here). We have, therefore, based our valuation on the actual market Price.
- 6) Based on our visits and the above mentioned justification and the size of the land for valuation, we have noticed that the size of our land is large and as per our enquiry for large size of land need to be discounting rate in this place. In view of above we have Considered Rate Rs. 10000.00 per Sqm, which is Fair & Reasonable for this Industrial Land.

	Guideline Rate Obtained from the register's office (an Evidence thereof to be enclosed)	As per Ready Reckoner 2021-22, Govt. rate for Land in this Area is Rs. 5510.00 per Sqm.  Total Land Area= 9292.00sqm
5	Assessed /Adopted rate of valuation	We have adopted the Rate for Land Rs.10000.00 per Sqm.
6	<b>Fair Market Valuation of Land</b> = Land Area X Land rate Adopted = 9292.00 X 10000.00sqm. = Rs. 9,29,20,000.00	
<b>Part-B (Valuation of Building)</b>		
<b>Technical details of the building</b>		
1.	a) Type of Building (Residential/ Commercial/Industrial)	Industrial Building as per site visit it is observed That RCC Structure with Heavy duty Shed
	b) Type of Construction(Load bearing/RCC/Steel Framed)	RCC with Heavy Duty Shed
	c) Year of Construction	In the Year 1992(As reported)
	d) Number of floors and height of each floor including basement, if any	Ground Floor
	e) Plinth area floor wise	Mention In area Statement
	f) Condition of building	
	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	sanction plan not provided
	h) Approved map/plan issuing authority	sanction plan not provided
	i) whether genuineness or authenticity of approved map/plan is verified	sanction plan not provided
	j) any other comments by our empanelled valuers on authentic of approved plan	No

DRA H

**Specifications of Construction (Floor-wise) in Respect of**

Sr No	Description	Ground Floor	Other Floors
1	Foundation	RCC	NA
2	Basement	NA	NA
3	Super structure	RCC & Heavy Duty shed	NA
4	Joinery /doors& windows	Glass Door & MS gate	NA
5	RCC works	RCC	NA
6	Plastering	Cement Plaster	NA
7	Flooring ,Skirting, Dadoing	Industrial Kota	NA
8	Special Finish as marble, Granite, wooden Paneling, Grills, etc	No	NA
9	Roofing including weather proof issue	No	No
10	Drainage	Yes	Yes

**Construction value**

Particular	Area (Sqm)	Rate Adopted in Sqm	Value
<b>Structure 1</b> <b>Plot no. 25,26,27 &amp; 28</b> <b>RCC Building</b> Ground + 2nd floor Total Area	930.00	14500.00	13485000.00
<b>Structure 1</b> <b>Plot no. 25,26,27 &amp; 28</b> <b>Shed</b> Load bearing + M.S Shed + RCC Area	5350.00	11500.00	61525000.00
<b>Structure 2</b> <b>Plot no. 23,24,29 &amp; 30</b> Load bearing + M.S Shed + Toilet Area	2256.00	10000.00	22560000.00
		<b>TOTAL</b>	<b>97570000.00</b>

Sr. No	Particular	Value
1	Land Value	51198920.00
2	Construction Value	97570000.00
		<b>Rs. 14,87,68,920.00</b>



**Part C- (Extra Items)**

		(Amount in Rs.)
Portico	:	--
Ornamental front door	:	--
Sit out/ Verandah with steel grills	:	--
Overhead water tank	:	--
Extra steel/ collapsible gates	:	--
<b>Total</b>	:	--

**Part D- (Amenities)**

		(Amount in Rs.)
Wardrobes	:	Not Applicable
Glazed tiles	:	Not Applicable
Extra sinks and bath tub	:	Not Applicable
Marble / ceramic tiles flooring	:	Not Applicable
Interior decorations	:	Not Applicable
Architectural elevation works	:	Not Applicable
Paneling works	:	Not Applicable
Aluminum works	:	Not Applicable
Aluminum hand rails	:	Not Applicable
False ceiling	:	Not Applicable
<b>Total</b>	:	---

**Part E- (Miscellaneous)**

		(Amount in Rs.)
Separate toilet room	:	Not Applicable
Separate lumber room	:	Not Applicable
Separate water tank/ sump	:	Not Applicable
Trees, gardening	:	Not Applicable
<b>Total</b>	:	-----

**Part F- (Services)**

		(Amount in Rs.)
Water supply arrangements	:	Not Applicable
Drainage arrangements	:	Not Applicable
Compound wall	:	Not Applicable
C. B. deposits, fittings etc.	:	Not Applicable
Pavement	:	Not Applicable
<b>Total</b>	:	Not Applicable

**Total abstract of the entire property**

Part- A	Land	:	<b>Rs. 9,29,20,000.00</b>
Part- B	Construction	:	<b>Rs. 9,75,70,000.00</b>
Part- C	Extra Items	:	--
Part- D	Amenities	:	-----
Part- E	Miscellaneous	:	-----
Part- F	Services	:	----
	<b>Total</b>	:	<b>Rs. 19,04,90,000.00</b>

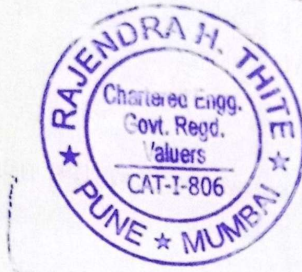


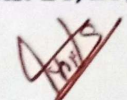


**(Valuation: Land has been valued by Sales Comparison Method, i.e. Market Approach Method)**

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. 19,04,90,000.00/- (Rs. Nineteen Crore Four Lakh Ninety Thousand Only.)** The Realizable value of the above property as of **Rs. 17,14,41,000.00** and the Distress value **Rs. 14,28,67,500.00**

**Place: Mumbai**  
**Date: 13/01/2022**



  
**Mr. Rajendra H.Thite**  
**Panel Valuer**

The Undersigned has inspected the property detailed in the Valuation Report Dated --/--/---- we are satisfied that the fair and Reasonable market value of the Property is

**Date:**

**Signature**

**Branch manager**

**Enclosed;**

1. Declaration- cum- Undertaking from the valuer (Annexure -IV)
2. Model code of conduct of valuer (Annexure V)

# RAJENDRA H. THITE

Architect & Govt. Regd. Valuer

Office: 1503, 15th Floor, The Corporate Park, Plot No. 14 & 15, Sector No.18, Opp. Pudhari Press, Vashi, Navi Mumbai - 400703

Tel: 022 - 27890041

PAN No. ABSPT6628E

GSTIN: 27ABSPT6628E1Z2

## TAX INVOICE

Invoice No:	RHT-MV-21-22/1-1504		
Invoice Date:	13/01/2022		
Reverse Charge (Y/N):	NO		
State:	MAHARASHTRA	Code:	27

### Bill to Party

Name:	M/s. Anand Arc. Ltd.		
Address:	Industrial Land & building Situated at Plot no. 23, 24, 25, 26, 27,28,29,30 & CFC Plot Gut No. 984 (part), "Ambika Udyog", Village- Shirgaon & Dhansar, Ambika Nagar, Palghar West.401 404.		
GSTIN:	27AAACA3242M1ZR		
State:	MAHARASHTRA	Code:	27

S. No.	Description of Service	HSN/SAC Code	Amount	Discount	Taxable Value	CGST		SGST		Total Rs.
						Rate	Amount	Rate	Amount	
1	Professional Fees for Valuation Service Provided <b>Bank:</b> State Bank of India <b>Branch:</b> SSIB-Ghatkopar  Report No. 2021-2022-RHT/M-1-1504	998322	25000	0	25000	9	2250	9	2250	29,500.00
<b>Total</b>			25000	0	25000		2250		2250	-

Total Invoice amount in words **Total Amount Before Tax 25,000.00**

**Rs. Thirty Two Thousand Only.** **Add: CGST [9.00 %] 2,250.00**

**Add: SGST [9.00 %] 2,250.00**

**Total Tax Amount 4,500.00**

**Actual Traveling Expenses 2,500.00**

**Total Amount After Tax: 32,000.00**

**GST on Reverse Charge -**

### Bank Details

Bank A/C:	State Bank Of India.
Branch:	Vashi
A/c. Type	CURRENT
Account No.	38047071034
IFSC:	SBIN0010330

### Terms & conditions:

Payment within 15 days from receipt of invoice. Interest will be charged @ 24% if not paid within time. Subject to Pune Jurisdiction. E. & O.E.



Stamp / Seal

Certified that the particulars given above are true and correct

For RAJENDRA H. THITE

Authorised signatory