



JAGTAP & ASSOCIATES

CHARTERED ENGINEER & GOVT. REGISTERED VALUER

Licensed Engineer / Structural Engineer, Pune Municipal Corporation, Pune - 5

VIVEK M. JAGTAP

B.E. CIVIL, M.I.E., F.I.V. ISSE

Email: jagtapassociates.mumbai@gmail.com

BRANCH OFFICES : MUMBAI, THANE, NASHIK, KALYAN, SATARA, KOLHAPUR & NAGPUR

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Fort, Mumbai - 400001 | Mob +91 9664881377 / 8197211043
Email jagtap_sati@gmail.com

Ref. No.: J&A/MUMBAI/SJ/2022-23/06



To,
STATE BANK OF INDIA
Commercial Branch P.M. Road,
Ground Floor, Gresham House,
United India Life Bldg.,
Sir Phirozshah Mehta Rd,
Mumbai - 400 023.

Purpose of Valuation : To assess the present fair market value of the **Industrial Gala** for bank loan purpose.

Dear Sir,

Please find enclosed herewith the valuation report in bank's format

Name of the Account : M/s. Tirupati Bizlink LLP.
Name of the owner : M/s. Jamjir Polyester Pvt. Ltd.
Locational Address : Gala No. 15, Ground Floor, Building No. 'B', Kaman Industrial Estate, Opp. Healyx Enterprises, Village Poman, Taluka Vasai, Dist. Palghar - 401 208.
Fair Market Value : **Rs. 62,31,000/-** (Rupees Sixty Two Lacs Thirty One Thousand Only)

This report has total **22 Pages** [Including Annexure I + Photographs]

Kindly acknowledge the receipt.

Thanking you.

Place: Mumbai

Date: 04/04/2022



Vivek Jagtap
V.M.JAGTAP
B.E. Civil, M.I.E., F.I.V. ISSE
Chartered Engineer & Govt. Registered Valuer
CAT- 1/54/2004.

Digitally signed
by Vivek Jagtap
Date: 2022.04.07
18:13:52 +05'30'

VALUATION REPORT (IN RESPECT OF Industrial Gala)

I. GENERAL		
1.	Purpose for Which the Valuation is made	To assess the present fair market value of the assets for bank loan purpose
2.	a) Date of inspection	30/03/2022
	b) Date on Which the Valuation is made	04/04/2022
3.	List Of Documents produced for perusal	
	a) Sale Deed	Dated 20/06/2012
	b) Gram panchayat Tax Certificate	No. 396 dated 05/08/2021
	c) Electricity Bill	Dated 05/03/2022
4.	Name of the Owner (s) and his / there Address (es) With Phone no. (Details of share of each Owner in case of join Ownership)	M/s. Jamjir Polyester Pvt. Ltd. Gala No. 15, Ground Floor, Building No. 'B', Kaman Industrial Estate, Opp. Healyx Enterprises, Village Poman, Taluka Vasai, Dist. Palghar - 401 208.
5.	Brief Description of the property (Including Leasehold / Freehold etc.)	The building named " Kaman Industrial Estate " is an Industrial building, comprising of ground floor with mezzanine . Building is situated at Vasai - Bhiwandi Road Said building is constructed on freehold land.
6.	Location of property	
	a) Plot No. / Survey No.	S. No. 16 & 34(1)
	b) Door no.	Gala No. 15
	c) T. S. No./ Village	Poman
	d) Ward / Taluka	Vasai
	e) Mandal / District	Palghar
7.	Postal Address of the property	Gala No. 15, Ground Floor, Building No. 'B', Kaman Industrial Estate, Opp. Healyx Enterprises, Village Poman, Taluka Vasai, Dist. Palghar - 401 208.
8.	City / Town	Vasai
	a) Residential Area	No
	b) Commercial Area	No
	c) Industrial area	Yes
9.	Classification of the area	
	a) High / Middle / Poor	Middle Class
	b) Urban / Semi Urban / Rural	Rural
10.	Coming Under Corporation Limit / Village Panchayat / Municipal	Gram Panchayat
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	N. A.



12.	Boundaries of the property	A	B
		As per deed	Actuals
	North by	----	Gala No. 16
	South by	----	Gala No. 14
	East by	----	New age Packaging
	West	----	Road
13.	Latitude, Longitude and Coordinates of the site	19.21'21.7" N & 72.55'18.9"E	
14.	A) Dimensions of the site	As per deed & Layout	
	• North	----	
	• South	----	
	• East	----	
	• West	----	
	B) Extent of the site (As Per sale Deed)	1260 sq. ft. Carpet area	
15.	Extent of the site considered for valuation (least of 14 A & 14 B)	1260 sq. ft. Carpet area	
16.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month	Owner Occupied	
II.	APARTMENT BUILDING		
1.	Nature of the Apartment	Industrial Gala	
2.	Location	Poman	
	T. S. No.	-	
	Block No.	-	
	Ward No.	-	
	Village/ Municipality / Corporation	Gram Panchayat Poman	
	Door No., Street or Road (Pin Code)	Palghar - 401 208	
3.	Description of the locality Residential / Commercial / Mixed	Mixed	
4.	Year of Construction	2012 As Per Information.	
5.	Number of Floors	Ground floors	
6.	Type of Structure	RCC	
7.	Number of Dwelling units in the bldg.	--	
8.	Quality of Construction	Good	
9.	Appearance of the Building	Good	
10.	Maintenance of the Building	Good	
11.	Facilities Available		
	Lift	Yes	
	Protected Water Supply	Yes	
	Underground Sewerage	Yes	
	Car Parking - Open/ Covered	Yes -Open	
	Does Compound wall exist?	Yes	
III	Industrial Gala		
1.	The floor on which it is situated	Gr. Floor	
2.	Door No.	Gala no. 15	



3.	Specifications	
	Roof	RCC
	Flooring	PCC flooring
	Doors	M. S. Rolling Shutter
	Windows	Aluminum framed sliding windows
	Fittings	Open Conduit
	Finishing	Plaster
4.	House Tax	Gram panchayat
	Assessment No.	396
	Tax Paid in the name of	M/s. Jamjir Polyester Pvt. Ltd.
	Tax amount	Rs. 4180/-
5.	Electricity Service Connection no.	002150005551
	Meter Card is in the name of	M/s. Jamjir Polyester Pvt. Ltd.
6.	How is the maintenance?	Good
7.	Sale Deed executed in the name of	M/s. Jamjir Polyester Pvt. Ltd.
8.	What is the undivided area of land as per Sale Deed?	-
	What is the plinth area?	1512.00 sq. ft. built up area
	What is the floor space index (app.)	As Per Actual
	What is the Carpet Area?	1260.00 sq. ft.
	Is it Posh/ I class / Medium/Ordinary?	Medium Class
	Is it being used for Residential or Commercial purpose?	Industrial
	Is it Owner-occupied or let out?	Owner Occupied
	If rented, what is the monthly rent?	Not applicable
IV	MARKETABILITY	
	How is the marketability?	Good
	What are the factors favouring for an extra Potential Value?	Situated in close to Poman Village
	Any negative factors are observed which affect the market value in general?	Not Any
V	Rate	
1.	After analyzing the comparable sale instances, what is the composite rate for a similar property with same specifications in the adjoining locality? - (sale instances provided)	Rs. 5,000/- to Rs. 6,000/- per Sq. Ft. On Carpet Area in the locality for similar type of property (varying based on amenities and location)
2.	Assuming it is a new construction, what is the adopted basic composite rate of the property under valuation after comparing with the specifications and other factors with the property under comparison (proof provided).	Rs. 5,000/- to Rs. 6,000/- per Sq. Ft. On Carpet Area in the locality for similar type of property (varying based on amenities and location)
3.	Guideline rate obtained from the Registrar's office (an evidence thereof enclosed)	Rs. 43,200/- Per Sq. Mt. for built up area 140.47 sq. mtrs. X Rs. 43,200/- = Rs. 60,68,304/-



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Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home

Valuation Rules User Manual

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Feedback

Year

2022-23

Annual Statement of Rates

Language

English

Selected District पालघर
Select Taluka वसई
Select Village पामन
Vibhag Number 6

	Assessment Type	Assessment Range	Rate Rs/-
	कार्यालये	0-0.00	43200
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC) औद्योगिक		0-0.00	0
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC) निवासी		0-0.00	0
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC) वाणिज्य		0-0.00	0
गावठाण परिषद रहियस अनुसूच्य हायवेलेसमुख जमिनी		0-0.00	6120
गावठाण परिषद क्षेत्राव्यतिरिक्त हायवेलेसमुख जमिनी		0-0.00	5510

GUIDELINE RATE

As per our opinion, due to the following reasons there is difference between market value & amp; guideline value of the property mentioned in report:

1. Guideline Value is the minimum value at which the sale or transfer of property can take place. Guideline rates generally do not reflect market value.
2. The rates as fixed by the stamp duty office is only a tax revenue and is in no way determining the fair prevailing market rate and value.
3. Market price is the value of asset for a transaction between a seller and buyer which is done at an arm's length principle with the price determined by the market forces of supply and demand.
4. Particular amenities & amp; features are not considered in guideline rates.
5. Market value of property may vary from site to site, demand & amp; supply chain, Features & amp; Amenities.



SALE INSTANCES

11/05/2021 Note: Generated Through eSearch Module For original report please contact concern SRO office.	सूची क्र. 1	पुणे जिल्हाक दुर्गि वगैरे एन क्रमांक: 14998/2021 महुणे Page 6/26
गावाचे नाव पोमक		
1. विक्रेत्याचे नाव	करारनाम	
2. गावकड	6916000	
3. कार्यालय भांडवलपदाच्या बाबतिलेखनाच्या अन्वयाधी इतर कोणत्याही नमुद क्रमांक	6916000	
4. मू. मालक कोर्पोरेशना व पराक्रमांक/अवकाश	1) पालिकेचे नाव पालघर इतर गाव. इतर माहिती इतर माहिती विभाग क्रमांक 6 गाव मीन घामण जालुका वगैरे किल्ला पालघर पोस्ट मीन 16 व 34 हिस्सा नं ; मधील गावा नं 18 तह मजला कामण इतरलीया इतर विधीया नं वी न्याय क्रम 166 वी कुट कारणात एरिया मजलांक 11 * 10 वी मीटर कारणात एरिया इतरक (Sales Number सर्व नं 16 व 34 हिस्सा नं ;)	
5. इतरांक	1160 चौ. फुट	
6. विक्रेत्या किल्ला कुटी इतरांक अवकाश		
7. इतरांक किल्ला कुटी इतरांक अवकाश	1) नाव महुणे किल्ला कुटी इतरांक अवकाश 2) नाव महुणे किल्ला कुटी इतरांक अवकाश 3) नाव महुणे किल्ला कुटी इतरांक अवकाश 4) नाव महुणे किल्ला कुटी इतरांक अवकाश 5) नाव महुणे किल्ला कुटी इतरांक अवकाश 6) नाव महुणे किल्ला कुटी इतरांक अवकाश 7) नाव महुणे किल्ला कुटी इतरांक अवकाश 8) नाव महुणे किल्ला कुटी इतरांक अवकाश 9) नाव महुणे किल्ला कुटी इतरांक अवकाश 10) नाव महुणे किल्ला कुटी इतरांक अवकाश	
8. इतरांक किल्ला कुटी इतरांक अवकाश	1) नाव महुणे किल्ला कुटी इतरांक अवकाश 2) नाव महुणे किल्ला कुटी इतरांक अवकाश 3) नाव महुणे किल्ला कुटी इतरांक अवकाश 4) नाव महुणे किल्ला कुटी इतरांक अवकाश 5) नाव महुणे किल्ला कुटी इतरांक अवकाश 6) नाव महुणे किल्ला कुटी इतरांक अवकाश 7) नाव महुणे किल्ला कुटी इतरांक अवकाश 8) नाव महुणे किल्ला कुटी इतरांक अवकाश 9) नाव महुणे किल्ला कुटी इतरांक अवकाश 10) नाव महुणे किल्ला कुटी इतरांक अवकाश	
9. इतरांक किल्ला कुटी इतरांक अवकाश	29.12.2021	
10. इतरांक किल्ला कुटी इतरांक अवकाश	29.12.2021	
11. महुणे किल्ला कुटी इतरांक अवकाश	13998/2021	


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₹ 75 Lac

₹ 75,00,000.00

NEERA STATUS NEERA AVAILABLE

[Description](#) [Owner Details](#) [Recommendations](#)



Photos (1/9)

- + Built up area: 1170 sq.ft.
- + Carpet area: 1149 sq.ft.
- ! ₹ 75 Lac + Govt Charges & Tax @ 5.47% per sq.ft.
- + 10+ Year Old

Places nearby

near East Mha Road And Behind, Mumbai

Statement showing the Average Rate of Sale Instances

Sr. No.	Information Source & Date	ASR No. & Name	Survey No.	Type Of Property	Carpet Area In Sq. ft.	Sale Value In Rs.	Rate Per Sq. ft.
1.	IGR Maharashtra	Vasai 1	16 & 34	Industrial Gala	1260	69,56,000.00	5520.63
2.	99Acres	Vasai	-	Industrial Gala	1149	75,00,000.00	6527.41



Total of Rate Per Sq. ft.	Rs. 12048.04
Average Rate Per Sq. ft.	Rs. 6024.02
Rate Considered for Valuation per Sq. ft.	Rs. 5,500.00

4.	Break - up for the rate	5,500/-
	i. Building + Services	2,500 /- Per Sq. Ft.
	ii. Land + Others	3,000/- Per Sq. Ft.
VI.	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a.	Depreciated building rate	
	Replacement cost with Services {V(3)i}	Rs. 2,500/-
b.	Age of the building	10 Years old as reported
c.	Life of the building estimated	35 years (If repaired and maintained properly & Regularly)
d.	Depreciated Ratio of the building	10 X 10/4.5 = 22.22%
e.	Depreciation percentage assuming the salvage value as 10%	Rs. 2,500/- - 22.22% = Rs. 1944.44 Say Rs. 1945/-
f.	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	Rs. 1,945/-
	Rate for Land & other V (3)ii	Rs. 3,000/-
	Total Composite Rate	Rs.4945/-

DETAILS OF VALUATION

S. No.	Description	Carpet Area In sq. ft.	Rate per sq. ft. In Rs.	Estimated Value In Rs.
1	Present value of the Industrial Gala (incl. car parking, if provided)	1260.00	4945/-	62,30,700.00
2	Wardrobes			
3	Showcases			
4	Kitchen Arrangements			
5	Superfine Finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.,			
8	Extra collapsible gates / grill works etc.,			
9	Potential value, if any			
10	Others			
	Total			62,30,700.00
			Say	62,31,000.00
(Rupees Sixty Two Lacs Thirty One Thousand Only)				



➤	REALIZABLE VALUE	:	Rs. 56,07,900/-
➤	DISTRESS VALUE	:	Rs. 49,84,800/-
➤	INSURABLE VALUE	:	Rs. 24,50,700/-
➤	RENTAL VALUE	:	Rs. 10,000/- to Rs. 15,000/- p.m.
➤	GUIDELINE VALUE	:	Rs. 60,67,872/- New Construction

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 aforesaid specifications is **Rs. 56,07,900/- (Rupees Fifty Six Lacs Seven Thousand Nine Hundred Only.)**

Place: Mumbai

Date: 04/04/2022



Vivek

Digitally signed
by Vivek Jagtap

Date:
2022.04.07
18:14:19 +05'30'

Jagtap

V.M. JAGTAP

B. E. Civil, M.I.E., F.I.V., ISSE

Chartered Engineer & Govt. Regd. Valuer,

Cat No. I /54/2004

The undersigned has inspected the property detailed in the Valuation Report dated **04/04/2022**. We are satisfied that the fair and reasonable market value of the property is **Rs. 62,31,000/- (Rupees Sixty Two Lacs Thirty One Thousand Only).**

Date:

Signature

(Name of the Branch Manager with office Seal)

Encl:

- Declaration-cum-undertaking from the valuer (Annexure-I)
- Model code of conduct for valuer (Annexure-II)
- Photograph of the property
- Location Map
- Screenshots of Documents Provided

Property Tax

**ग्रामपंचायत टॅक्स फी अजर इतर वेणे असलेल्या रकमेबाबत मुंबई
ग्रामपंचायत कायद्याच्या १९५८**

नं. **396**

कलम १२९ (१) अन्वये वील

दिनांक **५/८/२०२१**

ग्रामपंचायत पोमठा नाकसं. जि.पा.कहा.२५ जंमकड
 वी./वोपती जमिनीर धोंकिसर माठकी
 पत्ता पोमठा घा नं १५६२

टॅक्स फी अजर इतर वेण्याचा तपशील	जा मुदतीचे वेणे जसेल ती मुदत	टॅक्स फी अजर इतर वेण्याची रक्कम		
		मागील	वाढ	एकूण
घदपट्टी	१/४/२०२१	२७७०	२७७०	५५४०
दिवाबत्ती	३	१००	१००	२००
सा. आरोग्य कर	३१/३/२०२१	१००	१००	२००
नोटीस फी		-	-	-
पावसाळी			२००	२००
		२९७०	४७७०	७७४०

एकूण असरी रुपये ७७४० मिळणेसाठी सुपे मात

- १) वर नमुद केलेली टॅक्स फी अजर इतर वेण्याची रक्कम आपलेकडून एकदातीस वेणे आढे त्याची कृपया दखल घ्यावी हे वील मिळाल्यापासून १५ दिवसांचे आत सदर रक्कम पंचायतीत दावी अशी आपणांस विनंती आहे.
- २) जर सदर रक्कम आपण वर विनंती केलेल्या मुदतीत दिली नाही तर १९५८ च्या मुंबई ग्रामपंचायत कायद्याच्या कलम १२९ (२) अन्वये मागणी हक्क तुमवेधर वजावण्यात येईल आणि त्यावरून सदर रक्कम तुम्ही पंचायतीस देण्यास पात्र ठाल.

ग्रामसेवक / ग्रामविकास अधिकारी सरपंच

LOCATION PLAN
SCALE: 1:1000

SITE PLAN
SCALE: 1:500

SECTION AT A-A

FRONT ELEVATION (METERS)

PROVISIONS

NOTES

FOR JAMR POLYESTER PVT LTD
 For OPTIMUM SPACE PVT LTD

REGD No
 CA1154
 2004
 REGD. VALUER