

Navjivan Consultancy Services Private Ltd.

(Techno-Financial Advisor, Corporate and Valuation Services Company)
CIN -U67190MH2000PTC125736

Valuation Report

IMMOVABLE PROPERTY

(FACTORY LAND & BUILDING PREMISES)

OWNED BY

M/S. LAXMI POLYTEX PVT. LTD.

AT

**LAND OF PLOT NO. J-136, TARAPUR INDUSTRIAL AREA,
M.I.D.C. VILLAGE SARAVALI, BOISAR (WEST),
TALUKA & DISTRICT PALGHAR - 401 501.**

AS INSTRUCTED BY

CENTRAL BANK OF INDIA - BALLARD ESTATE BRANCH

Panel Valuer :- M/s. Navjivan Consultancy Services Pvt. Ltd.

(Techno-Financial Advisor, Corporate and Valuation Services Company)

Mumbai Office:-

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HEAD OFFICE

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BRANCHES at : Ghatkopar . Borivali. Vashi & Pune .

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

Ref No: NCSPL/CBI/01/04-24

I. SUMMARY OF VALUATION REPORT OF
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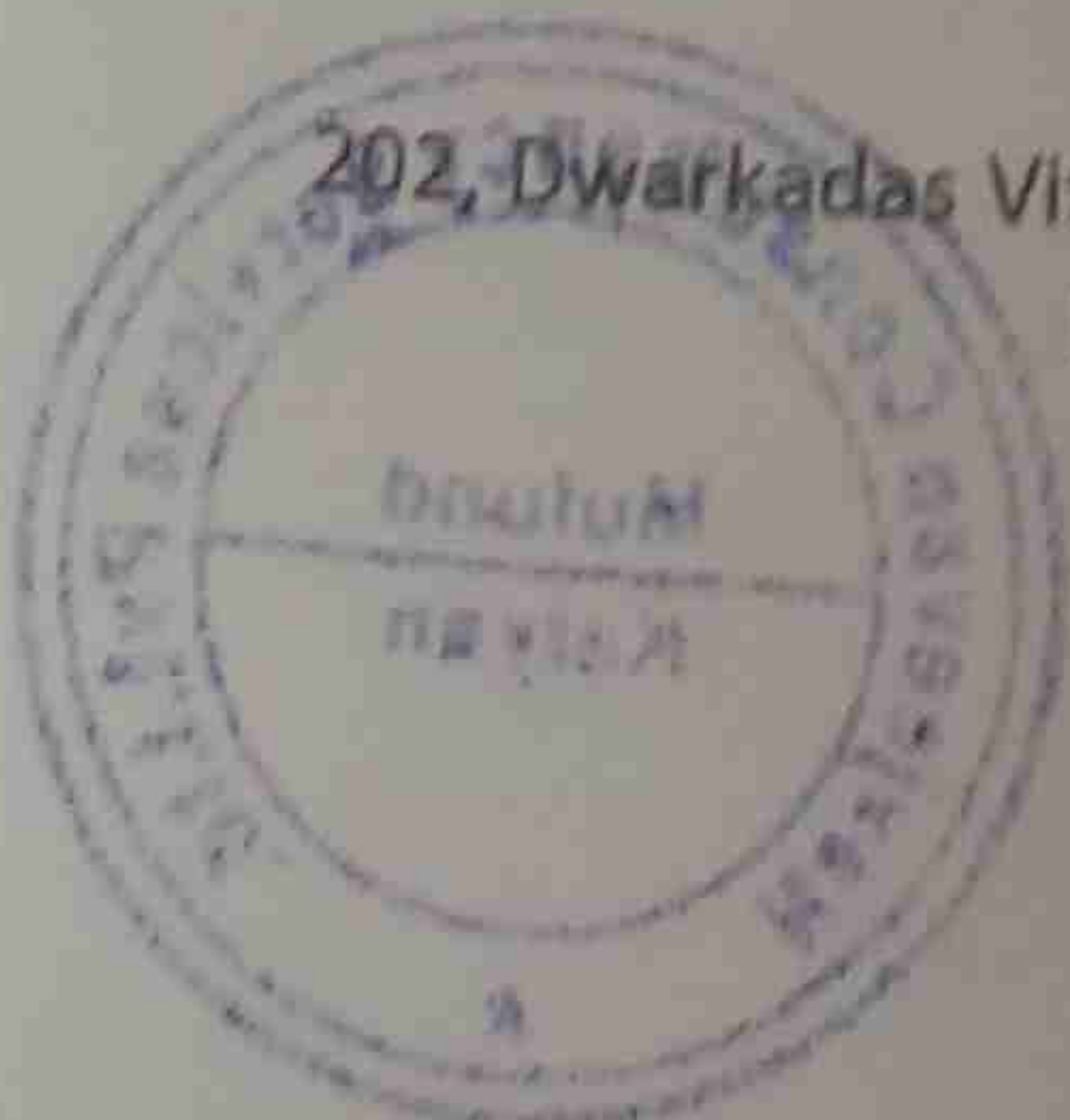
AS INSTRUCTED BY
CENTRAL BANK OF INDIA - BALLARD ESTATE BRANCH

Description	Present Fair Market Value as on 04/04/2024	Net Realizable Value (NRV) as on 04/04/2024	Distress Sale Value as on 04/04/2024
Factory Land & Building : Plot No. J-136, Tarapur Industrial Area, M.I.D.C. Village Saravali, Boisar (West), Taluka & District Palghar - 401 501.	Rs.3,53,38,000/-	Rs.3,18,04,200/-	Rs.2,82,70,400/-
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TOTAL PRESENT FAIR MARKET VALUE: Rs.3,53,38,000/- of Industrial Land & Building Structure Standing on Plot No. J-136, as on 04/07/202 is (RUPEES THREE CRORES FIFTY THREE LAKHS THIRTY EIGHT THOUSANDS ONLY).

FOR NAVJIVAN CONSULTANCY SERVICES PVT. LTD.

DIRECTOR/ AUTH. SIGN.
(APPROVED VALUER OF CBI)



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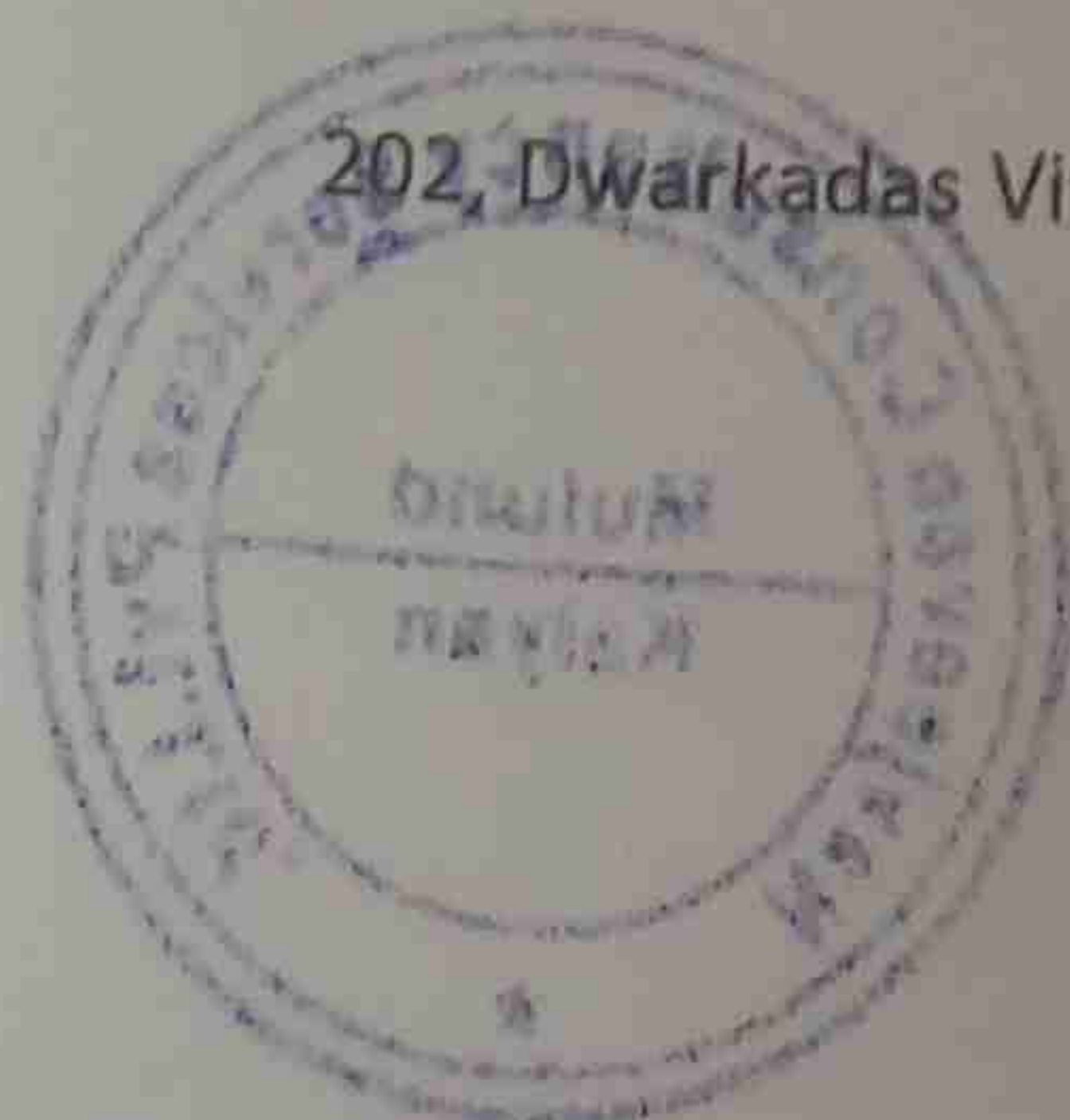
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Branch At: Mulund



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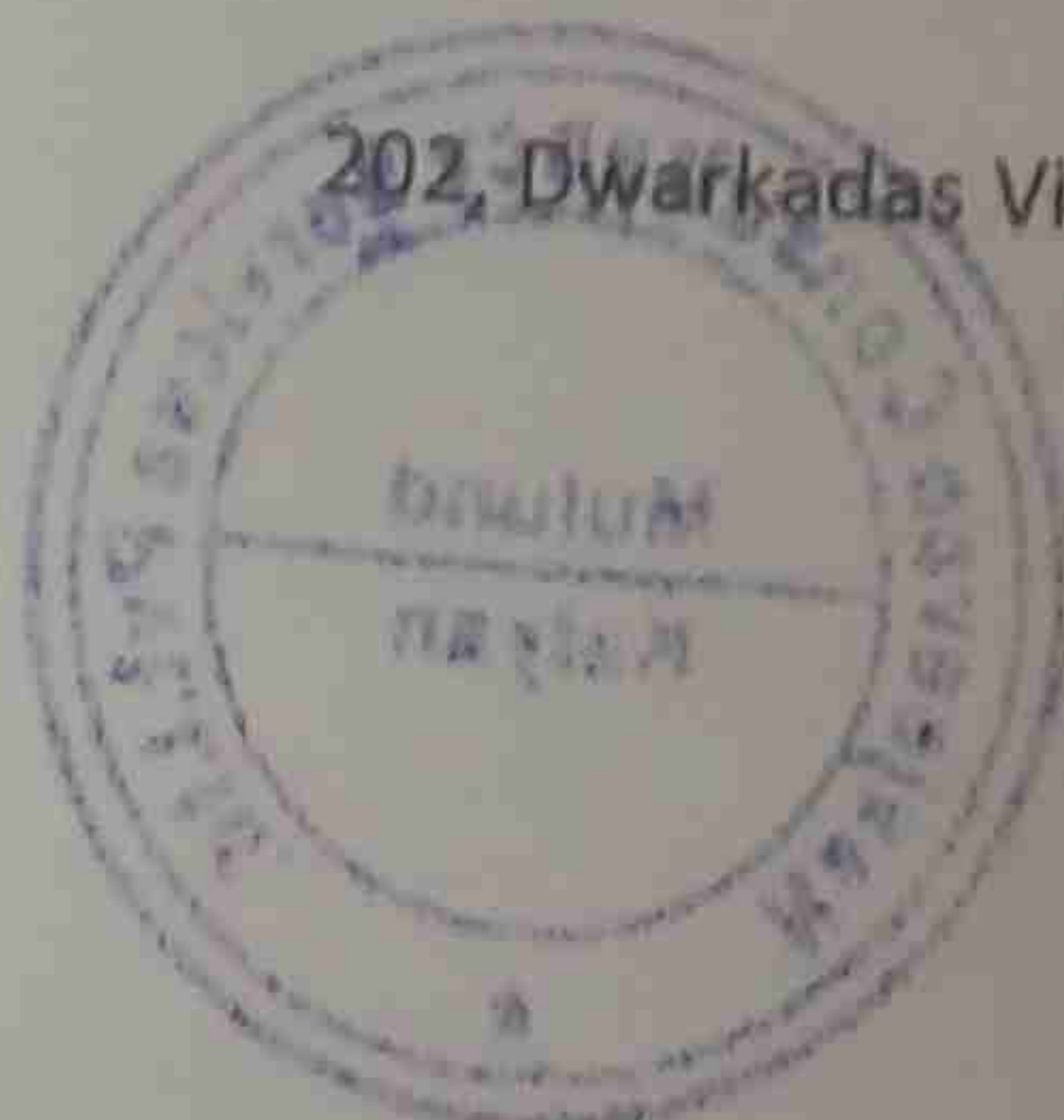
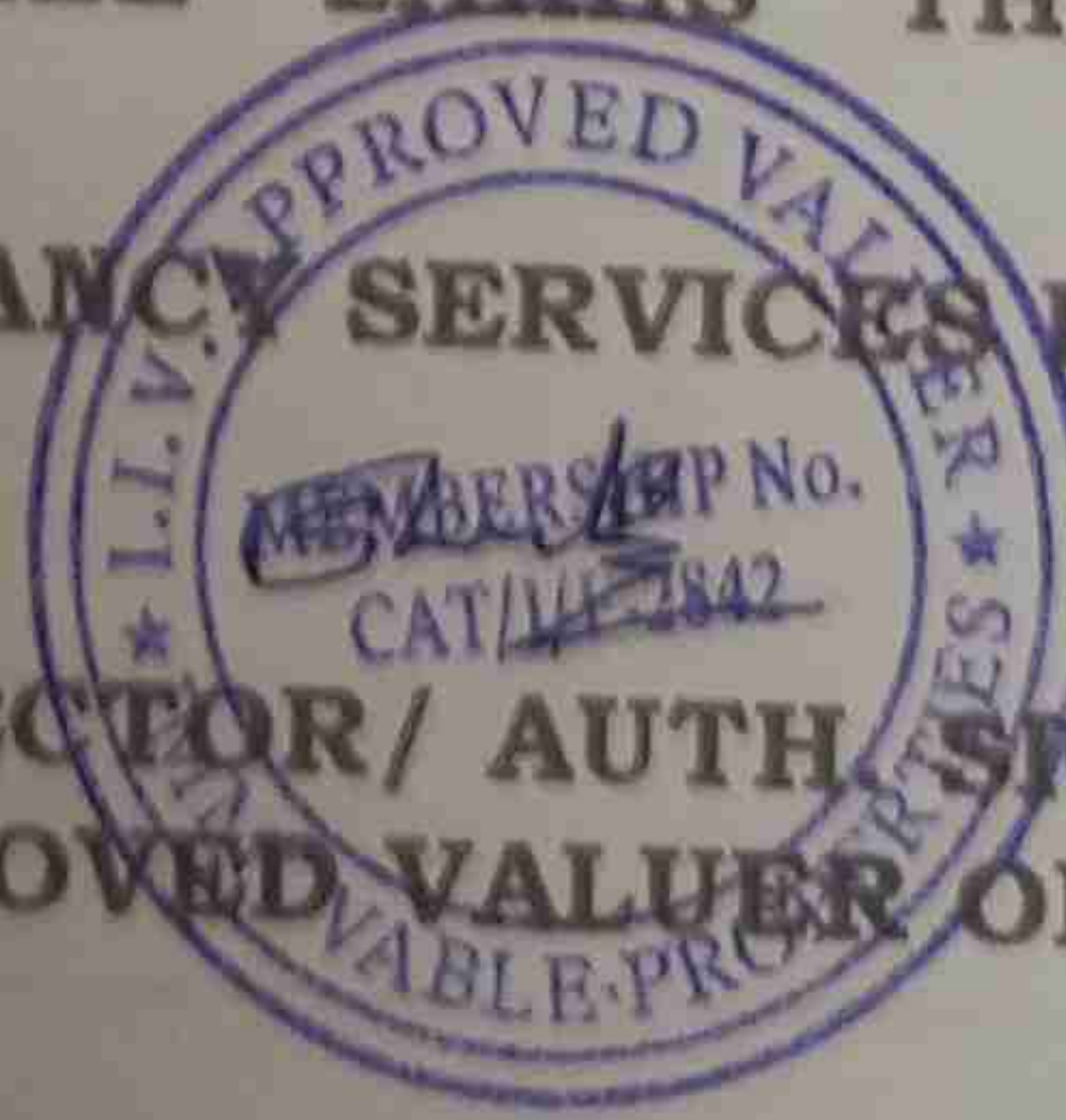
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Description	Present Market Value as on 04/04/2024	Fair Value as on 04/04/2024	Net Realizable Value (NRV) as on 04/04/2024	Distress Sale Value as on 04/04/2024
Factory Land & Building : Plot No. J-136, Tarapur Industrial Area, M.I.D.C. Village Saravali, Boisar (West), Taluka & District Palghar - 401 501.	Rs.3,53,38,000/-		Rs.3,18,04,200/-	Rs.2,82,70,400/-
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TOTAL PRESENT FAIR MARKET VALUE: Rs.3,53,38,000/- of Industrial Land & Building Structure Standing on Plot No. J-136, as on 04/07/2022 is (RUPEES THREE CRORES FIFTY THREE LAKHS THIRTY EIGHT THOUSANDS ONLY).

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The factory building is having RCC frame structure with foundations, footing, slabs, Patra Shed with approx. Ground Floor having a 3.59 Mt. & First Floor having a 3.68 Mt. height from floor level to ceiling.

The present property mainly consists of following units -

Units -	Approx. (Mt.)		Area Sq. Mt.
	L	X W	
Total Area	31.00	50.66	1570.46
Total Bldg. Const. Area	41.86	17.50	732.55
Front Side	6.52	17.50	114.10
Staircase	9.22	2.81	25.91
Security Cabin	3.00	2.85	8.55
Watchman Room	3.00	2.85	8.55
1st Floor			
RCC Work	9.60	6.60	63.36
	8.36	6.32	52.84
Back Side	3.65	12.88	47.01
Patra Shed	9.15	7.48	68.44
	20.00	17.82	356.40
	8.00	12.00	96.00
Total Approx Area 1573.71 Sq. Mt.			

The above dimensions are approximate & as measured at site during our site visit

6.	Location of property	
a)	Plot No. / Survey No.	: Plot No. J-136.
b)	Door No.	: Plot No. J-136, Tarapur Industrial Area
c)	T.S. No. / Village	: Village Saravali, Boisar (West).
d)	Ward / Taluka	: Palghar.
e)	Mandal / District	: Palghar.
7.	Postal address of the property	: Plot No. J-136, Tarapur Industrial Area, M.I.D.C. Village Saravali, Boisar (West), Taluka & District Palghar - 401 501.
8.	City / Town	: Village Saravali, Boisar (West).



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	Finishing	:	Normal.
	Special amenities	:	The property is provided with amenities such as Fire Fighting System, CCTV Camera, 24 x 7 Watch & Ward Facility, etc.
4.	House Tax	:	The borrower had agreed to submit these details directly to Bank authority.
	Assessment Number	:	
	Tax paid in the name of	:	
	Tax amount	:	
5.	Electricity Service connection No.	:	The borrower had agreed to submit these details directly to Bank authority.
	Meter Card is in the name of	:	
6.	How is the maintenance of the industrial building.	:	Normal.
7.	Sale Deed executed in the name of	:	-
8.	What is the undivided area of land as per Sale Deed?	:	Land Area :- 1740 Sq. Mtrs. Construction Area Built Up Area :- 1156.46 Sq. Mtrs.
9.	What is the plinth area of the factory	:	-
10.	What is the floor space index (app.)	:	Permissible FSI as per D.C. Rules of Local Competent Authority.
11.	What is the Carpet Area /Built Up Area of the flat/office	:	Land Area :- 1740 Sq. Mtrs. Construction Area Built Up Area :- 1156.46 Sq. Mtrs.
12.	Is it Posh/I Class/Medium/Ordinary?	:	Medium.
13.	Is it being used for Residential or Commercial purpose?	:	The property under valuation is factory building RCC Frame with Patra shed structure & it is restricted for Industrial use only.
14.	Is it Owner-occupied or let out?	:	Owner occupied.
IV	MARKETABILITY		
	How is the marketability	:	The area is well developed & having basic infrastructure facilities & services like Water supply, electricity, sewage & street lighting, and other Public service etc. Civic amenities such as Schools, Markets, Banks, Shops, etc. are available within 5 to 10 minutes' distance from the property. The property is situated at approx. 1 to

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Village No./Zone No. 40/40
Rs.3895/- per Sq. Mtrs. Built
Area. (Copy enclosed).

The Ready Reckoner Registers prepared & maintained for the purpose of collecting stamp duty & it has no statutory base or force & therefore cannot form a foundation to determine the market value. The Ready Reckoner does not by itself reveal all the aspects of Valuation.

The Rate slab for a particular area specified in the ready Reckoner cannot be accepted as the final rate for the entire area of the locality as it does not take into consideration the factual & legal factors like the nature of land & its advantages and disadvantages of land.

A. PRESENT FAIR MARKET VALUATION :-

Computation of Present Fair Market **VALUE OF LAND** is given as follows:-

Sr. No.	Description	Area Sq. Mtrs.
A.	Area of Land	1740.00
B.	Rate adopted for Valuation	Rs.10,000/-
C.	Value of Land (A X B)	Rs.1,74,00,000/-
D.	Add for potential value	Nil
E.	Deduct for any adverse feature	N.A.
F.	Market value of land (C+D-E)	Rs.1,74,00,000/-
G.	Basis for adopted rates	Market Rate
H.	Present Fair Market Value of Land as on date	Rs.1,74,00,000/-
		Say Rs.1,74,00,000/-
(RUPEES ONE CRORE SEVENTY FOUR LAKHS ONLY).		



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B. FACTORY BUI

Sr. No.	Description
1.	Factory Bui
2.	Miscellaneous
	Total
(RUPEES ONE THOUSANDS S	

VALUATION

A) Market

B) Market

TOTAL VA

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B. FACTORY BUILDING STRUCTURE AREA :-

Sr. No.	Description	Qty. Sq. Ft.	Rate Per Unit Rs./ Sq. Ft.	Estimated Value in Rs.
1.	Factory Building	1156.46	12,917/-	1,49,37,763/-
2.	Miscellaneous Structure	1,958	750/-	30,00,000/-
	Total			1,79,37,763/-

(RUPEES ONE CRORE SEVENTY NINE LAKHS THIRTY SEVEN THOUSANDS SEVEN HUNDREDS SIXTY THREE ONLY).

VALUATION OF PROPERTY :-

A) Market Value of Land	: Rs.1,74,00,000/-
B) Market value of Building Structure	: Rs.1,79,37,763/-
TOTAL VALUE OF PROPERTY (A+B)	: Rs.3,53,37,763/-
	Say : Rs.3,53,38,000/-

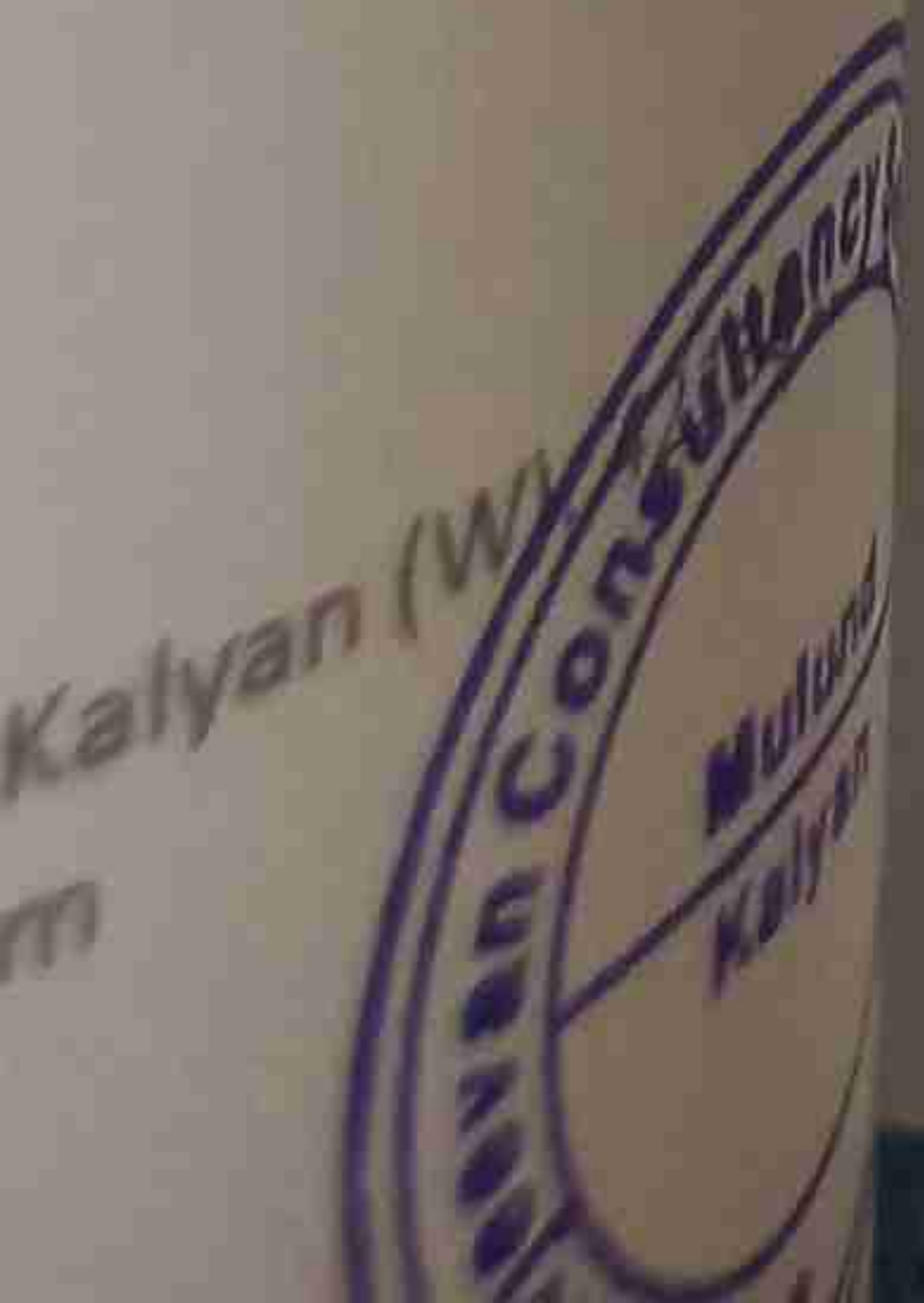
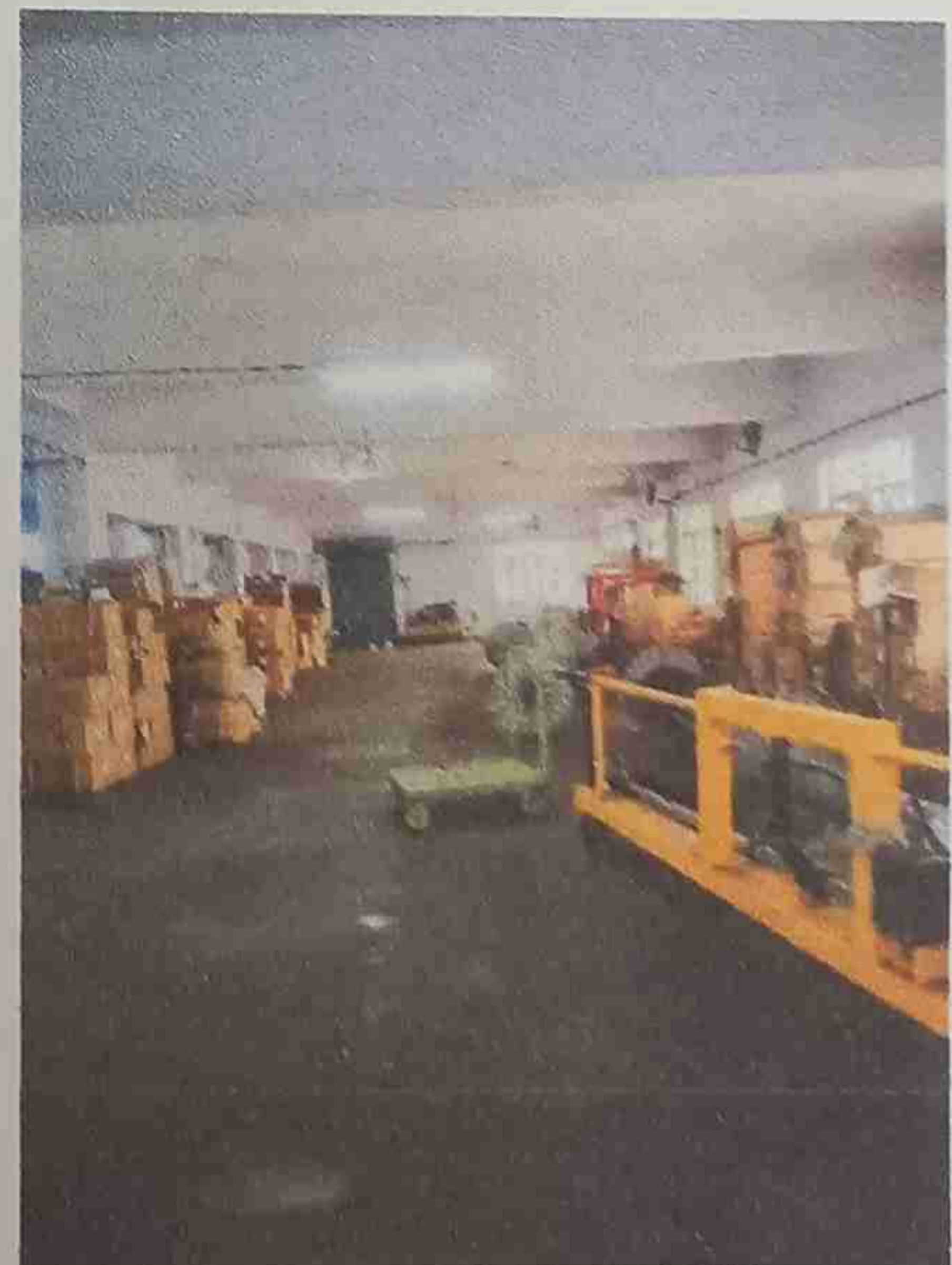
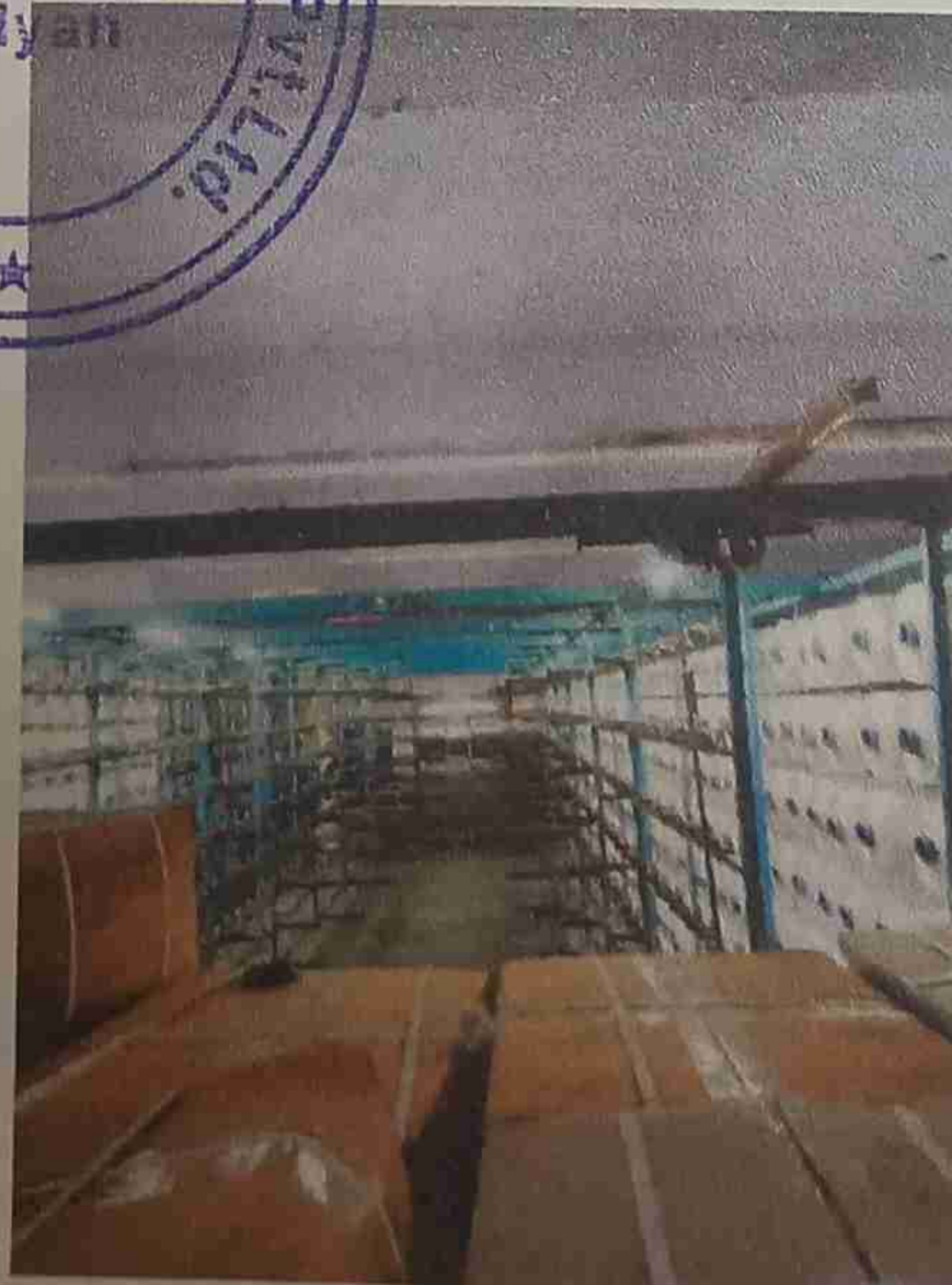
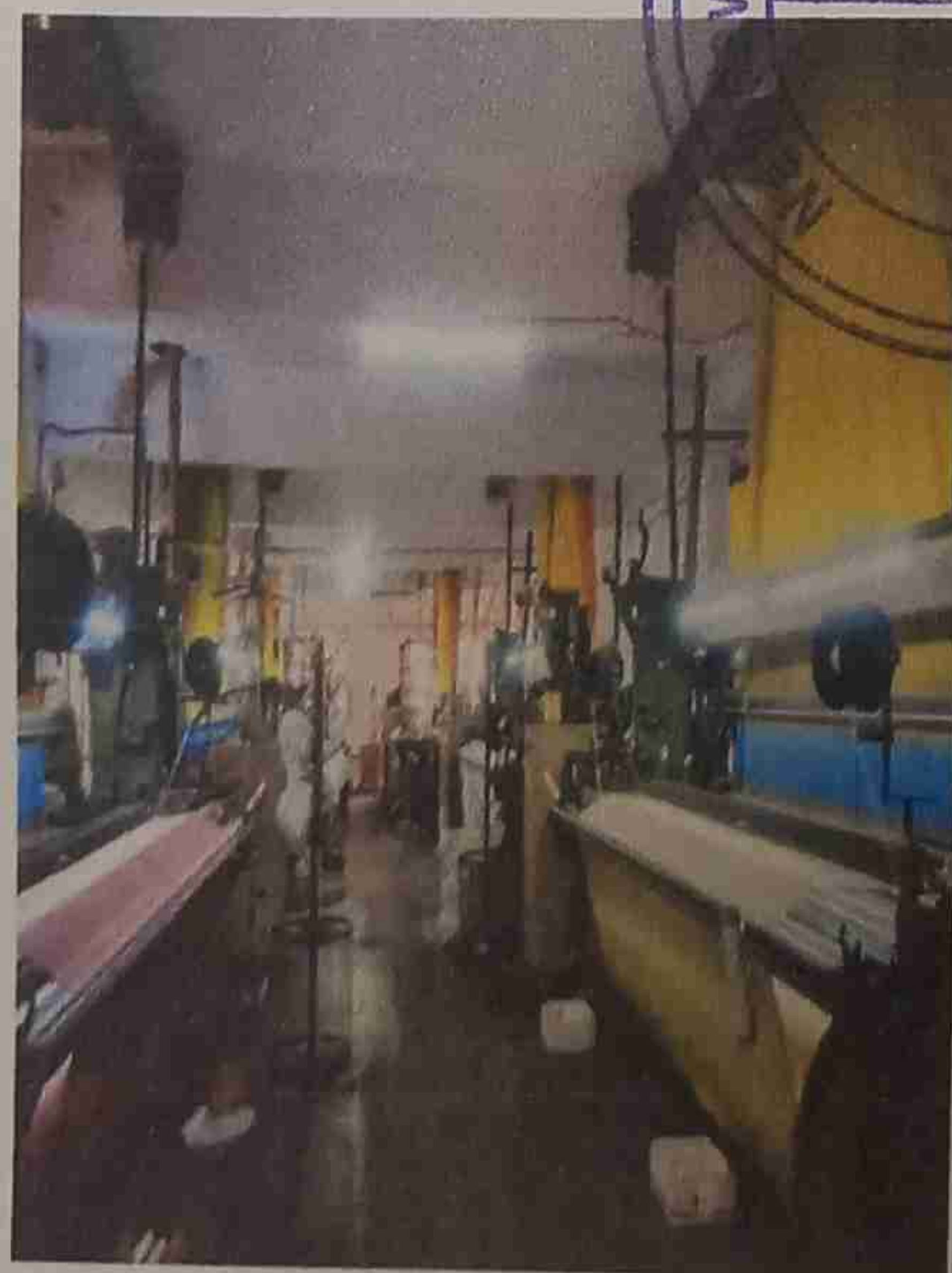
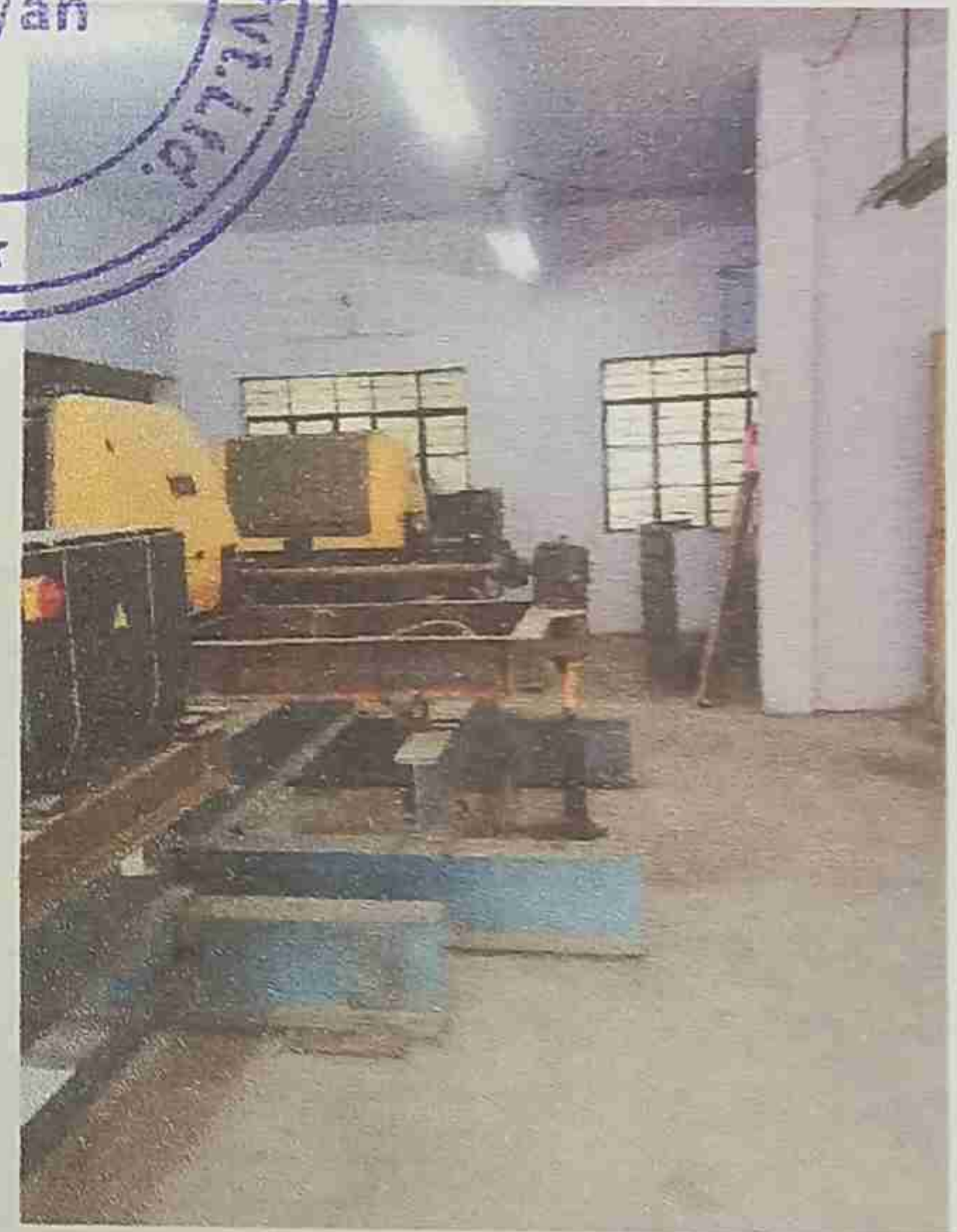
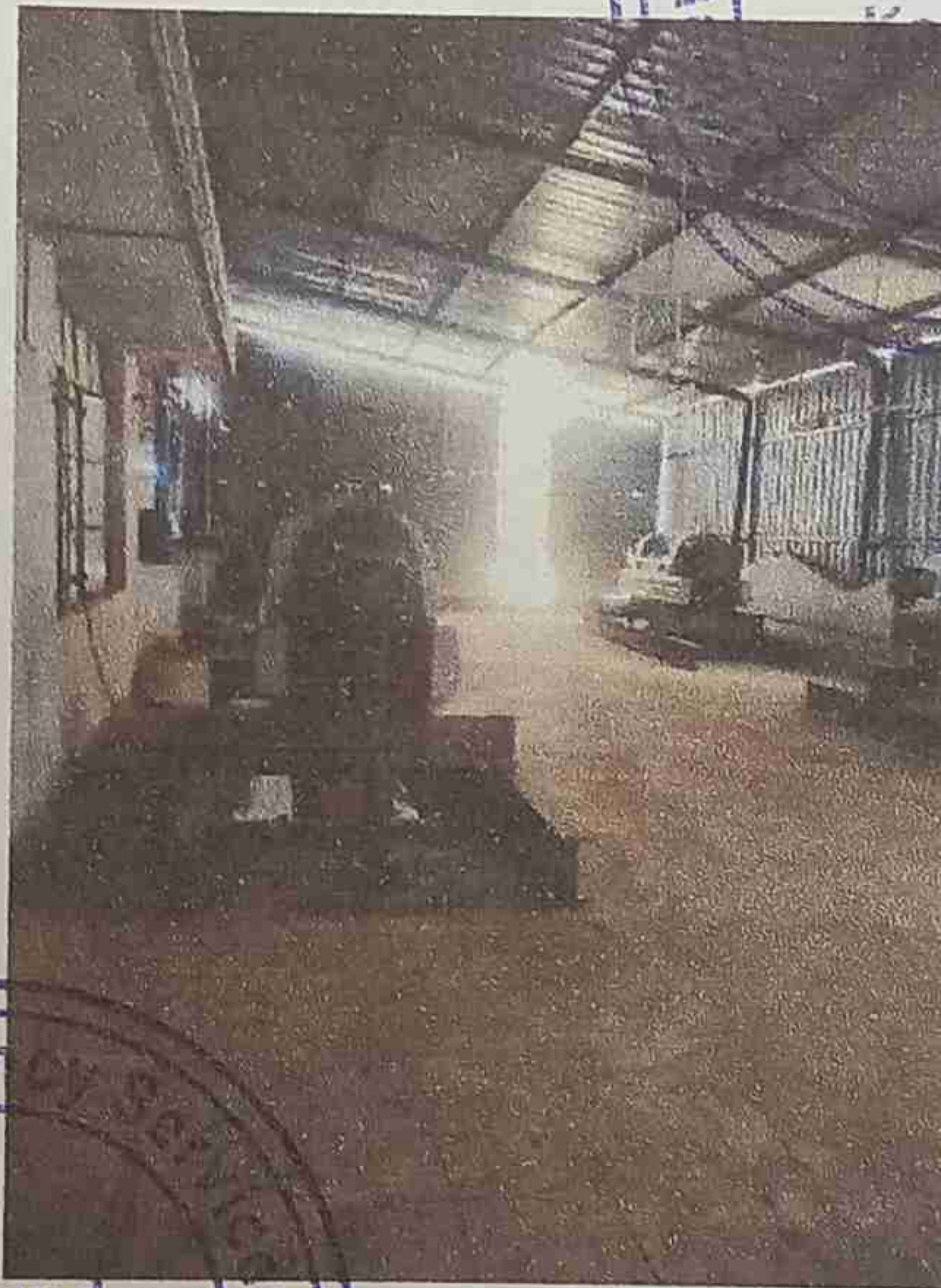
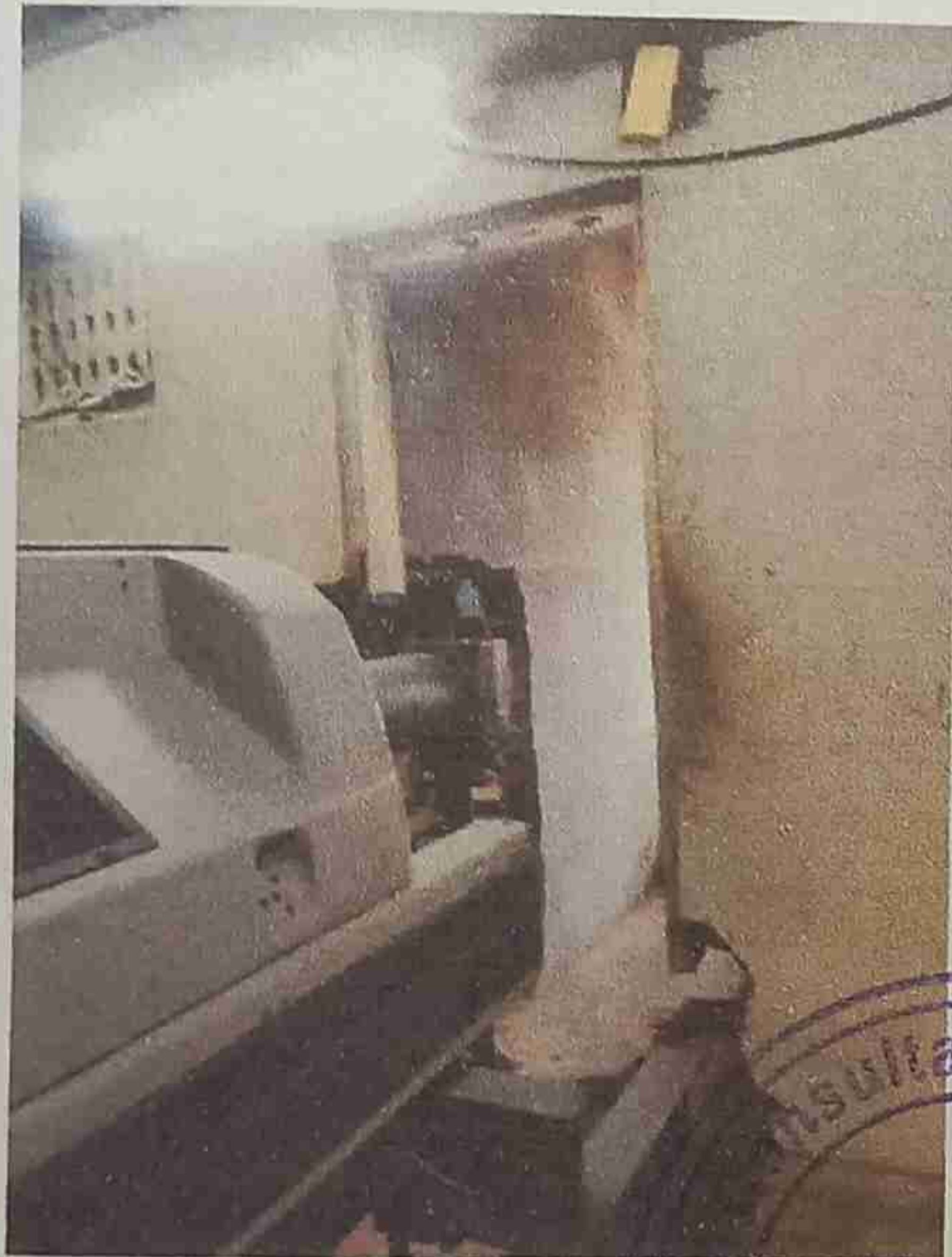
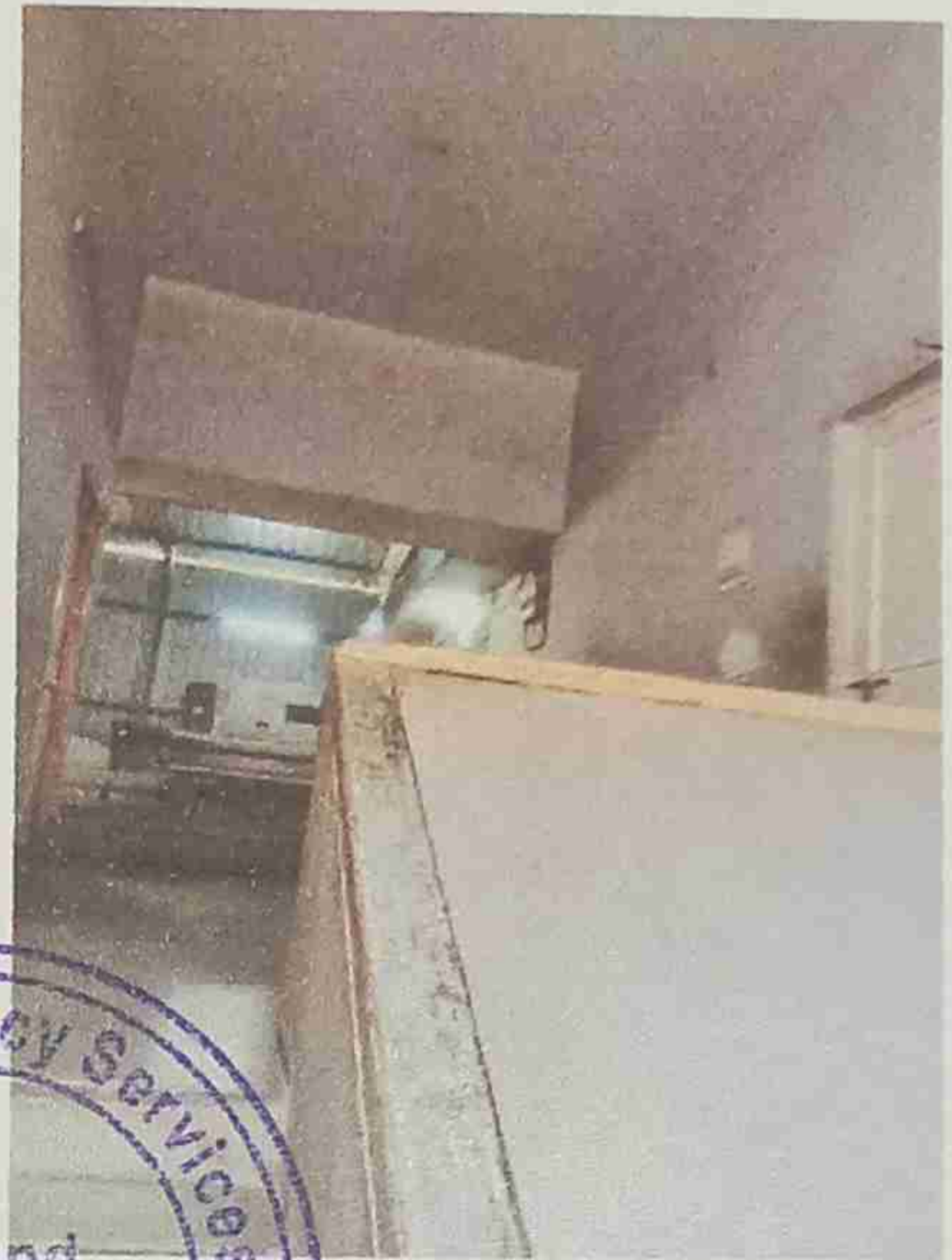
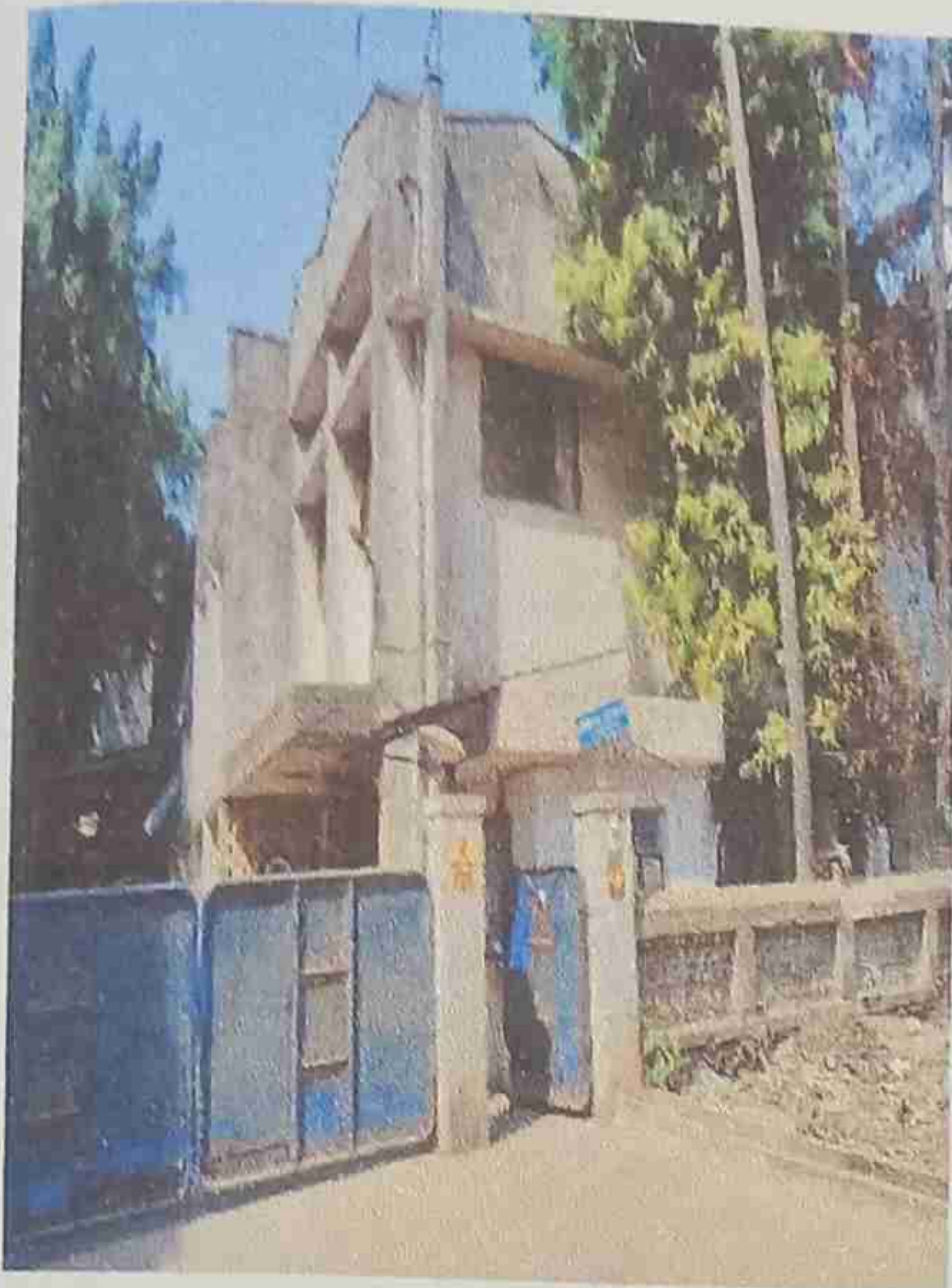
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As per discussion with client and looking at current market scenario of said property, there is no threat of acquisition by government for road widening/public service purposes, submerging & applicability of CRZ provisions to the property under valuation.

As a result of our appraisal and analysis it is our considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs.3,53,38,000/- (RUPEES THREE CRORES FIFTY THREE LAKHS THIRTY EIGHT THOUSANDS ONLY).**



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विकाससूचक दर पत्रक

Home Valuation Rates User Manual Class Feedback

Year: 2024/2025

Annual Statement of Rates

Language: English

Selected District: पालघर

Select Taluka: पालघर

Select Village: बोईसर वठे नगरपूर व दांडी

Search By: Survey No Location

Select Location: महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC)

Select	सिविल नं.	वर्गीकरण	रक	दर (Rs./)
Survey No	40/40.1	महाराष्ट्र औद्योगिक विकास क्षेत्र (M.I.D.C.) औद्योगिक	3995	ची. मीटर
Survey No	40/40.2	महाराष्ट्र औद्योगिक विकास क्षेत्र (M.I.D.C.) औद्योगिक	7780	ची. मीटर
Survey No	40/40.3	महाराष्ट्र औद्योगिक विकास क्षेत्र (M.I.D.C.) औद्योगिक	11860	ची. मीटर
Survey No	40/0		0	NA

