

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. NANDNANDAN SILK MILLS PVT. LTD.

AT

**LAND OF PLOT NO. L-93, TARAPUR INDUSTRIAL AREA,
M.I.D.C., VILLAGE KOLWADE, 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)

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NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

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

I. SUMMARY OF VALUATION REPORT OF
IMMOVABLE PROPERTY

(FACTORY LAND & BUILDING PREMISES)

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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 on Plot No. L-93, Tarapur Industrial Area, M.I.D.C., Village Kolwade, Boisar (West), Taluka & District Palghar - 401 501.	Rs.4,42,22,000/-	Rs.3,97,99,800/-	Rs.3,53,77,600/-
	Rs.4,42,22,000/-	Rs.3,97,99,800/-	Rs.3,53,77,600/-

TOTAL PRESENT FAIR MARKET VALUE: Rs.4,42,22,000/- of Industrial Land & Building Structure Standing on Plot No. L-93, as on **04/07/202** is (RUPEES **FOUR CRORES FORTY TWO LAKHS TWENTY TWO THOUSANDS ONLY**).

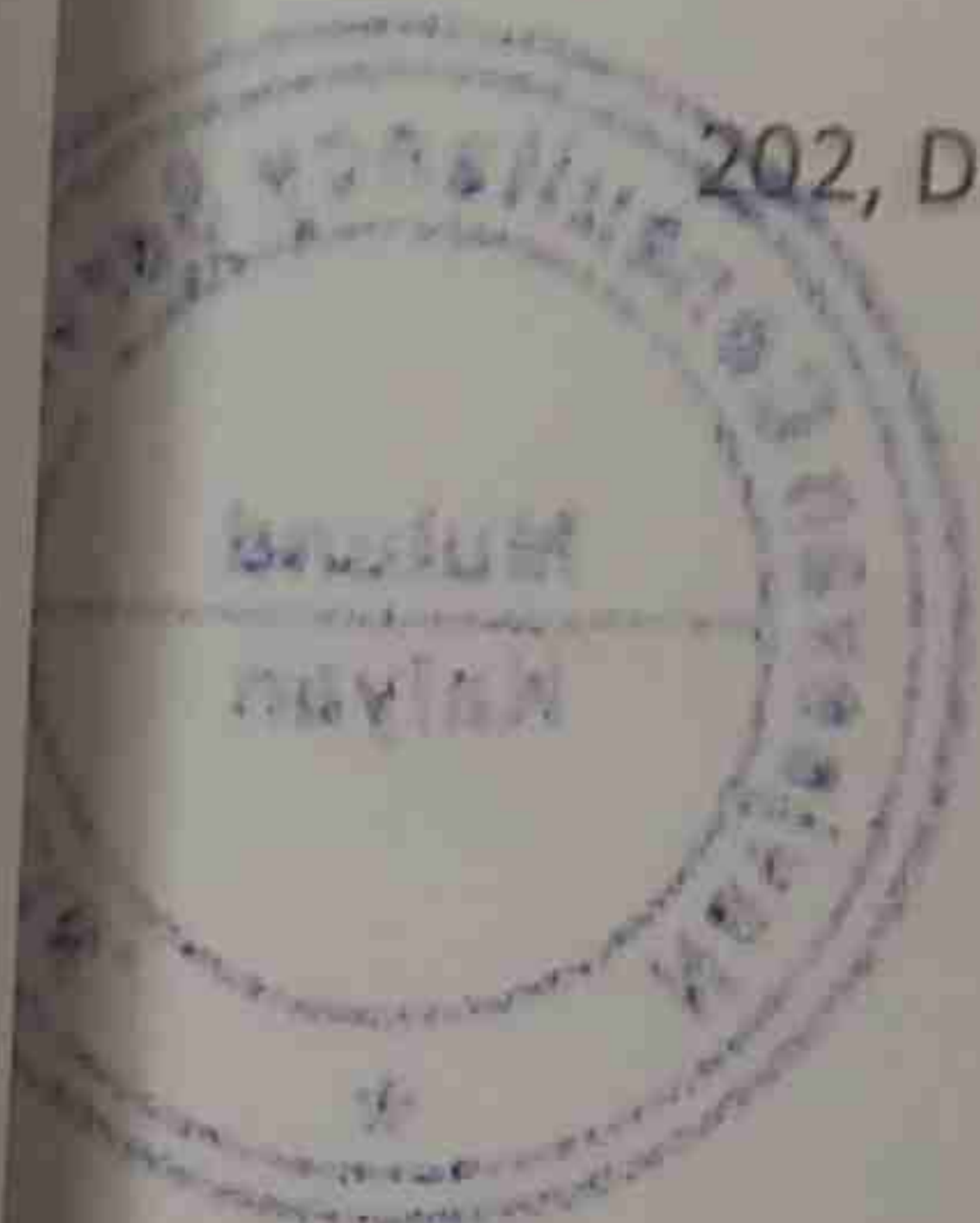
FOR NAVJIVAN CONSULTANCY SERVICES PVT. LTD.

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

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202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office, Old Station Road, Kalyan (W). 421304
Mob. 8976093701, Email: navjivanconsultancy@gmail.com

Branch At: Mulund



NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
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The factory building is having RCC frame structure with foundations, footing, slabs, Patra Shed with approx. Ground Floor having a 3.55 Mt. & First Floor having a 3.61 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	56.00	31.00		1736.00
Bldg. Const. Area	33.50	20.00		670.00
Ground Floor				
Bldg. West Side	40.00	4.80		192.00
Security Cabin	3.20	3.00		9.60
Transformer Area, RCC + Patra Shed	5.40	4.80		25.92
1st Floor - Office Area (Front Side)				
Accounts Dept.	2.90	5.56		16.12
Admin Dept.	2.85	5.56		15.85
Store Room	6.22	5.56		34.58
Staircase	2.38	5.56		13.23
Director Cabin	4.70	5.56		26.13
Terrace Area with Patra Shed	20.00	5.80		116.00
North Side - Back Side				
RCC Slab	20.00	5.00		100.00
Terrace Area with Patra Shed	20.00	5.00		100.00
Patra Shed	27.00	20.00		540.00
Total Approx. Area 1859.44 Sq. Mtrs.				

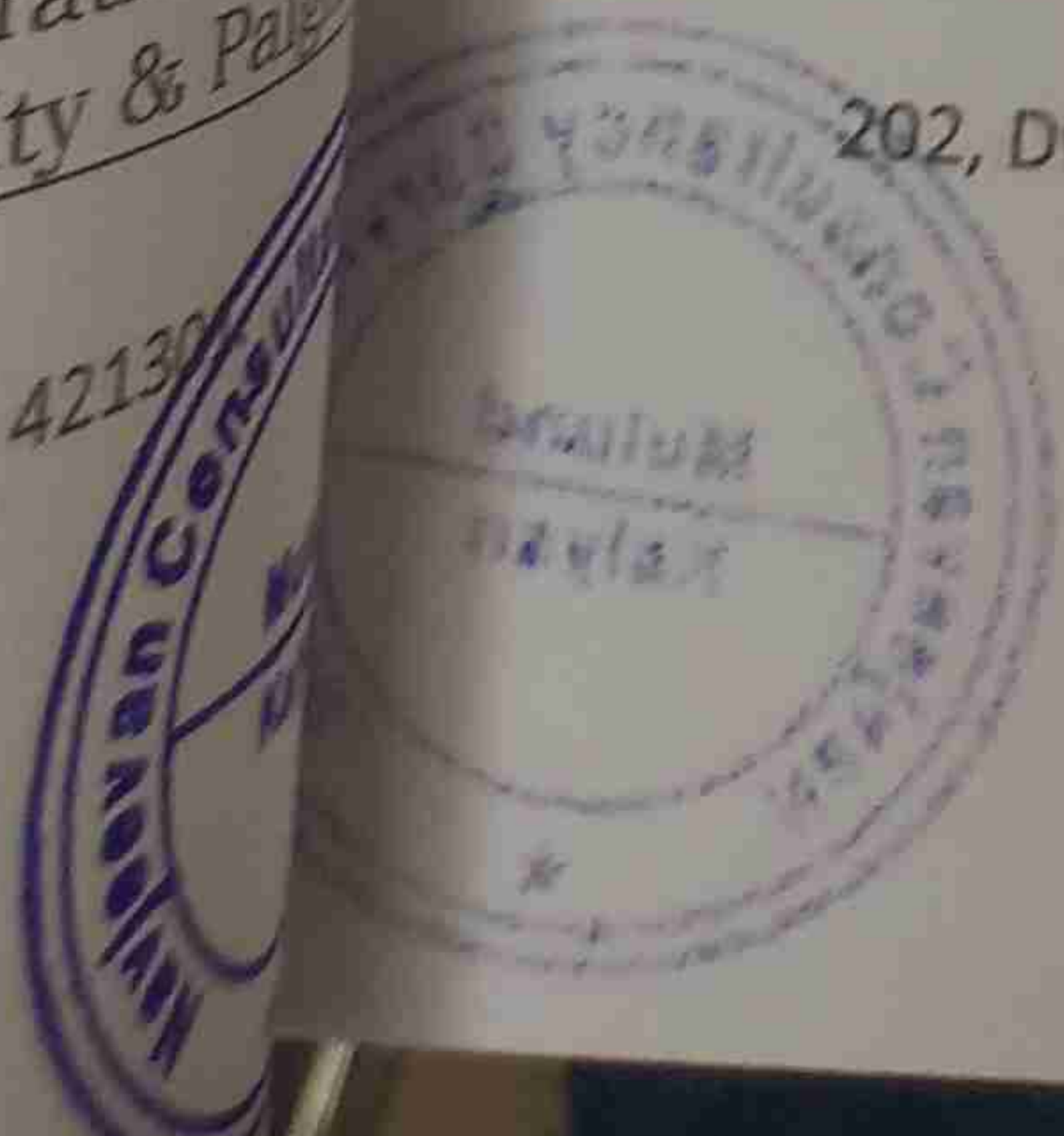
The above dimensions are approximate & as measured at site during our site visit.

6. **Location of property**

- a) Plot No. / Survey No. : Plot No. L-93.
- b) Door No. : Plot No. L-93, Tarapur Industrial Area.
- c) T.S. No. / Village : Village Kolwade, Boisar (West).
- d) Ward / Taluka : Palghar.
- e) Mandal / District : Palghar.

7. **Postal address of the property**

: Plot No. L-93, Tarapur Industrial Area, M.I.D.C., Village Kolwade, Boisar (West), Taluka & District Palghar - 401 501.



NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
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8.	City / Town	: Village Kolwade, Boisar (West)
	Residential area	: No.
	Commercial area	: Yes.
	Industrial area	: Yes.
9.	Classification of the area	: Middle.
	i) High / Middle / Poor	: Semi Urban
	ii) Urban / Semi Urban / Rural	: Within the limits of Maharashtra Industrial & Development Corporation (MIDC).
10	Coming under Corporation limit / Village Panchayat / Municipality	: Leasehold Land.
11	Whether covered under any Central Govt. enactments (e.g., Land Ceiling Act) or notified agency area/ cantonment area	: State/ Urban under
12	Boundaries of the property (As per Actual)	
	North	: By Plot No. L-74 (Factory).
	South	: By MIDC Main Road.
	East	: By Open Plot.
	West	: By Atul Ltd. Company.
13	Boundaries of the property (As per Deed)	
		: As per old valuation report As Per Actual
	North	: By Open Plot. By Plot No. (Factory).
	South	: By Estate Road. By MIDC Main Road.
	East	: By Industrial Bldg By Open Plot.
	West	: By Plot No 92 of Atul Ltd. By Atul Company.
14	Extent of the site considered for Valuation (least of 13a & 13b)	: The area statement of Land Industrial Bldg. on Plot No. Tarapur Industrial Area as old valuation report dated 01/01/2021 is as per Land Area :- 1800 Sq. Mtrs Construction Area Built Up Area :- 1797.84 Sq. Mtrs
15	Latitude & Longitude	: Latitude : 19.77927 Longitude : 72.74967
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: The industrial units is used occupied by Owner for running business and manufacturing products under the name and



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II	APARTMENT BUILDING
1.	Description
2.	Nature of the apartment
3.	Location
	C.T.S. No.
	Block No.
	Ward No.
	Village / Municipal
	Door No., Street or
3.	Description of the Commercial / Mixed
4.	Year of Construction
5.	Type of structure
6.	Quality of Construction
7.	Appearance of the Building
8.	Maintenance of the Building
9.	Facilities available
	Lift
	Protected Water Supply
	Underground Sewerage
	Car Parking-Open
	Is Compound wall
	Is pavement laid
III	BUILDING STRUCTURE
1.	The floor in which situated
2.	Door No. of the flat
3.	Specifications of the
	Roof
	Flooring
	Doors
	Windows
	Fittings
	Finishing
	Special amenities

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	<p>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.</p> <p>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 and legal factors like the nature of land and its advantages and disadvantages of land.</p>
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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	1800.00
B.	Rate adopted for Valuation	Rs.10,000/-
C.	Value of Land (A X B)	Rs.1,80,00,000/-
D.	Add for potential value	Nil
E.	Deduct for any adverse feature	N.A.
F.	Market value of land (C+D-E)	Rs.1,80,00,000/-
G.	Basis for adopted rates	Market Rate
H.	Present Fair Market Value of Land as on date	Rs.1,80,00,000/-
		Say Rs.1,80,00,000/- (RUPEES ONE CRORE EIGHTY LAKHS ONLY).

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B. FACTORY VALUATION

Sr. No.	Description
1.	Factory building
2.	Miscellaneous Compound Cabin, Shed Tank, etc. Parking Shed etc.
Total	
(RUPEES THREE HUNDRED ...)	

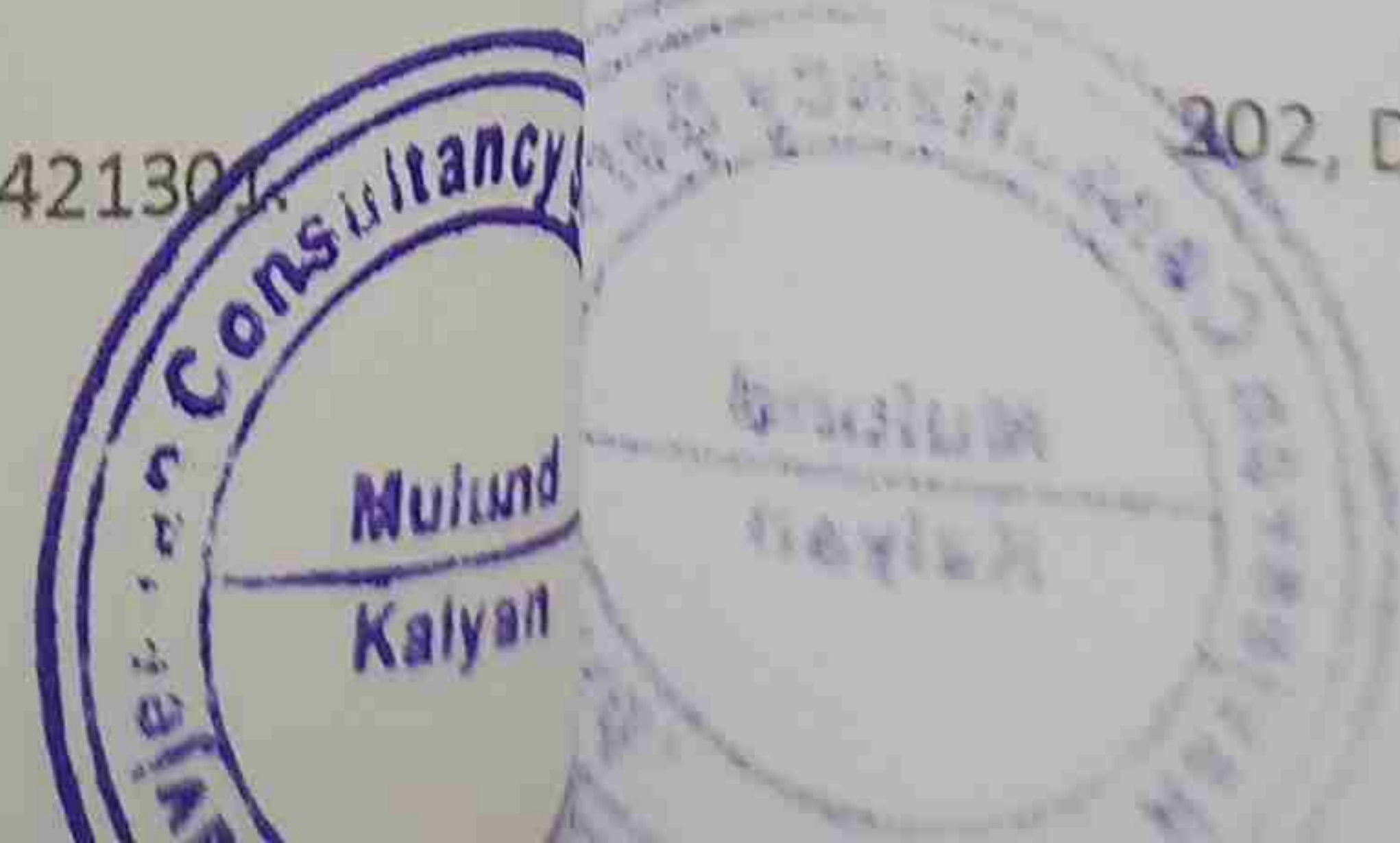
VALUATION

- A) Market value
 - B) Market value
 - C) Compounded value
- TOTAL VALUE**

(RUPEES THREE THOUSAND ...)

As per the said provision widening provision

As a result the present condition is **FOUR CRORE ONLY).**



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B. FACTORY BUILDING STRUCTURE AREA :-

Sr. No.	Description	Qty. Sq. Mt.	Rate Per Unit Rs./ Sq. Mt.	Estimated Value in Rs.
1.	Factory Building	1797.84	12,250/-	2,32,22,340/-
2.	Miscellaneous Structure - Compound Wall, Security Cabin, Steel Gate, U.G. & O.H Tank, Septic Tank, Paving, Parking & Lean to shed & Shed on Terrace Etc.	Lump-sum		30,00,000/-
	Total			Rs.2,62,22,340/-
(RUPEES TWO CRORES SIXTY TWO LAKHS TWENTY TWO THOUSANDS THREE HUNDREDS FORTY ONLY).				

VALUATION OF PROPERTY :-

A) Market Value of Land	: Rs.1,80,00,000/-
B) Market value of Building Structure	: Rs.2,32,22,340/-
C) Compound Wall	: Rs. 30,00,000/-
TOTAL VALUE OF PROPERTY (A+B+C)	: Rs.4,42,22,340/-

Say Rs.4,42,22,000/-

(RUPEES FOUR CRORES FORTY TWO LAKHS TWENTY TWO THOUSANDS ONLY).

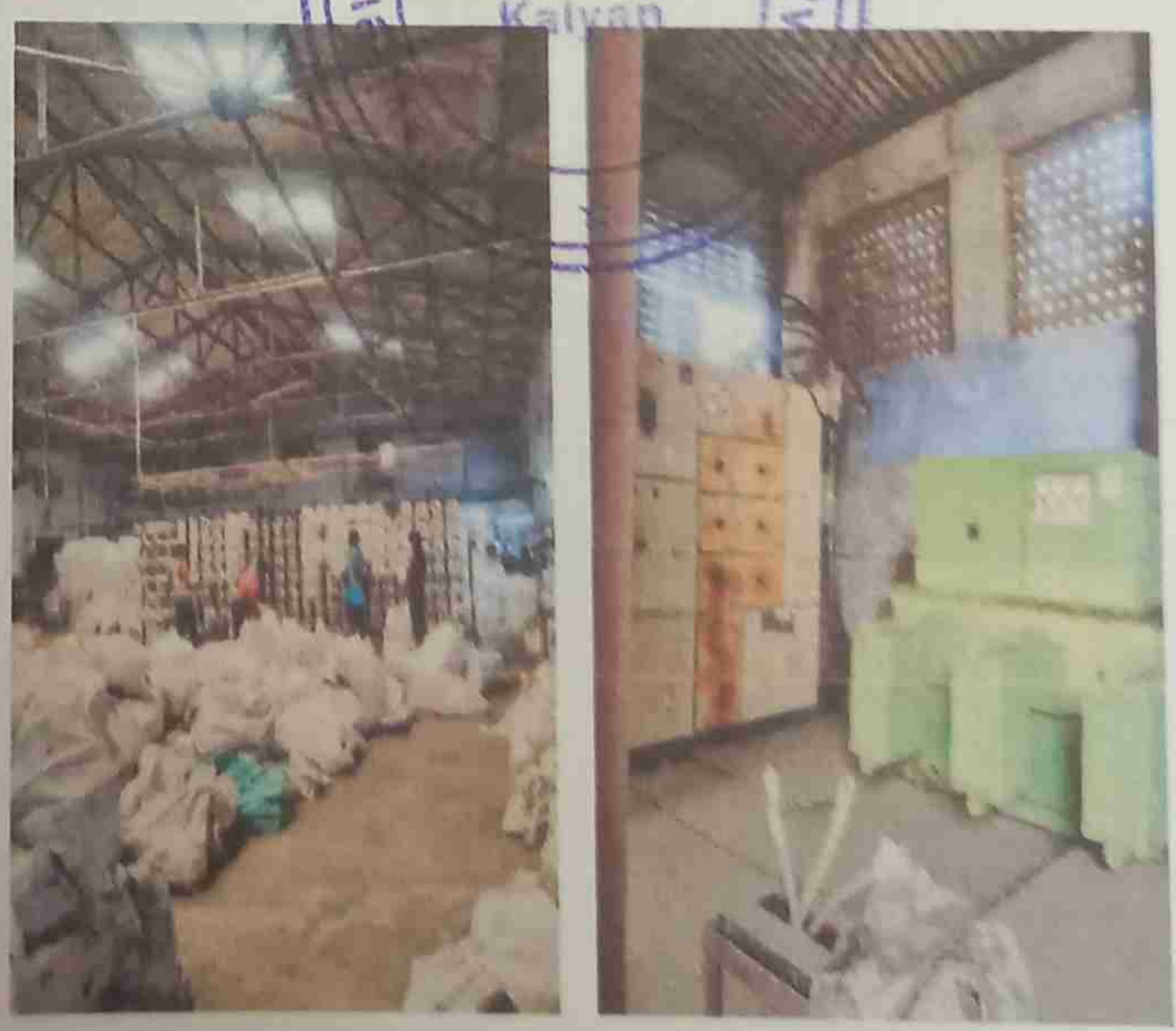
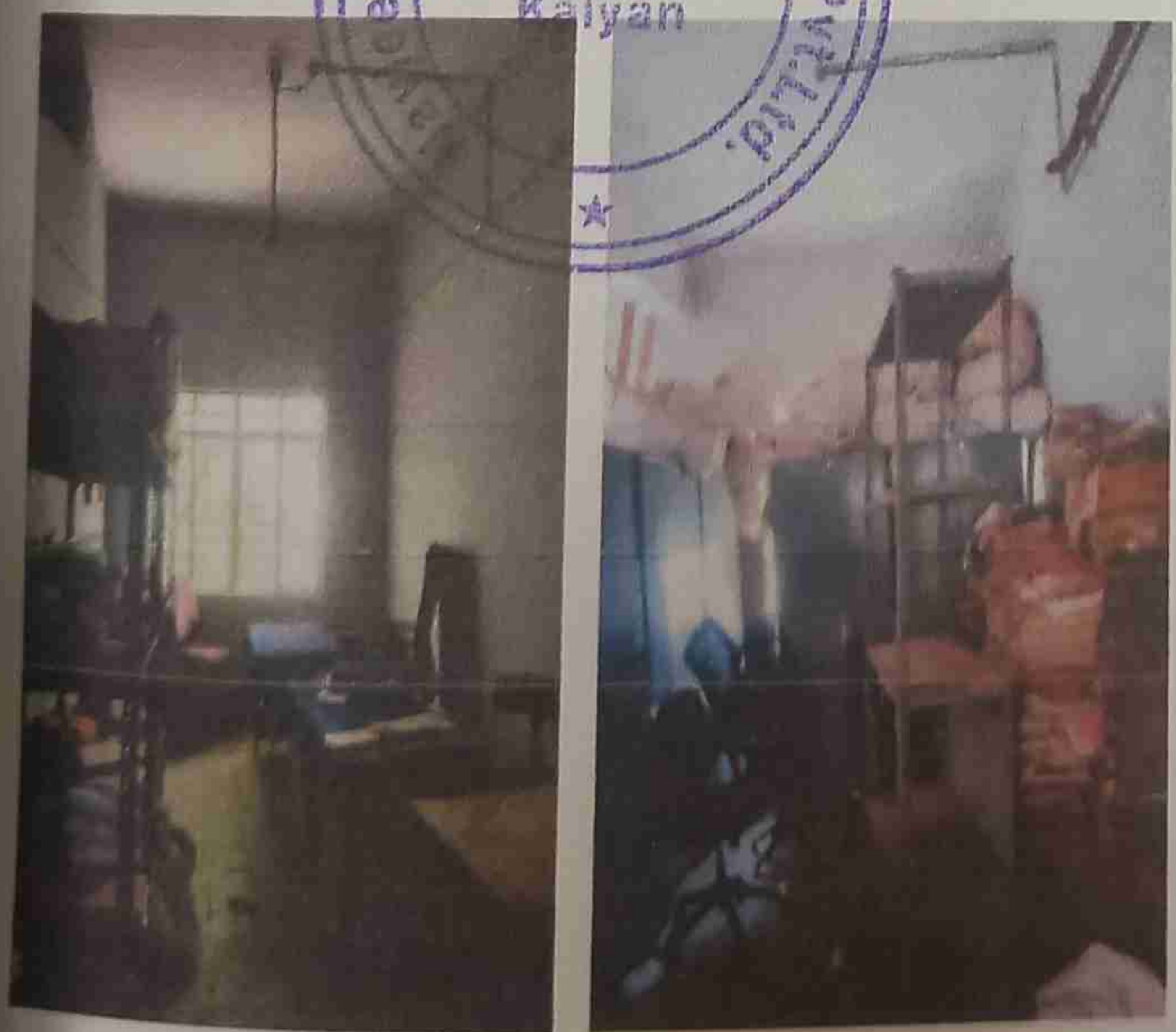
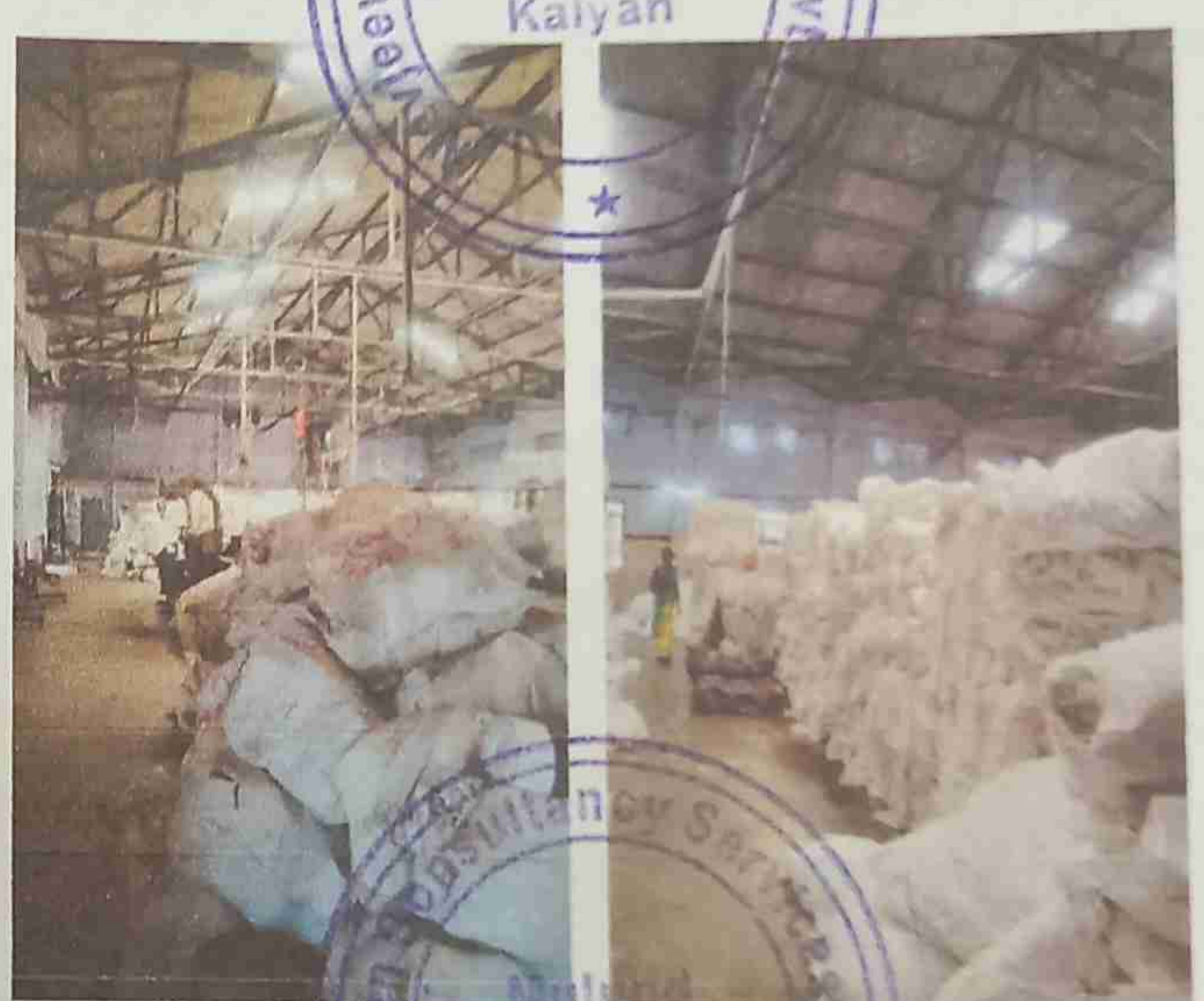
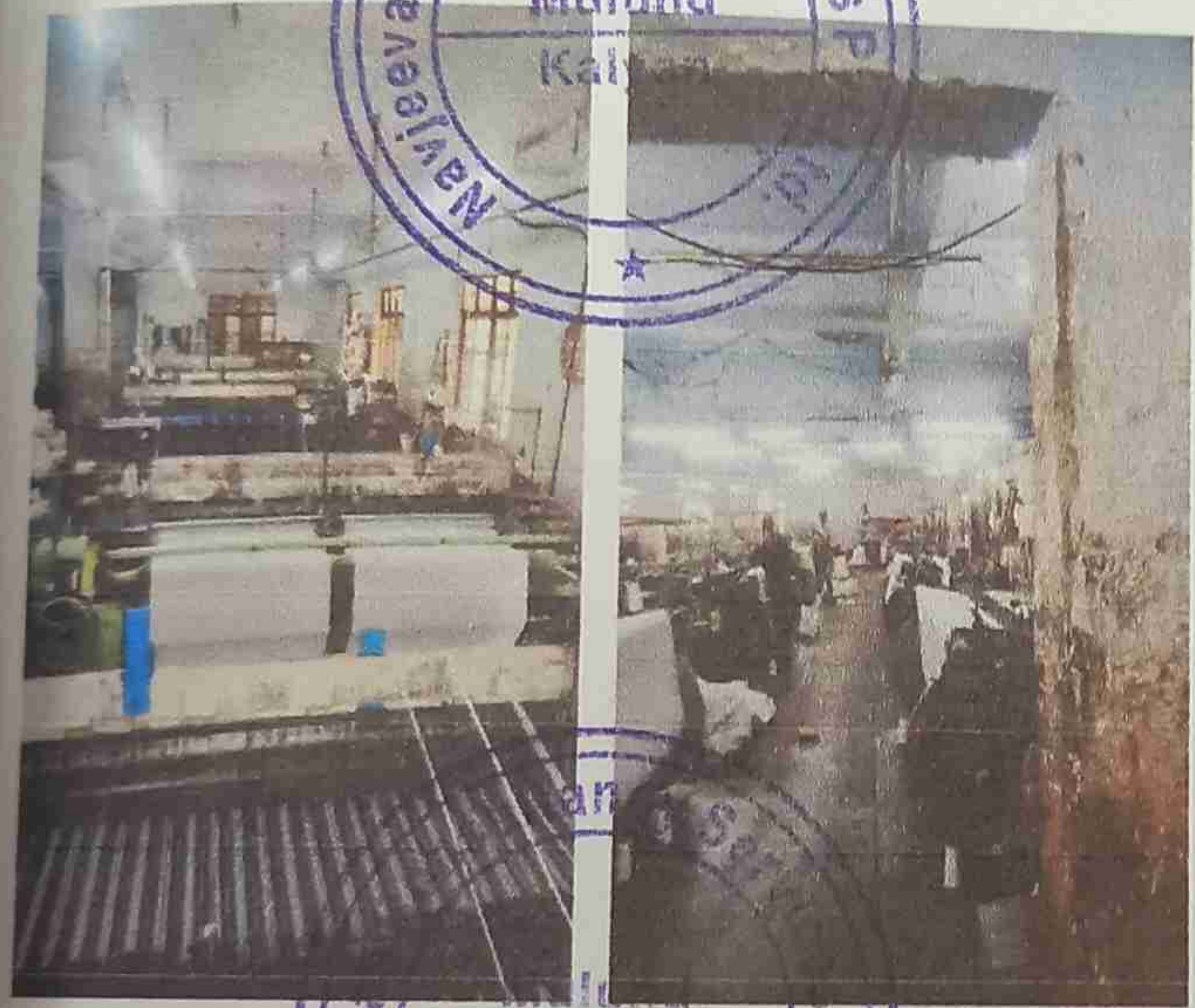
As per discussion with client and looking at current market scenario of said property, there is no threat of acquisition by government for road widening/public service purposes, submerging & applicability of CRZ provisions to the property under valuation.

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.4,42,22,000/- (RUPEES FOUR CRORES FORTY TWO LAKHS TWENTY TWO THOUSANDS ONLY).**



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रु	एकक (रि. /)
22400	बी. मीटर
30400	बी. मीटर
41200	बी. मीटर
0	NA
0	NA



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Home Valuation Rules User Manual Close

Year: 2024/2025

Annual Statement of Rates

Selected District: पालघर
 Select Taluka: पालघर
 Select Village: कोलवडे (29)
 Search By: Survey No Location
 Select Location: इतर, विकसनशिल विभाग

Language: English

Select	विभाग नं.	उपविभाग	दर	प्रकार (रि. /)
SurveyNo	27/27.1	निवासी सदनिका	22400	नी. मीटर
SurveyNo	27/27.2	कार्यालय/औद्योगिक गाळा/पोडालन	30400	नी. मीटर
SurveyNo	27/0	दुकाने	41200	नी. मीटर
SurveyNo	27/0		0	NA
SurveyNo	27/0		0	NA

