

**Thite Valuers & Engineers Pvt. Ltd**

**Shekhar L. Thite**

M.Tech (IIT Bombay), MRICS, FIV

CEO & Tech Director

**BANK COPY**

**MUMBAI**

Office No. 605, Sixth Floor,  
Kulkarni Heights, K. W. Chitale Marg,  
Behind Portuguese Church,  
Next to Vartak Hall, Dadar (W)  
Mumbai 400 028, India

022 2438 2454 / 2437 7398

9820 630 014

mail@thitevaluers.com

**THITE®**

**VALUERS & ENGINEERS**

**SINCE 1982**

**Corporate Valuer  
Chartered Surveyor**

• Valuation • Chartered Engineer • Lender's Independent Engineer • TEV Consultants

**Over Three Decades of Trust**

Ref. No.: 01/MJN21-104/VBS/LMS

Date: 07/07/2021

To,  
The Branch Manager,  
**State Bank of India,**  
Branch : Commercial  
Sir P M Road, Fort, Mumbai

**Sub: Valuation Report for Fair Market Value of property for Mortgage Loan Proposal**

**Client Name : M/s. Bhavya Stainless Private Limited**

Dear Sir,

Please find enclosed herewith the subject Valuation Report.

Description of the property : Land bearing Plot No. 1232 in Steel Warehousing Complex, Sector KWC, Near Hotel Sai Krupa, Road No. 14, Village Kalamboli, Taluka Panvel, Navimumbai, District Raigad - 410 218

**Fair Market Value of : ₹ 1,03,00,000/-  
property as on date (Rupees One Crore Three Lakh(s) Only)**

Realisable Sale Value as : ₹ 93,00,000/-  
on date

Forced / Distress Sale : ₹ 82,00,000/-  
Value as on date

**Bank Authorities Please Note: Sanction Building plan is not provided for our perusal, Hence, value of construction is not considered in our valuation report.**

This report contains 37 sheets (Including Annexure 1 + Sale advertisement + Location map + Photographs)

Kindly acknowledge.

Thanking you,

Yours faithfully,  
For Thite Valuers & Engineers Pvt. Ltd

(L. M. SARVAIYA)  
(CHIEF ENGINEER)



  
(S.L. THITE)  
PANEL VALUER  
STATE BANK OF INDIA

## VALUATION PROCESS

### 1.1 PURPOSE OF VALUATION -

To Ascertain the Fair Market Value of the Property for Mortgage loan proposal. The value obtained is purpose specific and likely to change for other purposes.

### 1.2 DATE OF VALUATION -

The project was visited on 29/06/2021 in presence of Mr. Jogaram Bishnoi, the representative of owner.

### 1.3 SCOPE OF VALUATION -

Taking into consideration the purpose of this valuation inspection of the said property & surrounding locality has been done & the following information is given importance-

- The Location of the property.
- The user of the plot and permissions obtained for specific purpose.
- Potential of the Land and permissible FSI.
- Proposed Amenities and Facilities.

### 2.0 COLLECTION AND VERIFICATION OF DATA

2.1 Physical: The area of Land is taken from documents such as Sale Deed, Property Card etc.. Detailed enquiry in the vicinity with the Estate Agents and Builders is done & guideline from the Ready Reckoner is taken regarding the rate of the Land fixed by the Government for Stamp Duty purpose. At various places references have been given of the Market Research Reports/ Surveys/ Studies extracted from the publicly available documents from various sources and hence not been prepared specifically for the project or independently verified.

2.2 Legal Interest: Freehold or Leasehold. Details of title restrictions such as restrictive covenants - This is a Leasehold land leased for the period of 60 years commences from 26/12/1985. However shape of the Land is regular and falls under the limit of Navi Mumbai Municipal Corporation

2.3 Planning: Permitted uses- It is a freehold industrial Plot and restricted for Industrial development.

2.4 Following factors were also given due consideration-

- State of Economy.
- Regional & Population Structure.
- Scope for Residential cum Commercial Project.
- Economic base of area
- Town and Regional growth prospects
- Transportation-- Existing & Planned
- Position of town in Regional Hierarchy.



### **3.0 FAIR MARKET VALUE**

The Fair Market value obtained in this report is defined below –

Fair Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the International Valuation Standards Committee, London) Thus, the characteristics of the 'Market Value' are

- a) It is a free will sale.
- b) It is an estimated amount and not a predetermined or an actual sale price.
- c) It is time-specific as on the given date.
- d) It depends on 'purpose of valuation'.
- e) Buyer & Seller are actuated by business principles. They are unrelated and are acting independently.
- f) Asset would be exposed to the market in the most appropriate manner to effect its disposal at the best price possible.

#### **3.1 Realizable value as on date**

Realisable Value is the estimated gross amount expressed in terms of money, that could be typically realized from a liquidation sale, given a reasonable period of time to find a purchaser(s) with the seller being compelled to sell on an as is where is basis as of a specific date.

#### **3.2 Forced / Distress Sale value as on date**

Distressed Value Is the estimated gross amount expressed in terms of money that could be typically realized from a properly advertised and conducted public auction, with the seller being compelled to sell with a sense of immediacy on an as is where is basis as of a specific date.

**Format - A**  
**VALUATION REPORT**  
**(IN RESPECT OF LAND / SITE / GODOWN AND BUILDING)**  
(To be filled in by the Approved Valuer)

**I GENERAL**

1. Purpose for which the valuation is made : To ascertain the Fair Market Value as on date of property for Mortgage Loan Proposal

2. a) Date of inspection : 29/06/2021

b) Date on which the valuation is made : 07/07/2021

3. List of Documents produced for perusal (Photo copies)

Transfer of Lease by way of Assignment dated 05/07/2018 between Mr. Amardeep Singh S/o Japan Singh (Assignors) And Mr. Bhavik Arvind Shah (Assignee), registered at sub-registrar's Office Panvel having sr.no. PVL-7014-2018

(Agreement Price ₹ 35,00,000/- in the year 2018)

Agreement for Sale of Lease by way of Assignment dated 21/02/2013 between Mr. Amardeep Singh S/o Japan Singh (Assignors) And Mr. Bhavik Arvind Shah (Assignee), registered at sub-registrar's Office Panvel No.1 having sr.no. PVL1-1996-2013

(Agreement Price ₹ 35,00,000/- & Govt value ₹ 98,10,000/- in the year 2013) *lower than Govt.*

Registration Receipt No. 2160 dated 22/02/2013

Extract of Index I & II dated 22/02/2013

CIDCO letter for sale of plot bearing No. CIDCO/EMS/DO(P&K)2006/1912 dated 09/03/2006

Notarized Letter issued by Mr. Bhavik Arvind Shah to The Estate Officer, CIDCO of Maharashtra ltd

CIDCO Receipt No. 58927 dated 24/06/2016 in the name of Amar Deep Singh

CIDCO Transfer letter bearing no. CIDCO/EMS/AEO/(HQ)/2018/2581 dated 14/07/2018

Electricity Bill dated 08/06/2021 in the name of Bhavik Arvind Shah

It is assumed that the information revealed through above documents is final and complete.

4. a) Party interested in valuation : M/s. Bhavya Stainless Private Limited

b) Name of the owner(s) and his / their address (es) with Phone No. (details of share of each owner in case of



- joint ownership) address  
(es) with Phone No.
5. Brief description of the property (including leasehold / freehold etc.) : This property is in the form of Land situated in Middle class locality in industrial area.
- It is ownership type of tenement on Leasehold Land  
Lessor : CIDCO of Maharashtra Ltd.  
Lessee : Mr. Bhavik Arvind Shah  
Period of Lease: 60 years commences from 26/12/1985
6. Location of the property.
- a) Plot No. / Survey No. : Land bearing Plot No. 1232 in Steel  
b) Door No. : Warehousing Complex, Sector KWC, Near  
c) T. S. No. / Village : Hotel Sai Krupa, Road No. 14, Village  
d) Ward / Taluka : Kalamboli, Taluka Panvel, Navimumbai,  
e) Mandal / District : District Raigad -410 218
7. Postal address of the property : Refer Above No.6
8. City / Town : No  
Residential Area : No  
Commercial Area : No  
Industrial Area : Yes
9. Classification of the Area
- i) High/Middle/Poor : Middle Class  
ii) Urban/Semi : Urban  
Urban/Rural
10. Coming under Corporation limit / Village Panchayat/ Municipality : The property falls under the limit of Navi Mumbai Municipal Corporation
11. Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area. : No
12. In case it is an agricultural land, any conversion to house site plots is contemplated : Not Applicable
13. Boundaries of the property : Documented  
East : By Road No. 14  
West : By Plot no. 1202  
North : By Plot no. 1231  
South : By Plot no. 1233



14.1	Dimensions of the site	A As per the Deed	B Actuals
	East	--	--
	West	--	--
	South	--	--
	North	--	--

14.2 Latitude, Longitude Co-ordinates of the site : Longitude : 73.108577 E  
Latitude : 19.038634 N

15. Extent of the sites : Documented Area of plot = 450 sqm.

16. Extent of the site considered for valuation : Same as above Sr. No. 15

17. Whether occupied by the owner/ tenant? : Owner occupied  
If occupied by tenant, since how long? Rent received per month

## II. CHARACTERISTICS OF THE SITE

1. Classification of locality : Middle
2. Development of surrounding areas : Industrial Area
3. Possibility of frequent flooding/sub-merging. : Hazards not anticipated
4. Feasibility to the Civic amenities like school, hospital, bus stop, market, etc. : 2-3 kms.
5. Level of land with topographical conditions. : The Land is topographically flat terrain Land & having regular shape. It is well demarcated on site & it is provided with boundary wall.
6. Shape of the land. : Regular Shape
7. Type of use to which it can be put : Industrial Warehousing Use
8. Any usage restriction : Industrial Use
9. Is plot in town planning approved layout ? : Yes
10. Corner Plot or intermittent Plot : Intermittent Plot
11. Road Facilities : Available
12. Type of road available at present : Kaccha Road
13. Width of road – is it about 20 ft. or more than 20 ft. : Above 20 ft
14. Is it a Land-locked Land? : No
15. Water potentiality : Available
16. Underground sewerage system : Available



17. Is power supply available at the site ? : Available
18. Advantages of the site : Good for Industrial warehousing Use
19. Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provision, Erection of High tension wire land locked, waterlogged, Railway siding, cemetery, near by dumping yard, four wheeler approach etc. (Distance from sea-coast / tidal level must be incorporated) : Nothing specific

**Part A - VALUATION OF LAND**

1. Size of Plot : Documented Area of plot = 450 sqm.  
North & South :  
East & West :  
2. Total extent of the plot :  
3. Prevailing market rate (per sft.) : ₹ 20,000/- to ₹ 25,000/- per sqm  
4. Guideline rate obtained from the Registrar's Office / Mandal Revenue Office : For stamp duty purpose the govt. of Maharashtra has fixed the rate for land in this area is ₹ 25,200/- per sqm in the year 2021-22.

$$25200 \times 450 \\ = 1.18 \text{ cr}$$

*It may be noted that the Govt. guideline value are for Stamp duty purpose, they are generally constant along a particular road i.e. it doesn't take into account the advantage of particular property Vis-à-Vis its location. Rates of property vary from site to site and within a site from micro-site to micro-site. That is why our valuation differs from Govt. Stamp duty ready reckoner rate.*

5. **Basis of Valuation**

- : *The valuation opinion given below is based on method of 'Sale Comparison Technique'. This method is based on the principle that a well informed purchaser will not pay more for a particular property, than the cost of a substitute (i.e. comparable) property having practically same utility and attraction. The courts in the country have directed in various case laws that, valuation – opinions based on untested information, gossips, casual visits and without analysis are risky and unreliable. In following case laws this method is emphasized*



- i. *Mehta R. A. & Others Vs. State of Gujrat – 1989 – 4 SCC 250*
- ii. *LAO Vs. Pannalal Ghosh 2004 – 1 SCC – 467*
- iii. *Prabhu Dayal Vs. Union of India, A. I. R. 1984 Del. 406*

Hence while arriving at the Value – opinion we have followed the following procedure –

- i. *Genuine and Comparable transactions were obtained from Govt. offices.*
- ii. *Appropriately hedonic factors of time, distance, size, etc. were applied to the rate of comparable property, so as form the opinion about the value of the subject property.*
- iii. *The market enquiry was conducted.*

### **COMPARABLE SALE INSTANCE**

(Details of Sale transaction of a nearby property)

Name of the purchaser	: Arun Vinodkumar Agarwal
Name of the vendor	: Habibali Ibrahim Hemani
Location of the property	: Open Plot No. 418. Road No.03, Sector KWC, Kalamboli, Navi Mumbai 410 218
Area	: Area of Plot 450 sqm
Sale consideration	: ₹ 1,04,00,000/-
Rate per sft	: ₹ 23,111/- per sqm
Documents referred	: Extract of Index II dated 16/03/2021 registered at sub-registrar's Office Panvel No.2 having sr.no. 4707/2021

However we have to also consider the influence of various positive and negative factors associated with the said property. The local enquiry is also given due importance. In my opinion the reasonable rate for the subject property will be ₹ 23,000/- per sqm for land

6. Market Rate Enquiry : Enquiry was made in the neighbourhood and also on the internet. Following sale advertisement is obtained from a well known website.
7. Assessed / adopted rate of valuation : Land Rate Adopted = ₹ 23,000/- per sqm
8. Estimated Value of Land : Area of plot = 450 sqm.

Factors Considered: The Location, Location features, Size & Shape of Land /plot, Availability, Topography, Soil Conditions, Infrastructure, Land use Regulations, Government Legislation etc.





Land Rate Adopted = ₹ 23,000/- per sqm

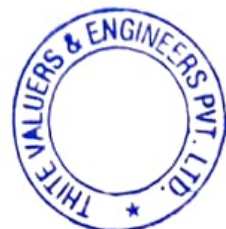
Hence, Fair Market value of plot  
 = Area of plot x Rate Adopted  
 = 450 sqm x ₹ 23,000/-  
 = ₹ 1,03,50,000/- Say~ ₹ 1,03,00,000/-

**Part B - VALUATION OF BUILDING**

- 1. Technical details of building
- a) Type of Building (Residential / commercial / industrial) : Industrial
- b) Type of Construction (Loadbearing / RCC / Steel Framed) : Steel Framed Structure
- c) Year of Construction : About 2013
- d) Number of floors and height of each floor including basement, if any : Single storied Shed only  
Height of Shed is about 32'
- e) Plinth area floor-wise : Measured Built up Area of Shed = 4844 sft
- f) Condition of the Building :
  - i. Exterior : Good
  - ii. Interior : Good
- g) Date of issue and validity of layout of approved map / plan : Sanctioned building plan from competent authority was not made available for our
- h) Approved map / plan issuing authority : perusal at the time of inspection. Hence, few assumptions are made.
- i) Whether genuineness or authenticity of approved map / plan is verified : Original plan is not available with the client. Hence, it's genuineness cannot be verified.
- j) Any other comments by our empaneled valuers on authentic of approved plan : --

**Specifications of construction (floor-wise) in respect of**

- 1. Foundation
  - 2. Basement
  - 3. Superstructure
  - 4. Joinery/Doors and windows (Please furnish details about size of frames, shutters, glazing, fitting, etc. and specify the species of timber)
  - 5. RCC Works
  - 6. Plastering
  - 7. Flooring, Skirting, dadoing
  - 8. Special finish as marble, granite, wooden paneling, grills, etc.
- It is a UCR GI Sheet Shed. It is Single Storied shed. It is provided with GI Gate, Conduit wiring with ordinary quality electrical fitting, Concealed plumbing with ordinary quality sanitary fixture, White wash internally.  
Height of shed is about 32'



- 9. Roofing including weather proof course : :
- 10. Drainage : :
- 1. Compound Wall : :
  - Height : --
  - Length : --
  - Type of construction : --
- 2. Electrical Installation : :
  - Type of Wiring : --
  - Class of Fitting (Superior / Ordinary / Poor) : --
  - Number of Light Points : --
  - Fan Points : --
  - Spare Plug Points : --
  - Any other item : --
- 4. Plumbing installation : :
  - a) No. of water closets and their type : --
  - b) No. of wash basins : --
  - c) No. of urinals : --
  - d) No. of bath tubs : --
  - e) Water meter, taps, etc. : --
  - f) Any other fixtures : --

**Details of Valuation**

Sr. No.	Particulars of item	Built up area [sft]	Roof Height	Age of the building	Estimated replacement rate adopted [per sft] in `	Replacement cost in `	Depreciation in `	Net Value after depreciations (in `)
A]	Ground Floor	}						
B]	First Floor							
C]	Parking							

Valuation is for land only

- Construction area : Refer Above No. E
- Roof height : Height of shed is about 32'.
- Age of the building : The building is 8 years old. (This is based on Agreement for Sale of Lease by way of Assignment dated 21/02/2013)
- Future life of the building : About 42 years under normal circumstances with proper & regular maintenance & this opinion is based on macroscopic inspection of the subject property.
- Replacement rate adopted : Valuation is for land only
- Replacement cost : Valuation is for land only



Depreciation of construction : Adopted Depreciated market rate is adopted for valuation.

Total value of construction : **Sanction Building plan is not provided for our perusal, Hence, value of construction is not considered in our valuation report.**

<b>Part C</b>	<b>Extra Items</b>	:	
1.	Portico	:	--
2.	Ornamental Front Door	:	--
3.	Sit out / Verandah with steel grills	:	--
4.	Overhead water tank	:	--
5.	Extra Steel / Collapsible Gates	:	--
	<b>Total</b>	:	<b>NIL</b>

<b>Part D</b>	<b>Amenities</b>	:	
1.	Wardrobes	:	--
2.	Glazed Tiles	:	--
3.	Extra Sinks and Bath Tub	:	--
4.	Marble / Ceramic tiles flooring	:	--
5.	Interior Decorations	:	--
6.	Architectural Elevation Works	:	--
7.	Paneling Works	:	--
8.	Aluminum Works	:	--
9.	Aluminum Hand Rails	:	--
10.	False Ceiling	:	--
	<b>Total</b>	:	<b>NIL</b>

<b>Part E</b>	<b>Miscellaneous</b>	:	
1.	Separate Toilet Room	:	--
2.	Separate lumber Room	:	--
3.	Separate Water Tank / Sump	:	--
4.	Trees, Gardening	:	--
	<b>Total</b>	:	<b>NIL</b>

<b>Part F</b>	<b>Services</b>	:	
1.	Water supply Arrangement	:	--
2.	Drainage Arrangement	:	--
3.	Compound wall	:	--
4.	C.B. Deposit, Fitting etc.	:	--
5.	Pavement	:	--
	<b>Total</b>	:	<b>NIL</b>



**Total abstract of the entire property**

	Details	Market Value (₹)
Part – A	Land	₹ 1,03,00,000/-
Part – B	Building	---
Part – C	Extra Items	---
Part – D	Amenities	---
Part – E	Miscellaneous	---
Part – F	Services	---
	Total	₹ 1,03,00,000/-

**(Rupees One Crore Three Lakh(s) Only)**

1. Fair Market Value of property :  
as on date

The market value obtained in this report is defined as follows: Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the International Valuation Standards Committee, London.) Thus, the characteristics of the 'Market Value's are –

- d) It is a free will sale.
- e) It is an estimated amount and not a predetermined or an actual sale price.
- f) It is time-specific as on the given date.
- g) It depends on 'purpose of valuation.
- h) Buyer & Seller are actuated by business principles. They are unrelated and are acting independently.
- i) Asset would be exposed to the market in the most appropriate manner to effect its disposal at the best price possible.

= ₹ 1,03,00,000/-

**(Rupees One Crore Three Lakh(s) Only)**

2. Realisable Sale Value as on :  
date

The value realizable by the bank is generally less than the Market value because of various facts such as limitations of effective marketing, costs involved in the process of the sale etc. The percentage variation between Realisable Value and Market Value depends on various factors such as urban or rural property, user and location of the property etc. Considering characteristics of the 'subject property' we are adopting discounting factor of 10% in this case.

Realisable Value is the estimated gross amount expressed in terms of money, that could be typically realized from a liquidation sale, given a reasonable period of time to find



a purchaser(s) with the seller being compelled to sell on an as is where is basis as of a specific date.

Hence Realisable value as on date  
= Fair Market Value as on date x 0.90  
= ₹ 1,03,00,000/- x 0.90  
= ₹ 92,70,000/-  
Say~ ₹ 93,00,000/-  
(Rupees Ninety Three Lakh(s) Only)

3. Forced / Distress Sale Value :

It means the amount which may reasonably be expected to be obtained from the sale of a property in which one or more characteristics of the definition of market value are not satisfied. The seller may be an unwilling seller and the buyer may be motivated by the knowledge of the disadvantage the seller suffers from. Due to this we are discounting the above fair market value by 20%.

Distressed Value Is the estimated gross amount expressed in terms of money that could be typically realized from a properly advertised and conducted public auction, with the seller being compelled to sell with a sense of immediacy on an as is where is basis as of a specific date.

Hence, Forced / Distress Sale value as on date  
= Fair Market Value as on date x 0.80  
= ₹ 1,03,00,000/- x 0.80  
= ₹ 82,40,000/-  
Say = ₹ 82,00,000/-  
(Rupees Eighty Two Lakh(s) Only)

**Remarks:**

- The valuation is based on the site visit & the information given by the party/bank.
- Sanctioned building plan & Occupancy Certificate from competent authority was not made available for our perusal at the time of inspection. Hence, few assumptions are made.
- The valuation is subject to clear and marketable title and adequacy of Engineering / Structural design, Deed of declaration for common areas etc.
- Valuer's scope is to give opinion about the intrinsic / realizable value of the property. Many times inflated erroneous areas are mentioned in the documents. Emphasis of this report is on the value of property and not on the area or title verification of the property.



- e) Past Performance of Real Estate Market need not necessarily indicate the future trends.
- f) Bank authorities are requested to contact Valuer in case of any doubts or discrepancy.
- g) The opinion about valuation is true and correct to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- h) This valuation report will remain valid only for the purpose for which it is made. Market value obtained in this report is defined below – Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion (As defined by the International Valuation Standards Committee, London).
- i) Encumbrances of Loan, Govt or other dues, stamp duty, registration charges, transfer charges etc if any, are not considered in the valuation. We have assumed that the assets are free of encumbrances.
- j) The impact of the Covid19 crisis on the attitude of market participants and therefore prices will not be exactly known in its immediate aftermath.
- k) The Latitudes and Longitudes are obtained using satellite technology through google maps. The accuracy of these readings have some limitations.

Valuation : Here the approved valuer should discuss in detail his approach to valuation of property & indicates how the value has been arrived at, supported by necessary calculation. Also such aspects as impending threat of acquisition by government for road widening/public service purposes, submerging & applicability of CRZ provisions (distance from the sea coast/tidal level must be incorporated) & their effect on i) Saleability ii) likely rental values in future & iii) any likely income it may generate may be discussed).

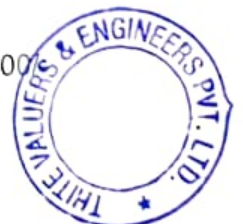
Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites.

As a result of my appraisal & analysis it is my considered opinion that the present Fair Market Value of property of the above property as on date in the prevailing condition with aforesaid specifications is

**₹ 1,03,00,000/- (Rupees One Crore Three Lakh(s) Only)**

the Forced / Distress value of property as on date ₹ 82,00,000/-  
(Rupees Eighty Two Lakh(s) Only)



- In my opinion, the present market value of the property discussed in the report (above) by adopting prevailing market rate for the property is as follows :

**Fair Market Value of :** ₹ 1,03,00,000/-  
**property as on date** (Rupees One Crore Three Lakh(s) Only)

**Realisable Sale value as on :** ₹ 93,00,000/-  
**date**

**Forced / Distress Sale :** ₹ 82,00,000/-  
**Value as on date**

Visited by : Mr. Vishwas Shinde  
(Sr. Engineer)

Verified by : Mr. L. M. Sarvaiya  
(Chief Engineer)

Entered by : Mr. Dinesh G. Bhatia

FOR THITE VALUERS & ENGINEERS PVT. LTD.



(S. L. THITE)  
PANEL VALUER  
STATE BANK OF INDIA

For: M/s. Bhavya Stainless Private Limited dated 07/07/2021

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_ on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is Rs. \_\_\_\_\_ (Rs. \_\_\_\_\_ only).by the approved valuer is realistic.

Date:

Signature

(Name of the Branch Manager with office Seal)

Encl:

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



**Annexure-IV**

Format of undertaking to be submitted by Individuals/ proprietor/ partners/directors  
DECLARATION- CUM- UNDERTAKING

I, Shekhar Thite son of Laxman Thite do hereby solemnly affirm and state that:

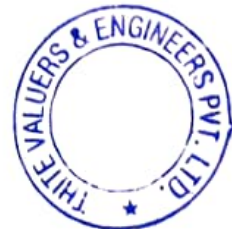
- a. I am a citizen of India
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
- c. The information furnished in my valuation report dated 07/07/2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. The property was inspected by my representative Mr. Vishwas Shinde who is a "Sr. Engineer" on 29/06/2021. The work is not subcontracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the Bank.
- f. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed/dismissed from service/employment earlier. I have not been convicted of any offence and sentenced to a term of imprisonment
- h. I have not been found guilty of misconduct in professional capacity
- i. I have not been declared to be unsound mind
- j. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- k. I am not an undischarged insolvent
- l. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- m. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- n. My PAN Card number AACCT2153L
- o. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- q. I have read the Handbook on Policy, Standards and procedure for Real Estate enshrined for valuation in the Part-B of the above handbook to the best of my ability
- r. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is as applicable.
- s. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.(Annexure V- A signed copy of same to be taken and kept along with this declaration)
- t. I am registered under Section 34 AB of the Wealth Tax Act, 1957 (Strike off, if not applicable)





- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- v. My CIBIL Score and credit worth in
- w. I am the proprietor of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- y. Further, I hereby provide the following information.

Sr. No	Particulars	Valuer comment
1	Background information of the asset being valued	Valuation is for Land only
2	Purpose of valuation and appointing authority	Mortgage Loan Proposal State Bank of India, Branch : Commercial, Sir P M Road, Fort, Mumbai
3	Identity of the valuer and any other experts involved in the valuation	Mr. Shekhar L. Thite M.Tech (IIT Bombay), MRICS, FIV
4	Disclosure of valuer interest or conflict, if any	No such interest or conflict
5	Date of appointment, valuation date and date of report	Appointment Date = 29/06/2021 Valuation Date = 07/07/2021 Date of Report = 07/07/2021
6	Inspections and/ or investigations undertaken	Mr. Vishwas Shinde, Senior Engineer, on 29/06/2021 in presence of Mr. Jogaram Bishnoi, the representative of owner.
7	Nature and sources of the information used or relied upon	Market Inquiry, Sale Instance, Sale Advertisement, Agents & Net Enquiry etc.
8	Procedures adopted in carrying out the valuation and valuation standards followed	Valuation is for Land only
9	Restrictions on use of the report, if any	Mortgage Loan Proposal
10	Major factors that were taken into account during the valuation	As per report attached herewith
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	--



**ANNEXURE -1**

**Photocopies of the documents provided by the borrower/bank are enclosed with this report. The valuation report is based on this information. Kindly verify with original & inform discrepancy if any**

- 1) Copy of Index – II of Sale Agreement
- 2) Copy of Registration Receipt
- 3) Copy of Schedule of agreement
- 4) Copy of Sale agreement details
- 5) Copy of Schedule of agreement
- 6) Copy of Sale agreement details
- 7) Copy of CIDCO Letter
- 8) Copy of Letter
- 9) Copy of CIDCO Receipt
- 10) Copy of CIDCO Letter
- 11) Copy of Electricity Bill



**Sale Advertisement**

magicbricks

Buy · Rent · Sell · Tools & Advice · What's New · Property Services · Blog · Help

Sign In  
My Activity

Post Property **FREE**

Property ID: 55877005

₹ 1.15 Cr

Industrial Land

See Other Charges

for sale in Kalamboi, Navi Mumbai

PROPERTY DETAILS

LOCALITY DETAILS

PRICE TRENDS

AGENT DETAILS



Agent 1500+ Buyers Served  
MR BISWAS

Contact Now

Posted on: Jun 20, '21



Address  
Kalamboi, Kalamboi, Navi Mumbai - Beyond Navi Mumbai, Maharashtra

Plot area  
450 sqm

Transaction type  
Resale  
**Get Documents Verified**

Type of Ownership  
Leasehold

Floor allowed for construction  
1

Width of road facing Industrial Land  
15m

Contact Agent

Save for Later



Share Property Feedback

Save Property

Don't want to share your details with the agent right now?

Save Property for Later



Agent  
MR BISWAS  
+91-99XXXXXXX38



### Sale Advertisement

magicbricks.com/property/Details/900-Sq-m-Warehouse-Godown-FOR-Sale-Kalamboli-in-Navi-Mumbai&id=4d423530393436383538&eligibleForStrata=N&strataPrice...  
magicbricks Buy · Rent · Sell · Tools & Advice · What's New · Property Services · Blog · Help

Property ID: 50246338

Post Property **FREE** Sign In My Activity

₹ 2.50 Cr Warehouse/ Godown  
for sale in Kalamboli, Navi Mumbai

PROPERTY DETAILS LOCALITY DETAILS PRICE TRENDS

Address  
981, Kalamboli, Navi Mumbai - Beyond Navi Mumbai, Maharashtra

Super area  
900 sqm ~  
₹ 2,581/sqm

Transaction type  
Resale  
Get Documents Verified

Age of Construction  
15 to 20 years

Floor allowed for construction  
1

Pre Leased Property  
No

Width of road facing plot  
20m

Request Photos

Photo not uploaded by advertiser

Contact Owner Save for Later

Save Property for Later

Owner  
bcagnwal B C Agarnwal  
+91 -98000000X19

Save Property Feedback

Posted on Jun 14, 21

THITE VALUERS & ENGINEERS. PVT. LTD.



Save Property

Don't want to share your details with the agent right now?

Save Property for Later

Govt Rate

Not secure | igmaharashtra.gov.in/eASR/eASRCommon.aspx?hDistName=Raigad



Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग,  
महाराष्ट्र शासन  
वाणारमूल्य दर पत्रक

Home

Valuation Rules

User Manual

Close

Feedback

Year  
20212022

## Annual Statement of Rates

Language  
English

राज्यगट

▼

पनवेल

▼

शेती : पनवेल ( पनवेल महानगरपालिका)

▼

 Survey No

 Location

Selected District

Selected Taluka

Selected Village

Search By

Select

राज्यगट

SurveyNo 3/15/8E-कळोनी तिको सं. क्र. 9E

SurveyNo 3/15/8-कळोनी तिको सं. क्र. 9

SurveyNo 3/15/क-कळोनी गावठाण

SurveyNo 5/17-शेती (शेती) कळोनी क्र.2 तिको विभाग - कळोनी (सेक्टर क्र.) मूल्यदर विभाग

4 कळोनी बंडर दक्षिण गोरान (लोडर गोरान)

... 22 23 24 25 26 27 28 29 30 31

शुची

वर्गीकरण

विभागी

वर्गीकरण

वर्गीकरण

वर्गीकरण

वर्गीकरण

वर्गीकरण

वर्गीकरण

वर्गीकरण

वर्गीकरण

वर्गीकरण

वर्गीकरण

27100

69600

71700

86000

71700

71700

71700

71700

71700

71700

71700

71700

71700

20600

58000

63700

78400

63700

63700

63700

63700

63700

63700

63700

63700

63700

17900

45500

54200

64200

54200

54200

54200

54200

54200

54200

54200

54200

54200

25200

58600

68700

82300

68700

68700

68700

68700

68700

68700

68700

68700

68700



**Location Map of the Property**

The screenshot shows a Google Maps interface with a search bar at the top containing the address "Road Number 14/2, Sector AWC, Kalambohi". Below the search bar, a blue route is displayed on a map, starting from the current location and ending at the destination. A red arrow points from the search bar to the destination on the map. The map shows various landmarks and buildings, including "D Mart Kalambohi", "Steel Market", "Sudhath Masala Stores", "Parco Engineers (M) Pvt", "BLR LOGISTICS (I) LTD", "Shyamsunder society", "K OI", "Maruti Chamber", "Dolphin's hospital", "Water Tank", "CIDCO", "Hanuman Temple, Roadpali", "gaonderi mandir", "Countrywide Chem Logistics", "Avida", "Gas", "Groceries", "Hotels", "More", "Services", "K OI", "Maruti Chamber", "Sudhath Masala Stores", "K OI", "Maruti Chamber", "Sudhath Masala Stores".

Wearing a mask in some public spaces is required due to COVID-19

Send directions to your phone

via Sai Mandir Marg

Fastest route

4 min

1.0 km

Explore Rd Number 14/2

Google Maps

Map data ©2021

200 m





