



Ref No-0677

Date 15-04-2013

## VALUATION REPORT

- 1 Purpose for which valuation is made : To assess Fair Market Value For SBI Global Factor Ltd, BKC Bandra (E) Mumbai .
- 2 Date as on which valuation is made : 15-04-2013
- 3 Name of the Owner/Owners : Mr.Bejoy U.Nambiar and Mrs. Bindu V. Nambiar.  
(Minar Export name board at the Entrance was exhibited)
- 4 If the property is under joint ownership/co-ownership share of each such owner. Are the shares undivided? : Joint Ownership.
- 5 Brief description of the property : Land and Building at Nirav Industrial Estate on Survey No 13,14,63/2 Plot No 11-B at Sativali Vasai (E)
- 6 Location, street, Ward No. : Nirav Industrial Estate. The plot is located near Vasai Phata (Ahemdabad High Way)
- 7 Survey / Plot No. of Land : Survey No 13,14,63/2 Plot No 11-B at Sativali Vasai (E).
- 8 Is the property situated in residential / commercial / mixed area/industrial area? : Industrial area
- 9 Classification of locality-high class / middle class / poor class. : Middle class
- 10 Proximity to civic amenities, like schools hospitals, offices, markets, cinemas, etc. : Civic amenities available within 6 Km distance at Vasai
- 11 Means and proximate surface communication by which the locality is served. : Bus, auto, Pvt vehicles.



- 12 Area of land supported by documentary proof, shape, dimensions and physical features. : Area of land bearing Survey No 13,14, 63/2 Plot No 11-B at Sativali Vasai (E).is 2119.26 sq Mt
- 13 Road, Street or Lanes on which the land is abutting. : Sativali Vasai road
- 14 It is freehold or lease-hold land? : Free Hold.
- 15 If lease-hold, the name of lesser /lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease : N.A.
- (i) Initial premium : N.A.
- (ii) Ground rent payable per annum : N.A.
- (iii) Unearned increased payable to the lesser in the even of sale of transfer :
- 16 Is there any restrictive covenant in regard to use of land? If so attach a copy of the covenant. : No
- 17 Is there any agreement of easements? If so, attach copies. : No
- 18 Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give particulars. : The land is within Sativali Grampanchayat Limits .
- 19 Has any contribution been made towards development or is any demand for such contribution still outstanding? : Details not available
- 20 Has the whole or part of the land been notified for acquisition by Government or any statutory body? Give date of the notification. : Details not available
- 21 Attach a dimensioned site plan. : -----

Improvements:-

- 22 Attach plans and elevations of all structures standing on the land and a lay-out plan. : -----



- 23 Furnish technical details of the building on a separate sheet. : As per Annexure
- 24 i) Is the building owner- occupied / Tenanted/both? : ---
- ii) If partly owner-occupied specify portion and extent of area under owner occupation : ---
- 25 What is the Floor Space Index permissible and percentage actually utilised? : As per Grampanchayat Rules

Rents: -

- 26 (i) Names of tenants/lessees/ licenses, etc. : No Tenant
- (ii) Portion in their occupation : N.A.
- (iii) Monthly or annual rent/ Compensation/licence fee etc. paid by each : N.A.
- (iv) Gross amount received for the whole property : N.A.
- 27 Are any of the occupants related to, Or close business associates of, the owner? : N.A.
- 28 Is separate amount being recovered For the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for service charges? If so, give details. : N.A.
- 29 Give details of water and electricity charges if any, to be borne by the owner : Details not available
- 30 Has the tenants to bear the whole or part of the cost of repairs and maintenance? Give particulars. : N.A.
- 31 If a lift is installed, who has to bear the cost of maintenance & operation-owner or tenant? : Owner

- 32 If a pump is installed, who has to bear the cost of maintenance and operation-owner or : Owner



tenant?

- 33 Who has to bear the cost of electricity charges for lighting of common spaces like entrance hall, stairs, passages, compound etc., owner or tenant? : Owner
- 34 What is the amount of property tax? Who is to bear it? Give details with documentary proof. : Details not available
- 35 Is the building insured? If so give the Policy No., amount for which it is insured and the annual premium. : Details not available
- 36 Is any dispute between landlord and tenant regarding rent pending in a court of law? : N.A.
- 37 Has any standard rent been fixed for the premises under any law relating to the control of rent? : No.

SALES: -

- 38 Give instances of sales of immovable property in the locality on a separate sheet, indicating the name and address of the property, registration No., sale price and area of land sold. : Sales instances not available
- 39 Land rate adopted in this valuation. : Rs.12000/ sq. Mt. For Land and for structures as per valuation sheet.
- 40 If sale instances are not available or not relied upon, the basis of arriving at the land rate. : Local Enquiry with Estate agents,

COST OF CONSTRUCTION:-

- 41 Year of commencement of construction and year of completion. : 1995-
- 42 What was the method of construction by contract / by employing labour directly / both? : Contract Method
- 43 For items of work done on contract, produce copies of agreements. : N.A.



- 44 For items of work done by engaging labour : N.A  
directly, give basic rates of materials &  
labour supported by documentary proof.

### VALUATION

As per the instructions of SBI Global Factors Ltd Bandra, we inspected the property Land and Building at Nirav Industrial Estate The plot is located near Vasai Phata (Ahemdabad High Way) The Board Minar Export was exhibited at the entrance of premises. Mr. Prajapati Labour contractor of Minar identified the property. At present manufacturing of Bed sheets was going on in this factory in the Name of Minar Export. We have considered The areas of structures and Land area as per previous valuation report provided for reference.

#### The Structures

- 1) Factory Building is RCC frame structure Ground+ mazannine Floor having AC sheet There are meter room ,labour rooms Lean to sheds,. The Built up area as per previous valuation report is 976.44 Sq ft
- 2) Compound wall M.S. gate , Security Cabin etc
- 3) Land area 2119.26 Sq mt

Prevailing rates for Industrial Lands are Rs.11000 to 13000 per Sq mt  
considering the location of the plot rate adopted Rs.12000 per sq mt.

Considering the quality of construction and furnishing having Kota tiles flooring etc  
the depreciated rate for structure is taken as Rs.9000 per sq mt



## VALUATION

## A) LAND

|   |            |             |                |               |
|---|------------|-------------|----------------|---------------|
| 1 | Land value | Area X Rate | 2119.26 X12000 | Rs.25431120/- |
|---|------------|-------------|----------------|---------------|

## A) STRUCTURES

| SrNo  | Structure   | Area          | Rate adopted    | Value                                     |
|---|---|---------------|-----------------|---|
| 1   | Factory   | 976.44Sq ft   | Rs.9000/ Sq mt  | Rs. 87,87,960/-                           |
| 5   | Land development<br>Compound<br>wall, Security<br>Cabin water<br>Tank Etc | Lump sum      | Rs. 15,00,000/- | Rs. 15,00,000/-                           |
| Fair Market Value   |   |               |                 |   |
| Total Value FMV   |   |               |                 | Rs. 3,57,19,080/-<br>Say Rs.3,57,20,000/- |
| <b>Rs. Three Crore Fifty Seven Lakh Twenty Thousand Only</b>      |   |               |                 |   |
| Realisable value  |   |               |                 | Rs. 3,21,48,000/-                         |
| <b>Rs. Three Crore Twenty One Lakh Forty eight Thousand Only</b>  |   |               |                 |   |
| Distress Sale Value   |   |               |                 | Rs 2,85,76,000/-                          |
| <b>Rs. Two Crore Eighty Five Lakh Seventy Six Thousand Only</b>   |   |               |                 |   |
| Value of Land as per<br>Ready Reckoner<br>Rate Rs. 3300/ Sq<br>mt |   | 2119.26 X3300 |                 | Rs. 69,93,558/-                           |

We hereby declare that:

- The information furnished above is true and correct to the best of our knowledge and belief
- We have no direct or indirect interest in the property valued
- I have personally inspected the property on 15-04-2013

Our valuation is for use only to the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents



*B. D. Kulkarni*  
B. D. Kulkarni  
Registered Value  
Chartered Engineer



Land and Building at Nirav' Industrial Estate on Survey No 13,14,63/2 Plot No 11-B at Sativali Vasai (E)





