

ASSOCIATE :

JAIPRAKASH D. MANE

M.E. (STRUCT.), M.I.E., F.I.V.

GOVT. APPROVED VALUER,

REGD. NO. CAT. I/307.

1618, C. Shivaji Road, Kolhapur.

Phones: 9850517722

e-mail : jaiprakash_mane@rediff.com

A. N. MATE

BE (Prod), ME (Mech.Prod), MSC P & M, FIV,MIV

GOVT. APPROVED VALUER,

REGD. NO. 960/2023-24

ADEPT CONSULTANTS,

Phone: 0231 - 2658819, 2669819.

Date: 19th September, 2024.

JOB NO. JM / 24 / VP - 312

To,

The Chief Manager,

State Bank of India,

Branch – Shivaji Udyamnagar Industrial Estate,

Opp. Indian Oil Petrol Pump, Kolhapur,

Tal. Karveer, Dist. Kolhapur.

Sub : Valuation of the Property.

Dear Sir,

Please find enclosed herewith the "VALUATION REPORT" in duplicate.

1. Purpose of the Valuation : For Bank Purpose.
2. Name of the Owner : M/s. Marvelous Metals Pvt. Ltd.
3. Location : Plot No. C-12, MIDC Gokul Shirgaon
Tal. Karveer Dist Kolhapur, Pin Code - 416234.
4. Date of Valuation : 19th September, 2024.

I hereby declare that,

- a) The information furnished above and in the enclosed report is true and correct to the best of my knowledge and belief.
- b) I have no direct and indirect interest in the property valued.
- c) I have personally inspected the property.

Kindly note and consider that I have given present market value and it may vary on either side by 10%.

(Signature of the Registered Valuer)

VALUATION REPORT (IN RESPECT OF LAND)

I		GENERAL	
1.		Purpose for which the valuation is made	For Bank Purpose
2.	a	Date of inspection	7 th September, 2024
	b	Date on which the valuation is Made.	19 th September, 2024
3.	List of documents produced for perusal		
	i)	Lease Deed Copy of Plot No. C-12	(Doc No. 79/36/1996) Dt. 15/01/1996
	ii)	Sanctioned building plan	No. TB/SHR/GS/2347/of 97, Dt. 26-06/1997.
	iii)	Completion Certificate	Office letter No. 2347, Dt. 26/06/1997
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)		M/s. Marvelous Metals Pvt. Ltd. Plot No. C-12, MIDC Gokul Shirgaon Tal Karveer Dist Kolhapur, Pin Code - 416234.
5.	Brief description of the property (Including leasehold / freehold etc)		Leasehold N.A. Land. With Factory sheds
6.	Location of property		
	a)	Plot No. / Survey No.	Plot No. C-12, Gokul Shirgaon Industrial Area
	b)	Door No.	N.A.
	c)	T. S. No. / Village	Village Tamgaon.
	d)	Ward / Taluka	Tal. Karveer
	e)	Mandal / District	Dist. Kolhapur
	f)	Pin Code	Pin Code - 4166234
7.	Postal address of the property		Plot No. C-12, MIDC Gokul Shirgaon Tal Karveer Dist Kolhapur, Pin Code - 416234.
8.	Coming under Corporation limit Village Panchayat / Municipality.		Gokul Shirgaon Industrial Area, Kolhapur.
9.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area		No
10.	Is any conversion to house site plots contemplated?		Industrial Plot.
11.	Boundaries of the property Plot No. C-12		

	East	Plot No. C-13	
	West	Plot No. C-11	
	South	Part of Plot No. C-2 & C-3	
	North	50.0 m. WIDE MIDC Road	
12	Dimensions of the site	A	B
		As per the Deed	Actual
	East	90.00	90.00
	West	90.00	90.00
	South	45.00	45.00
	North	45.00	45.00
	Total area	4050.00 Sq. m.	4050.00 Sq. m.
13	Latitude, Longitude and Coordinates of the site	Latitude = 16.681360 N, Longitude = 74.259280 E,	
13. A	Extent of the site	4050.00 Sq. m.	
14	Extent of the site considered for valuation (least of 12 A & 12 B)	Considered for valuation purpose 4050.00 Sq. m.	
15	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Owner occupied	
16	Income received (per year)	N.A.	
II. CHARACTERISTICS OF THE SITE			
1.	Whether the land under consideration is suitable for cultivation	N.A.	
2.	Irrigation facilities – canal / well / bore / rain-fed	N.A.	
3.	Possibility of frequent flooding / submerging	No	
4.	Level of land with topographical conditions.	Above Road Level	
5.	Shape of land	Rectangular Shaped Plot.	
6.	Is it a Land – locked land?	No	
7.	Whether any cottages / buildings exist in the Land?	No	
8.	Whether fencing and gates are arranged?	Yes	

9.	General conditions of the land	Leveled Land
10	Quality of soil of the Land	Hard Murum
11	Whether the land is situated on a Main / National Highway Road? If not, distance from the Main /Highway Road.	Gokul Shirgaon MIDC
12	Types of crops grown	N.A.
13	Water supply & electricity facilities.	Provided
14	Advantage of the site	
	1	All infrastructure available
	2	Good Industrial area
15.	Disadvantages of the land	No
16.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated).	No Threat of Land Acquisition.

PART – A (VALUATION OF LAND)		
1.	Size of plot	
	North & South	45.00 M. X 45.60 M.
	East & West	90.00 M. X 90.00 M.
2.	Total extent of the plot	4050.00 Sq. m.
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	Rs. 8,000.00 to 10,000.00 Per Sq. m.
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Government Plot Value. Government Rate Rs.1030.00 per Sq. m. 4050.00 Sq. m. X Rs. 1030.00 a) Govt. Plot Value = Rs. 0, 41, 71,500.00 b) Govt. building Value = Rs. 1, 03,80,628.00 <hr/> Total Govt. Value = Rs. 1, 45, 52,128.00
5.	Assessed / adopted rate of valuation	Rs. 9,000.00 per Sq. m.
6.	Estimated Value of Land	= 4050.00 Sq. m. X 9,000.00 per Sq. m. = Rs. 3, 64, 50,000.00
PART – B (VALUATION OF BUILDING)		
	Technical details of the building	
	a) Type of Building (Residential / Commercial / Industrial)	Industrial Factory Sheds

b)	Type of construction (Load bearing / RCC / Steel Framed)	RCC Framed structure & RCC Structural sheds
c)	Year of construction	@1997
d)	Number of floors and height of each floor including basement, if any	Structural Shed = 10.00 M Lean to shed (Open) = 5.38 M. to 5.00 M Office = 3.05 M. to 2.8 M
e)	Plinth area floor-wise (As per sanctioned building plan copy)	A) Structural Shed = 1756.59 M b) Lean to shed (Open) = 90.68 Sq. m. B) Lean to shed (Open) = 251.60 Sq. m. C) Office = 135.00 Sq. m. D) Toilet = 14.76 Sq. m. E) Cooling Towers = 40,000.00 Ltr. F) Meter Room = 14.73 Sq. m. G) Watchman Cabin = 09.00 Sq. m. H) Compound Wall = 270.00 Rmt.
f)	Condition of the building	
	1 Exterior - Excellent, Good, Normal, Poor	Good
	2 Interior - Excellent, Good, Normal, Poor	Good
g)	Date of issue and validity of layout of approved map / plan	26/06/1997
h)	Approved map / plan issuing authority	Gokul Shirgaon MIDC.
i)	Whether genuineness or authenticity of approved map / plan is verified	No
j)	Any other comments by our empanelled valuers on authentic of approved plan	No

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

S. No.	Description	Ground floor
1.	Foundation	RCC Footings
2.	Basement	---
3.	Superstructure	230 thk. BB Masonry Partly AC sheet Cladding partly
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Aluminum Sliding Windows, MS Rolling shutters. .
5.	RCC works	RCC Footings, RCC column, MS columns, MS Beams, for factory sheds,
6.	Plastering	Cement Plaster Painting partly.
7.	Flooring, Skirting, dadoing	Ceramic tiles for Office, & Concrete

DETAILS OF VALUATION

Sr. No.	Particulars of item	Plinth Area (in Sq.m.)	Roof ht	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depri. Rs. (%)	Net value after depreciation Rs.
a)	Factory shed	1756.59	10.00 M	27 Year	11,000.00	1,93,22,490.00	60 %	77,28,996.00
b)	Lean to shed	90.28	5.0 M	27 Year	7,000.00	6,31,960.00	60 %	02,52,784.00
d)	Office	9.47	7.0 M	27 Year	---	Lump Sum	---	40,000.00
e)	Toilet	14.76	3.0 M	27 Year	12,000.00	1,77,120.00	60 %	70,848.00
f)	Cooling Tower	20,000.00 Ltr	3.5 M	27 Year	5.0 per Ltr.	1,00,000.00	60 %	40,000.00
g)	Meter Room	14.75	3.0 M	27 Year	---	Lump Sum	---	40,000.00
h)	Watchman Cabin	9.00	3.0 M	27 Year	---	Lump Sum	---	30,000.00
l)	Compound Wall	270.00 Rmt.	1.5 M	27 Year	3,500.00	9,45,000.00	60 %	3,78,000.00
j)	Machine Foundation			27 Year	119	Lump Sum	---	10,00,000.00
k)	Road & Site Development			27 Year		Lump Sum	---	08,00,000.00
							Total	1,03,80,628.00

Part - C (Extra Items) Building: NO

1.	Portico	---
2.	Ornamental front door	---
3.	Sit out/Verandah with steel grills	---
4.	Over head water tank	---
5.	Extra Steel/Collapsible gates	---
	T O T A L	---

PART - D (AMENITIES): : NO

1.	Ward Robes	---
2.	Extra sinks and bath tubs	---
3.	Marble/Ceramic flooring	---
4.	Interior decorations	---
5.	Architectural elevation works	---

The Valuation is based on Land & Building Method. No sale references are available.

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is Rs. 4, 68, 30,000.00 (Rs. Four Crore Sixty Eight Lakh Thirty Thousand Only) The Realisable value of the above property is Rs. 4, 21, 47,000.00 (Rs. Four Crore Twenty One Lakh Forty Seven Thousand Only). The Distress value Rs. 3, 51, 22,500.00 (Rs. Three Crore Fifty One Lakh Twenty Two Thousand Five Hundred Only) & The Government value Rs. 1, 45, 52,128.00 (Rs. One Crore Forty Five Lakh Fifty Two Thousand One Hundred & Twenty Eight Only)

Place: Kolhapur.

Date: 19th September, 2024

Signature

(Name & Seal of Approved Valuer)