

Mukesh G. Tiwari

B.E. Civil FIE (India), F.I.V.

payal.

CHARTERED ENGINEER, GOVT. APPROVED VALUER AND COMPETENT PERSON UNDER FACTORIES ACT.

Vapi Office : 15/A, Sheetal Apt, 1st Floor, Near K. P. Tower, Silvassa Road, VAPI-396 191 Dist. Valsad
Email : mukeshgtiwari@yahoo.in Tel.: +91 260 2425145 Cell : +91 98241 35079, 94080 82178
Surat Office : BM/14, Shakti Tower, Samarth Park, Adajan Gam Char Rasta, Adajan, Surat.

Annexure-I

FORMAT OF VALUATION REPORT

(To be used for all properties of value up to Rs.5 crores)

| | | |
|--|--|---|
| Name & Address of Branch | The Cosmos Co-op Bank Ltd., Branch :- Kalyan Branch, Mumbai | |
| Name of Customer (s)/ Borrower unit (for which valuation report is sought) | SUKH SHANTI RAYON | |
| Customer Details | | |
| 1 | Name | SANJAY JUHARMAL JAIN |
| | Application No. | |
| 2 | Property Details | |
| | Address | Industrial Gala / Unit (First Floor), Sr. No.260 P /1,Building No.3 , House no. 2068 Ankur Industrial Estate, Village-Dadra ,D & NH |
| | Nearby Landmark/ Google Map Independent Access to the property | BLUE STAR COMPANY,DADRA |
| 3 | Document Details | Whether All Required Documents made Available? Yes |



MUKESH GOPALKRISHNA TIWARI

* CHARTERED ENGINEER NO.: F/115895/5

* GOVT. APPROVED VALUER NO.: CAT-I/37-10/2002-2003

* COMPETENT PERSON NO.: GUJ/DISH/CPT/A/0104/2013

* F.I.V. NO. F-21011

BANK PANEL VALUER: * BANK OF BARODA * BANK OF INDIA * ORIENTAL BANK OF COMMERCE * YES BANK LTD.
* AXIS BANK LTD. * KOTAK MAHINDRA BANK * HDFC BANK LTD. * S.B.P.P. CO-OP. BANK LTD. * THE COSMOS CO-OP. BANK LTD.
* HDB FINANCIAL SERVICES LTD. * TJSB SAHAKARI BANK LTD. * PUNJAB MAHARASHTRA BANK * PRIME BANK * DNS BANK

| | Yes/No | Name of the Approving Authority | No. | Date |
|-------------------------|------------------------------------|--|-----|------------|
| Layout Plan | Yes | TPS/OC/Srv.no.260/1/Dadra/02/910 Silvassa | | 20/08/2002 |
| Building Plan | Yes | TPS/OC/Srv.no.260/1/Dadra/02/910 Silvassa | | 20/08/2002 |
| Construction Permission | Yes | TPS/OC/Srv.no.260/1/Dadra/02/910 Silvassa | | 20/08/2002 |
| Documents referred | Sale deed , Index Copy Of Property | | | |
| 4 | <u>Physical Details</u> | | | |
| | Adjoining Properties- | | | |
| | East | Road | | |
| | West | Road | | |
| | North | Gold Jyoti Polymer | | |
| | South | Aakar Ltd. | | |
| | Matching Boundaries | Not Mentioned in Sale deed | | |
| | Plot Demarcated | Yes | | |
| | Approved Land use | Industrial | | |
| | Type of Property | Industrial | | |
| | Latitude | 20 19'38.126" N | | |
| | Longitude | 72 58'12.353" E | | |



| No. of Rooms | Particulars | |
|---|---|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| Total No. of Floors | | |
| Floors on which the property is located | 1st Floor | |
| Approx. age of the property | 15 Years | |
| Residual age of the Property | 35 Years | |
| Details of Property/ Specifications | on 1 st Floor | |
| 5 | <u>Tenure / Occupancy Details</u> | |
| Status of Tenure | SANJAY JUHARMAL JAIN (Owner) | |
| No of years of Occupancy | | |
| Relationship of tenant or owner | | |
| 6 | <u>Stage of Construction</u> | |
| | Stage of Construction | 100% |
| | If under construction, extent of completion | N.A. |



| | | | |
|----|-----|---|-----|
| 7 | | <u>Violations if any observed</u> | |
| 7A | | Nature and extent of violations | No. |
| 8 | | <u>Area Details of the property</u> | |
| | | Area of Gala/Unit (As Per Sale)= 6115 Sq Ft. | |
| | | As Per Actual Physical Measurement Of The Gala/Unit (Entire Floor), 6115 Sq Ft & Boundaries | |
| | | E- Road | |
| | | W- Road | |
| | | N- Gold Jyoti Polymer | |
| | | S- Aakar Ltd. | |
| | | Documented/ Measured 6115 Sq Ft. | |
| | | B/ Up Area Considered For Valuation = 6115 Sq Ft. | |
| | | (Building Sanction Plan Provided/ If Not Provided For Our Perusal, Construction Value Is Based On Actual Measurement At Site.) yes | |
| | | Longitude And Latitude Of The Property N 20 19'38.126" E 72 58'12.353" | |
| 9 | | <u>Valuation</u> | |
| | iv. | Mention The Value As Per Government Approved Rates Also | |
| | v. | In Case Of Variation Of 20% Or More In The Valuation Proposed By The Valuer And The Guideline Value Provided In The State Govt. Notification Or Income Tax Gazette Justification On Variation Has To Be Given. Summary Of Valuation (The Depreciated Rate Considered For Structure, Total Life Of Structure Is Taken) | |



| | | |
|-----------|-------|--|
| | | Sale instances – NOT AVILABLE |
| | | We Have Worked Out This Valuation On The Basis Of Composite (Land +Construction) Method. While Adopting Rate Rs.1400/-Per sft. |
| | | FAIR MARKET VALUE : |
| | | 6115 Sq Ft. @ Rs.1400/-Per sft. = Rs.85,61,000/- |
| | | REALIZABLE VALUE : Rs.72,76,850/- |
| | | DISTRESS VALUE : Rs.60,00,000/- |
| 10 | | <u>Assumptions / Remarks</u> |
| | vii. | Qualifications In TIR / Mitigation Suggested, If Any - No |
| | viii. | Property Is SARFAESI Compliant - No |
| | ix. | Whether Property Belongs To Social Infrastructure Like Hospital, School, Old Age Home Etc. – No |
| | x | Whether Entire Piece Of Land On Which The Unit Is Set Up / Property Is Situated Has Been Mortgaged Or To Be Mortgaged. – Yes |
| | xi | Details Of Last Two Transactions In The Locality/ Area To Be Provided, If Available. – Not Available |
| | xii | Any Other Aspect Which Has Relevance On The Value Or |
| | | Marketability Of The Property.--good |
| 11 | | <u>Declaration</u> |
| | x | The Property Was Inspected By The Undersigned On 06/03/2018 |
| | xi | The Undersigned Does Not Have Any Direct/ Indirect Interest In The Above Property |



| | |
|-------|---|
| xii | The Information Furnished Herein Is True And Correct To The Best Of Our Knowledge. |
| xiii | I have submitted valuation report directly to the Bank. |
| xiv | The Analysis And Conclusions Are Limited By The Reported Assumptions And Conditions. |
| xv | I Have Read The Handbook On Policy, Standards And Procedures For Real Estate Valuation,2009,Fully Understood The Provisions Of The Same And Followed The Provisions Of The Same To The Best Of My Ability And This Report Is In Conformity To The Standards Of Reporting Enshrined In The Above Handbook. |
| xvi | I, Have Inspected The Subject Property On 06/03/2018 And Has Taken Actual Physical Measurement Of The Flat. Further I Confirmed The Boundaries Of The Subject Property. |
| xvii | I Am A 'Valuer' As Per The Provisions Of The Above Referred Handbook In Category I Immovable Properties And Fulfill The Education, Experience And Other Criteria Laid Out Therein |
| xviii | I Abide By The Code Of Conduct As Provided By The Above Referred Handbook. |
| 12 | <u>Enclosures Documents & Photograph (Geo-Stamping With Date) Etc.</u> Photographs Are Attached. yes |
| | Visit To Be Paid By : BANK |
| | Name Of The Empaneled Valuer : MUKESH G.TIWARI |
| | Educational / Professional Qualification :B.E.Civil |
| | Regd. Valuer Of Institution Of Valuers :F-21011 |



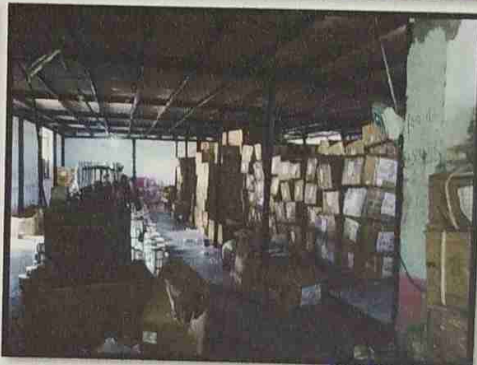
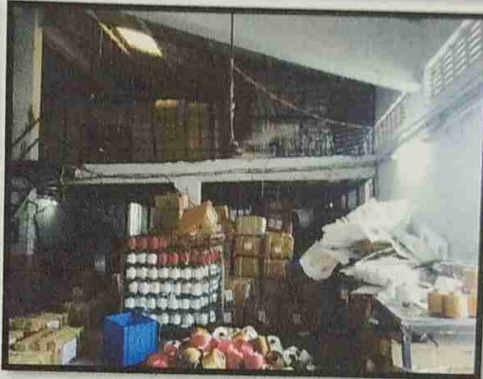
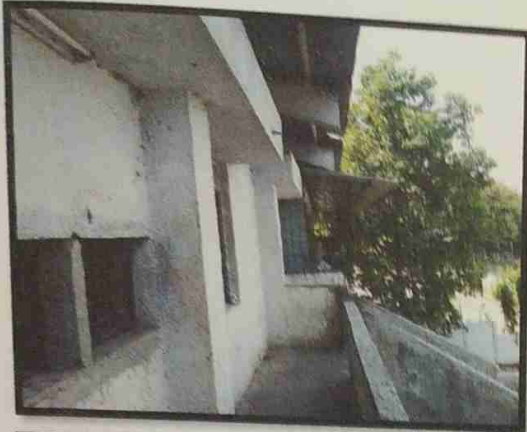
| | |
|--|--|
| | Wealth Tax Act |
| | Signature Of The Valuer <i>Mukesh Tiwari</i> |
| | Date: 06/03/2018 ,Tel. No.: 02602425145 |
| | Mobile Number: 9824135079 |
| | E-Mail mukeshgtiwari@yahoo.in |
| | <u>Enclosures :</u> |
| | Print-Screen of Department of Registration & Stamps For FY---- |
| | Copy Of Property Ownership Documents |
| | Google Map |
| | Photographs - |





SUKH SHANTI RAYON, DADRA







20°19'38.1"N 72°58'12.4"E

SUKH SHANTI RAYON, Industrial Gala / Unit (First Floor), Sr. No. 260 P / 1, Building No. 3, House no. 2068 Ankur Industrial Estate, Village Dadra, D & NH

