

Valuation Report
IMMOVABLE PROPERTY
(INDUSTRIAL UNIT – WARE HOUSE)

OWNED BY

M/s. NIRAV METALS PVT. LTD.

AT

**PLOT NO.848, ROAD NO.09, KALAMBOLI WAREHOUSING
COMPLEX, VILLAGE KALAMBOLI, TALUKA PANVEL,
NAVI MUMBAI, DIST. RAIGAD - 410218.**

AS INSTRUCTED BY

CENTRAL BANK OF INDIA - (MANDVI BRANCH)

Panel Valuer: -M/s Navjivan Consultancy Services Pvt Ltd

(Techno-Financial Advisor, Corporate and Valuation Services Company)

Mumbai Office:-

103 Maple, Tower 2, Runwal Greens,

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NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

Ref: NCSPL/CBI/45-4/09-24

**SUMMARY VALUATION REPORT OF
IMMOVABLE PROPERTY**

**(INDUSTRIAL UNIT – WARE HOUSE)
OWNED BY**

M/s. NIRAV METALS PVT. LTD.

AT

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Description	Present Fair Market Value as on 27/09/2024	Net Realizable Value (NRV) as on 27/09/2024	Distress Sale Value as on 27/09/2024
Industrial Unit – Plot No.848, Road No.09, Kalamboli Warehousing Complex, Village Kalamboli, Taluka Panvel, Navi Mumbai, Dist. Raigad - 410218.	Rs.5,27,96,000/-	Rs.4,75,16,400/-	Rs.4,22,36,800/-
	Rs.5,27,96,000/-	Rs.4,75,16,400/-	Rs.4,22,36,800/-

TOTAL PRESENT FAIR MARKET VALUE :Rs.5,27,96,000/- of Warehouse on Plot No.848, as on 27/09/2024 (RUPEES FIVE CRORES TWENTY SEVEN LAKHS NINETY SIX HUNDREDS ONLY).

FOR NAVJIVAN CONSULTANCY SERVICES PVT. LTD.


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

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NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

TO,
CENTRAL BANK OF INDIA - (MANDVI BRANCH)
VALUATION REPORT

I	General	
1.	Purpose for which the valuation is made	: To Ascertain The Fair Market Value as on date of Property For Non Fiscal Purpose – Renewal Loan Proposal with Central Bank Of India - (Mandvi Branch)
2.	a) Date of Inspection	: 11/05/2022
	b) Date on which the valuation is made	: 27/09/2024
3	List of documents produced for perusal	: Mr. Amit (9989166998) Mr. Dinesh (9323915357) (Representive of Borrower).
	I Telephonic instructions dated 10/05/2022 from Manager, Central Bank Of India - Mandvi Branch advising us for submission of valuation report in present case.	: We have relied on documents as provided by the Central Bank Of India - Mandvi Branch & presume the same to be authentic & true.
	II Copy of old valuation report no. NIL dated 08/06/2019 issued by Panel Valuer M/s. SJA Industrial Consultants Private Limited.	
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)	: Name of Owner – The Property as reported is owned by : M/s. NIRAV METALS PVT.LTD. Share of each owner in case of joint ownership:- Company Ownership.

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5.	Brief description of the property	:	<p>The Present property under Valuation is the Industrial Ware House No. 848 situated on – Plot No.848, Road No.09, Kalamboli Warehousing Complex, Village Kalamboli, Taluka Panvel, Navi Mumbai, Dist. Raigad - and within the limits of Kalamboli & Panvel City Municipal Corporation.</p> <p>The Ware Houses structure is having Patra shed and Labour Quarters on Ground floor with foundations, footing, slabs, staircase and all in RCC.</p> <p>The present Property mainly consists of following Units –</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: left;">Units –</th> <th colspan="3" style="text-align: center;">Approx. (Meter)</th> <th style="text-align: center;">Area Sq. Mt.</th> </tr> <tr> <td></td> <th style="text-align: center;">L</th> <th style="text-align: center;">X</th> <th style="text-align: center;">W</th> <td></td> </tr> </thead> <tbody> <tr> <td>Plot Area</td> <td style="text-align: center;">45.00</td> <td style="text-align: center;">19.52</td> <td></td> <td style="text-align: center;">878.40</td> </tr> </tbody> </table> <p>The above dimensions are approximate & as measured at site during our site visit.</p>	Units –	Approx. (Meter)			Area Sq. Mt.		L	X	W		Plot Area	45.00	19.52		878.40
Units –	Approx. (Meter)			Area Sq. Mt.														
	L	X	W															
Plot Area	45.00	19.52		878.40														
6.	Location of property																	
	a) Plot No. / Survey No.	:	Plot No.848.															
	b) Door No.	:	Plot No.848.															
	c) T.S. No. / Village	:	Village Kalamboli.															
	d) Ward / Taluka	:	Panvel.															
	e) Mandal / District	:	Raigad.															

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7.	Postal address of the property	:	Plot No.848, Road No.09, Kalamboli Warehousing Complex, Village Kalamboli, Taluka Panvel, Navi Mumbai, Dist. Raigad - 410218.	
8.	City / Town	:	Kalamboli.	
	Residential area	:	No.	
	Commercial area	:	No.	
	Industrial area	:	Yes.	
9.	Classification of the area			
	i) High / Middle / Poor	:	Middle.	
	ii) Urban/Semi Urban/Rural	:	Semi Urban.	
10	Coming under Corporation limit /Village Panchayat/Municipality	:	Within the village limits of Kalamboli & Panvel City 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.	:	Reportedly No.	
12	Boundaries of the property (As per Actual)			
	North	:	By Road No. 09.	
	South	:	By Plot No.835.	
	East	:	By Plot No.847.	
	West	:	By Plot No.849.	
13	Boundaries of the property	:	A	B
		:	As per Actual S. No. 103 & 104	As per Actual S. No. 102.
	North	:	-	By Road No. 09.
	South	:	-	By Plot No.835.
	East	:	-	By Plot No.847.
	West	:	-	By Plot No.849.
14	Extent of the site	:	As per Old Valuation report	
15	Extent of the site considered for Valuation (least of 13a & 13b)	:	Land Area :- 10218.32 Sq. Mtrs.	
16	Whether occupied by the owner / tenant? If occupied by tenant	:	Tenant Occupied.	

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	since how long? Rent received per month.	
II APARTMENT/INDUSTRIAL BUILDING		
Sr No	Description	Remarks.
1.	Nature of the apartment	: Warehouse No. 643.
2.	Location	
	C.T.S. No.	: Plot No.848.
	Block No.	: -
	Ward No.	: -
	Village/Municipality/Corporation	: Village - Kalamboli.
	Door No., Street or Road (Pin Code)	: Plot No.848, Road No.09, Kalamboli Warehousing Complex, Village Kalamboli, Taluka Panvel, Navi Mumbai, Dist. Raigad - 410218.
3.	Description of the locality Residential/Commercial /Mixed	: Industrial Area.
4.	Year of Construction	: As per the old valuation report, the Construction Work of the said Unit completed in the Year 2006-07 or thereabout
5.	Number of floors	: Ground Floor
6.	Type of structure	: Patra Shed.
7.	Number of Dwelling units in the building.	: -
8.	Quality of Construction	: Normal.
9.	Appearance of the Building	: Normal.
10	Maintenance of the Building	: Normal.
11	Facilities available	:
	Lift	: No.
	Protected Water Supply	: Yes.
	Underground Sewerage	: No.
	Car Parking – Open / Covered	: Open Parking.
	Is Compound wall existing?	: No.
	Is pavement laid around the Building?	: N.A.
III FLAT / INDUSTRIAL UNIT		

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1.	The floor in which the unit is situated	:	Land, Ware House & Building ground floors.
2.	Door No. of the flat /Industrial Unit	:	Plot No.848, Road No.09, Kalamboli Warehousing Complex, Village Kalamboli, Taluka Panvel, Navi Mumbai, Dist. Raigad - 410218.
3.	Specifications of the flat/Ind. Building	:	Industrial Building.
	Roof	:	Patra shed.
	Building	:	Ground floor.
	Special amenities	:	The Industrial Unit have 24 X 7 watch & ward facility.
4.	House Tax	:	The Property Tax amount is paid by the property Owner. The Property Tax details are available with the Borrower. The Company's representative had agreed to submit these details directly to bank authority.
	Assessment Number	:	
	Tax paid in the name of	:	
	Tax amount	:	
5.	Electricity Service connection No.	:	-
	Meter Card is in the name of	:	
6.	How is the maintenance of the flat?/ Industrial unit	:	Normal.
7.	Sale Deed executed in the name of	:	-
8.	What is the undivided area of land as per Sale Deed?	:	-
9.	What is the plinth area of the plot?	:	Land Area :-900 Sq. Mtrs.
10	What is the floor space index (app.)	:	Permissible FSI as per D.C. Rules of Local Competent Authority.
11	What is the Carpet Area /Built Up Area of the plot?	:	Land Area :-900 Sq. Mtrs.
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	The Property under Valuation is Industrial ware house Unit & it is restricted for Industrial use only.
14	Is it Owner-occupied or let out?	:	Tenant Occupied.

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15	If rented, what is the monthly rent?	:	-
IV	MARKETABILITY		
	How is the marketability?	:	<p>The area is well developed & having basic infrastructure facilities & services like Water supply, electricity, sewage & street lighting, and other Public service etc.</p> <p>Civic amenities such as Schools, Colleges, Markets, Banks, Shops, & Hospitals etc. are available within 5KM. distances from the property.</p> <p>The Present Property is situated at a distance of approx. 5 to 10 Km from Nearest Railway Station, 2km from Kalamboli, 2 to 3 From Khandeshwar & 5 Km from Pavel. Transportation means such as Corporation Buses & Private Auto available.</p> <p>The area is well connected to all parts of Mumbai & Goa State by good network of Roads & Railways.</p>
	What are the factors favoring for an extra Potential Value?	:	-
	Any negative factors are observed which affect the market value in general?	:	-
V	RATE		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar plot with same specifications in the adjoining locality?	:	Land rate is considered at Rs.4,000/- per Sq. Mtrs.

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2.	Assuming it is a new construction, what is the adopted basic composite rate of the Industrial unit under valuation after comparing with the specifications and other factors with the flat under comparison (given details).	:	Construction Rate is considered at Rs.8,073/- per Sq. Mtrs. Patra Shed at Rs.4,844/- per Sq. Mtrs.
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
a)	Depreciated building rate	:	Depreciated Market rate
	Replacement cost of Industrial Unit with Services (v(3)i)	:	= 900 Sq. Mtrs. x Rs.1938/- Per Sq. ft. = Rs.17,44,200/-
	Age of the building	:	16 Years.
	Life of the building estimated	:	60 Years (future Life 44 Years) Provided the building is maintained neatly under normal circumstances with proper & regular repairs & maintenance and regular structural audit etc. by society.
b)	Total composite rate arrived for valuation		
	Depreciated building rate VI (a)	:	Rs. 4,844/- per sq. mtrs
	Rate for Land & other V (3) ii	:	Rs.43,056/- per sq. mtrs
	Total Composite Rate	:	Rs.47,900/-Per Sq.mtrs

Details of valuation:

A. Value of Plot =

= 900 Sq. Mtrs. x Rs.43,056/- per Sq. Mtrs.

= Rs.3,87,50,400/-

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B. Replacement Cost of factory Building:

FACTORY BUILDING STRUCTURE AREA:

1) Ground Floor Shed Area: 9684 Sq. Fts.

=9684 Sq. Fts. @ Rs.450/- per Sq. Fts.

= Rs.43,57,800/-

VALUATION OF IMMOVABLE PROPERTY :

A) Market Value of Land :- Rs.3,87,50,400/-

B) Market value of Building Structure :- Rs.43,57,800/-

Total Value of Immovable Assets (A+B) :-Rs.4,31,08,200/-

Say Rs.5,27,96,000/-

(RUPEES FOUR CRORES THIRTY ONE LAKHS EIGHT THOUSANDS ONLY).

Factors Considered:

The Location, Internal condition of the Industrial unit& amenities & facilities available, grade & age of building, current demand & supply etc. The market rate obtained during local enquiry for neighboring properties and our enquiries with real estate agents and our data of previous valuation reports available etc.

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.

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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.5,27,96,000/- (RUPEES FOUR CRORES THIRTY ONE LAKHS EIGHT THOUSANDS ONLY)**.

THE DISTRESS SALE VALUE:

We are discounting the above market value by 20 %. Hence, Forced/Distress value of property as on date

= Fair Market Value as on date x 0.80

=Rs.5,27,96,000/-x 0.80

= **Rs.4,75,16,400/-**

(RUPEES THREE CRORES EIGHTY SEVEN LAKHS NINETY SEVEN THOUSANDS TWO HUNDREDS ONLY).

THE NET REALIZABLE VALUE (NRV):

Thus, Net Realizable Value (NRV) of caption subject property is

Fair Market Value (Selling Price) : Rs. 5,27,96,000/-

Deduct Cost Of Realization(Approx 10%) : Rs. 43,10,800/-

NRV = Rs.4,22,36,800/-

(RUPEES THREE CRORE FORTY FOUR LAKHS EIGHTY SIX THOUSANDS FOUR HUNDREDS ONLY).

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PART III DECLARATION

- A) The valuation is based on the site visit & the information given by the byborrower.
- B) The valuation is subject to clear & marketable title & adequacy of Engineering /Structural design, Stability & Deed of declaration for common Areas etc.
- C) Emphasis of this report is on the value of the property & not on the area measurement or title verification of the property, environmental Aspects & is based on present market rate.
- D) This valuation report will remain valid only for the purpose for which it is made& The Valuation has been given solely for the use of the Client to whom its addressed. 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 & willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably compulsion (As defined by the International Valuation Standards Committee London).
- E) Past performance of Real Estate Market need not necessarily indicate the future trends. This valuation is purely an estimate & has no legal or Contractual obligation on our part. Analysis & conclusions of the value of the property are based on assumptions & conditions prevailing at the time of date of valuation. The rates indicated are based on current market condition & these may vary with time.
- F) Bank authorities are requested to contact Valuer in case of any doubts or discrepancy.
- G) The opinion about valuation is true & fair to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.

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H) 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 lien & encumbrances.

Date: 27/09/2024

Place: Kalyan

FOR NAVJIVAN CONSULTANCY SERVICES PVT. LTD.



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

1. Details of Property visited :
2. Date of visit :
- Time of Visit :
3. Name & Designation of visiting Official :
4. Remarks if any.

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. _____ (Rupees _____ only)

Date: _____ Signature : _____

(Name & Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

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