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D.A. - 28500 Parg.

VALUATION REPORT

Of

M/S. R. K. METAL AND PLASTIC PVT. LTD.

Property At

Industrial Unit No.106 & 107, 1st Floor,
Amar Industrial Premises Co-op. Society Ltd.,
CTS No. 15, 20 & 52 (P), Andheri - Kurla Road,
Sakinaka, Village - Mohili, Andheri (E),
Taluka - Kurla, District Mumbai - 400 072.

FOR

BANK OF BARODA,
ANDHERI (WEST) BRANCH, MUMBAI

BY

BASAVARAJ MASANAGI & CO.

Govt. Approved Valuers, Chartered Engineers,
Surveyor & Loss Assessors

302, Arenja Arcade, Sector - 17, Vashi, Navi Mumbai - 400 703.

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Ref. No. : 34046-1/2021-22/9067A/BOB-Andheri (W)

Date: 24/09/2021

VALUATION REPORT

At the request of the Manager of Bank of Baroda, Andheri (W) Branch, Mumbai the Industrial Unit in Village - Mohili, Andheri (East), Taluka – Kurla, District Mumbai. was inspected to assess its value and the details are as furnished below:

1. Purpose for which valuation is made : To assess fair market value
2. Date as on which valuation is made : 23rd September 2021
3. Name of the Owner / Owners : **M/s. R. K. Metal And Plastic Pvt. Ltd.**
(As per old valuation report)
4. If the property is under joint ownership / : Company Ownership
co-ownership, share of each such owner.
Are the shares undivided?
5. Documents produced for perusal : 1. Xerox copy of old valuation report issued by
B. D. Kulkarni Dated 02/07/2018.
2. Registered documents are not provided for
verification.
6. Brief description of the property : Industrial premises
Carpet area (As per Measurement) : 1317 Sq. ft. (122.35 Sq. m.)
As per old valuation report
Carpet area Unit No. 106 : 586 Sq. ft. (54.44 Sq. m.)
Carpet area Unit No. 107 : 624 Sq. ft. (57.97 Sq. m.)
Total carpet area : 1210 Sq. ft. (112.41 Sq. m.)
Built up area : 1509 Sq. ft. (140.208 Sq. m.)
7. Location, Street, Ward No. : Industrial Unit No.106 & 107, 1st Floor,
Amar Industrial Premises Co-op. Society Ltd.,
CTS No. 15, 20 & 52 (P), Andheri - Kurla Road,
Sakinaka, Village – Mohili, Andheri (East),
Taluka – Kurla, District Mumbai – 400 072.
8. Survey / Plot No. of land : CTS No. 15, 20 & 52 (P),
9. Nearest Landmark : Opp.Lathia Rubber Company
Nearest Bus Stop : Vijay Printer Bus Stop



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10. Members present during inspection : Mr. Sachin Kamble
11. Is the property situated in Residential / commercial / mixed area / industrial area? : Industrial area
12. Classification of locality – high class / middle class / poor class : Upper Middle class
13. Proximity to civic amenities, like schools hospitals, Units, markets, cinema, etc. : Basic civic amenities are within reach.
14. Means and proximity to surface communication by the locality is served : Situated at app. 0.5 Km from Sakinaka Railway Station
15. Area of land supported by documentary proof, shape, dimensions and physical features : N. A.
16. Is it leasehold, the name of the lesser / lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease: : Freehold Land
- 16a. Site location : North : Sagar Tech Plaza
South : Building
East : Gala No. 107 & 108
West : Gala No. 5, Andheri - Kurla Road, 106 & 107
17. Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant : N. A
18. Are there any agreements of easements? If so, attach copies : N. A.
19. 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 : Municipal Corporation of Greater Mumbai
20. Has any contribution been made towards development or is any contribution been made towards development or is any demand for such contribution still outstanding? : N. A.



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21. Has the whole or part of land been notified for acquisition by Government or any statutory body? Give date of the notification : N. A.
22. Attach a dimensioned site plan : Not Available
3. Attach plans and elevations of all structures standing on the land a lay-out plan : Not Available
24. Furnish technical details of the building on a separate sheet (The Annexure to this Form may be used) : See Annexure I
25. (i) Is the property owner-occupied / tenanted / both? : Tenanted
- (ii) If partly owner-occupied, specify portion and extent of area under owner-occupation : N. A.
26. What is the Floor Space Index permissible and percentage actually utilized? : N. A.
27. (i) Names of tenants / lessees etc. : N. A.
(ii) Portions in their occupation
(iii) Monthly or annual rent / compensation / licence fee etc. paid by each
(iv) Gross amount received for the whole property
28. Are any of the occupants related to, or close business associates of, the owner? : N. A.
29. Is separate amount being recovered for the use of fixtures like fans, geysers, refrigerators, cooking ganges, built in wardrobes, etc. or for service charges? If so, give details : N. A.
30. Give details of water and electricity charges, if any, to be borne by the owner : N. A.



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31. Has the tenant to bear the whole is to bear the cost of maintenance and operation-owner or tenant? : N. A.
32. If a lift is installed, who has to bear the cost of maintenance and operation-owner or tenant? : Member of the society
33. If a pump is installed, who has to bear the cost of maintenance and operation – owner or tenant? : Member of the society
34. Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound, etc.---owner or tenant? : Member of the society
35. What is the amount of property tax? Who is the bear it? Give details with documentary proof. : Member of the society
36. Is the building insured? If so, give the policy No. amount for which it is insured and the annual premium : Such details not available
37. Is any dispute between landlord and tenant regarding rent pending in a court of law? : No
38. Has any standard rent been fixed for the premises under any law relating to the control of rent? : N. A.
39. 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 : Not Available
40. Land rate adopted in this valuation : Not Applicable
41. If sale instances are not available or not relied upon, the basis of arriving at the land rate : Making market survey
42. Year of commencement certificate : -
Year of completion of construction : App. 1973



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43. What was the method of construction --- : Constructed by contractor
by contract / by employing labour directly
/ both?
44. For items of work done by engaging : N. A.
labour directly, give basic rates of
materials and labour supported by
documentary proof

ANNEXURE - I

1. No. of floors and heights of each floor : Ground + 1 Storied Structure
2. Plinth area floor wise (As per IS : 3861-
1966) : N. A.
3. Year of construction : App.1973
4. Present Estimated future life : 12 Years
5. Present Age of the Building : 48 Years with proper maintenance
6. Type of construction – load bearing : RCC framed structure
walls/R.C.C. frame/Steel frame
7. Type of foundations : RCC foundation
8. Walls : Brick walls
9. Partitions : Brick walls
10. Description about the Property : Industrial Unit Premises
11. Doors and windows : M. S. Rolling Shutter
12. Flooring : Cement Concrete Flooring
13. Bath & W.C. : Commonly provided
14. Finishing : Good
15. Roofing and terracing : RCC slab roofing
16. Special architectural or decorative : No
features,
if any



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17. i) Internal wiring - surface or conduit : Surface Wiring
ii) Class of fitting - superior/ ordinary/poor : Good
18. Sanitary installations : Yes
19. Compound wall : Yes
20. No. of lifts and capacity : No
21. (Underground pump ---- capacity and type of construction : As per requirement
22. Overhead tank : As per requirement
23. Pumps --- No. and their horse power : As per requirement
24. Roads and paving within the compound, approximate area and type of paving : Yes
25. Sewage, if septic tanks provided, No. and capacity : Connected to Municipal Sewer

VALUATION:

Replacement cost for insurance purpose : = Built up area X Construction rate
= 1509 Sq. ft. X ₹ 4,000/- Sq. ft.
= ₹ 60,36,000/-
≅ ₹ 60,40,000/-

Summary of Valuation : The Valuation of the Unit is based on prevalent rate in
The area. The unit market rate of property of ₹ 15,200/-
Sq. ft. is considered for assessment.

Fair market value of Unit : = Built up area X Market rate
(Including loft area) = 1509 Sq. ft. X ₹ 15,200/- Sq. ft.
= ₹ 2,29,36,800/-
≅ ₹ 2,29,00,000/-

(Rupees Two Crore Twenty Nine Lakhs Only).

Value : In the light of all that is stated above, and on the basis of our judgment, market enquiries and consultations with the sources familiar with the area, we valued the said property at ₹ 2,29,00,000/- **(Rupees Two Crore Twenty Nine Lakhs Only).**




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Fair Market Value of the property	: = ₹ 2,29,00,000/-
Realisable value of the property (15 % less than the Market Value)	: = ₹ 1,94,65,000/- ≅ ₹ 1,95,00,000/-
Distress sale value of the property (20 % less than the Market Value)	: = ₹ 1,83,20,000/- ≅ ₹ 1,83,00,000/-

DECLARATION:

I, hereby declare that:

- The information furnished above is true and correct to the best of my knowledge and belief;
- I have no direct or indirect interest in the property being valued.
- I have inspected & valued the right property on 23/09/2021.
- My registration with State Chief Commissioner of Income Tax is Valid as on date.
- The legal aspects were not considered in this valuation.


Basavaraj Masanagi
B.E (C), M.I.E, F.I.V.
Chartered Engineers, Valuers,
Surveyor & Loss Assessor.



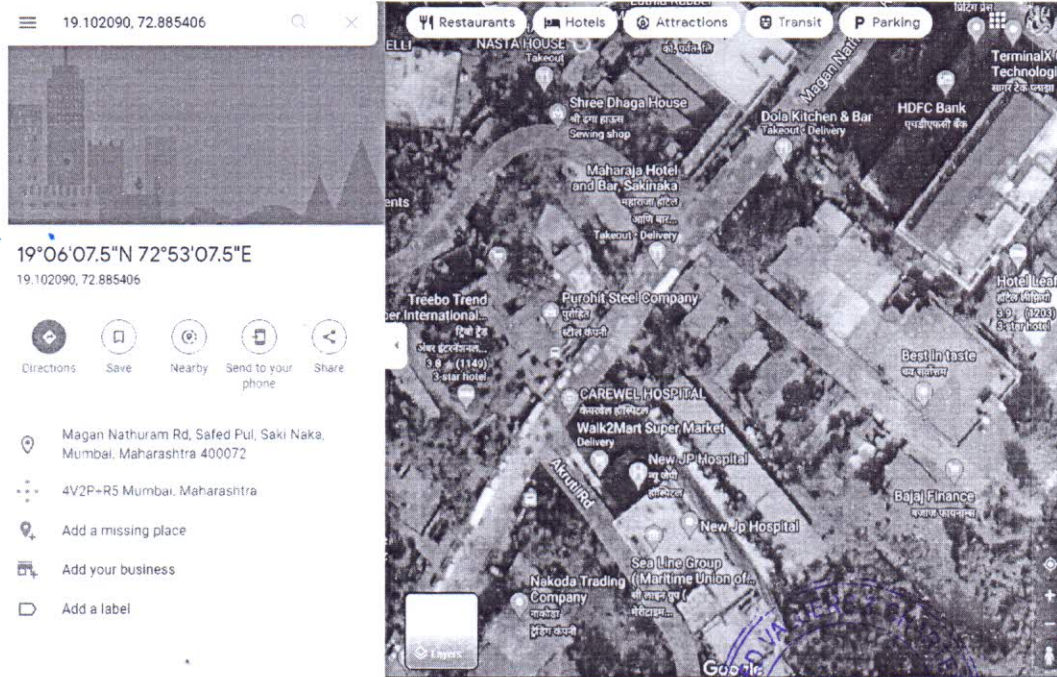
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Carpet area (as per measurement):

Description	Length in ft.	Width in ft.	Area in Sq. ft.
Unit No. 106	19.50	4.00	78.00
	38.00	15.42	585.58
Unit No. 107	38.00	15.42	585.58
	15.42	4.42	67.95
		Total	1317.11 ≈ 1317.00



LOCATION MAP



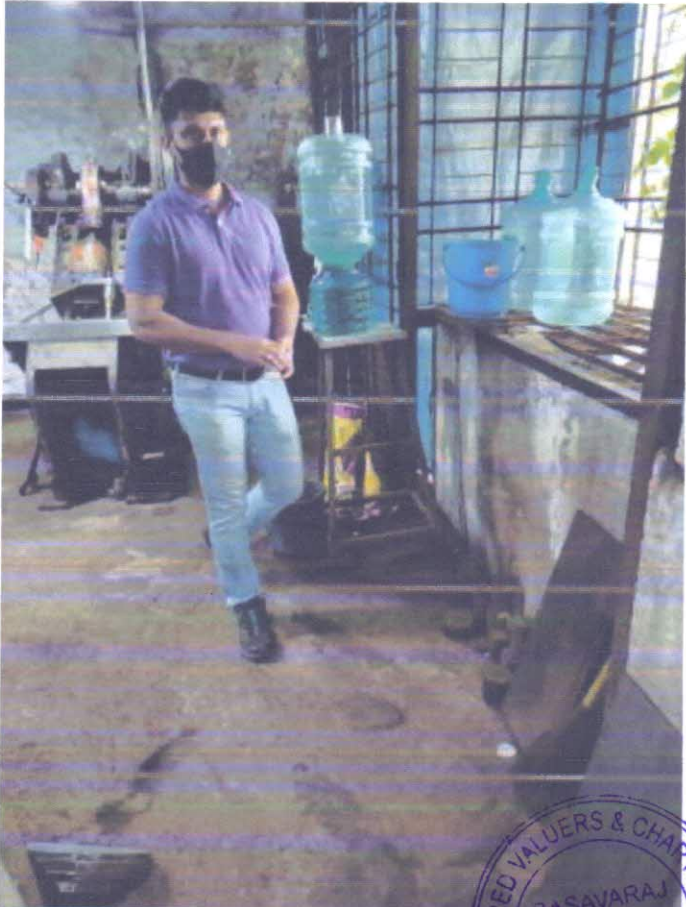
PHOTOS

Ref No. 34046/9067A BOB- Andheri(W)



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CATI-350
★ GOVT. REGISTERED VALUERS & CHARTERED ENGINEER

