

K&A

BEYOND VALUE

Valuation of Land and Building for

M/s. Sagar Defence Engineering Private Limited

State Bank of India

Shivsagar Estate, Worli, Mumbai

April 2024

Kakode Associates

Consulting Private Limited

102, Samarth, Mahim (W), Mumbai-16

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To,
State Bank of India
 Manager, RMSME
 Branch - Shivsagar Estate,
 Devchand house, Dr. A B Road,
 Worli, Mumbai – 400 018

**VALUATION REPORT
 (IN RESPECT OF LAND & BUILDING)**

1. Introduction

- | | |
|--|--|
| a) <i>Name - Lessor of the property
(with address & Phone Nos.)</i> | M/s. Sagar Defence Engineering Private Limited

Mob: Mridul – Director - 90349 66650
Address: Plot No. PAP-V-13, Chakan Industrial Area Ph-II,
Village – Wasuli, Taluka – Khed, District – Pune. |
| <i>Property Address</i> | M/s. Sagar Defence Engineering Private Limited Located
at Plot No. PAP-V-13, Chakan Industrial Area Ph-II, Village
– Wasuli, Taluka – Khed, District – Pune. |
| b) <i>Purpose of Valuation</i> | To assess the present market value of the above referred
Industrial premises. |
| c) <i>Date of inspection of the property</i> | March 28, 2024 |
| d) <i>Date of Valuation Report</i> | April 20, 2024 |
| e) <i>Name of the Developer of the property
(In case of developer built properties.)</i> | N.A. |

2. Physical Characteristics of the Property

- | | |
|---|--|
| a) <i>Location of the property</i> | |
| i. <i>Nearby landmark</i> | GE India Industrial Private Limited |
| ii. <i>Postal address of the property</i> | M/s. Sagar Defence Engineering Private Limited Located
at Plot No. PAP-V-13, Chakan Industrial Area Ph-II, Village
– Wasuli, Taluka – Khed, District – Pune |
| iii. <i>Area of the plot/land (supported by a
plan as per sale deed)</i> | 1215 sq. mtr. as per Sanctioned Plan. |
| iv. <i>Type of Land: Solid, Rocky, Marsh
land, reclaimed land, Water-logged,
Land locked.</i> | Solid |
| v. <i>Independent access/approach to the
property, etc.</i> | Yes |
| vi. <i>Google Map Location of the Property
with a neighbourhood layout map</i> | As per Annexure – I |



vii	<i>Details of roads abutting the property</i>	Tar Road
viii	<i>Description of adjoining property</i>	On the North side of the property there is Industrial Shed on South part is industrial and part is open plot, on East side of the property there is open plot and the property has approach road from the west side.
ix	<i>Plot No. / Survey No./ CTS No.</i>	Plot No. PAP-V-13
x	<i>Ward/Village/Taluka</i>	Village – Wasuli, Taluka - Khed
xi	<i>Sub-Registry/Block</i>	-
xii	<i>District</i>	Pune

Any other aspect

b) *Plinth Area, Carpet Area, and Built-up area to be mentioned separately & clarified*

Area of the property;

Area calculation for valuation

Please Refer Annexure II

Area considered for valuation

c)	<i>Boundaries of the Plot</i>	As per Sale Deed / TIR	Actual
	East		Open Plot
	West		Road
	North	Details not available	Industrial Shed
	South		Open Plot/Industrial Shed

3. Town Planning parameters

a. i.	<i>Master Plan provisions related to property in terms of land use</i>	Industrial use
ii.	<i>FAR- floor Area Rise/FSI - floor Space Index permitted & consumed</i>	As per norms of local authority
iii.	<i>Ground coverage</i>	We have not received the details
iv.	<i>Comment on whether OC- Occupancy Certificate has been issued or not</i>	Occupancy Certificate vide letter No. EE(P)/TB/CHK/PH-II/B-54026/ of 2020 by Office of Executive Engineer, MIDC, Project Division, Chinchwad, Pune – 411 019
v.	<i>Comment on unauthorized constructions if any</i>	It was noted that there were deviations from the sanctioned plan and we have considered the minimum Built Up Area of the two, i.e., measured and sanctioned.
vi.	<i>Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.</i>	MIDC
vii.	<i>Planning area/zone</i>	N.A.
viii.	<i>Developmental controls</i>	MIDC



ix. Zoning regulations	As per local norms
x. Comment on the surrounding land uses and adjoining properties in terms of uses	Industrial
xi. Comment on demolition proceedings if any	We have not received the details
xiii. Any other Aspect	-

4. Document Details and Legal Aspects of Property

a) Ownership Documents:

i. Sale Deed. Gin Deed, Lease Deed	Deed of Assignment between Assignor – Avinash Ramchandra Gaikwad and Assignee – Ramkamalprasad Tribhuvan Singh dated August 12, 2021.
ii. Technical/Other Documents:	1. Sanctioned Plans - Vide plans dated – December 26, 2017 by MIDC.
iii. <i>TIR of the Property</i>	We have not received the details
b) <i>Name of the Lessor</i>	Sagar Defence Engineering Private Limited
c) <i>Ordinary status of freehold or leasehold including restrictions on transfer</i>	Leasehold
d) <i>Agreement of easement if any</i>	We have not received the details
e) <i>Notification of acquisition if any</i>	We have not received the details
f) <i>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) if any</i>	Not Applicable
g) <i>Heritage restriction, if any</i>	Not Applicable
h) <i>Comment on transferability of the property ownership</i>	Not Applicable
i) <i>Comment on existing mortgages/ charges/ encumbrances on the property, if any</i>	Not Applicable
j) <i>Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be</i>	Yes.
k) <i>Building plan sanction:</i>	Yes
<i>Authority approving the plan</i>	MIDC
<i>Name of the office of the Authority</i>	
<i>Any violation from the approved bldg. Plan</i>	It was noted that there were deviations from the sanctioned plan and we have considered the minimum Built Up Area of the two, i.e., measured and sanctioned.



l) Whether Property is Agricultural Land if yes, any conversion is contemplated.	No
m) Whether the property is SARFAESI compliant	Yes
n) a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report.	We have not received the details
b. Observation on Dispute or Dues if any in payment of bills / taxes to be reported.	We have not received the details
o) Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	Not applicable
p) Qualification in TIR/ mitigation suggested if any,	We have not received the Title Investigation Report
q) Any other aspect	-

5. Economic Aspects of the Property

a) i. Reasonable letting value	Not Applicable
ii. If property is occupied by tenant	No
• Number of tenants	Not Applicable
• Since how long (tenant- wise)	Not Applicable
• Status of tenancy right	Not Applicable
• Rent received per month (tenant-wise) with a comparison of existing market rent	Not Applicable
iii. Taxes and other outings	We have not received the details
iv. Property Insurance	We have not received the details
v. Monthly maintenance charges	We have not received the details
vi. Security charges	We have not received the details
vii. Any other aspect	-

6. Socio-cultural Aspects of the Property

a) Descriptive account of the location of the property in terms of Social structure of the area, population. Social satisfaction, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Middle income group. The said property is located in one of leading Industrial Estates of Maharashtra known as Chakan Industrial Area Phase II.
b) Whether property belongs to social infrastructure like hospital, school, old age homes, etc.	No



7. Functional and Utilitarian Aspects of the Property

- | | |
|---|----------------------------|
| a) Description of the functionality and utility of the property in terms of | |
| i. Space allocation | Please refer Annexure II |
| ii. Storage Spaces | Available |
| iii. Utility spaces provided within the bldg. | Available |
| iv. Car Parking facility | Outside the compound wall. |
| v. Balconies, etc. | - |
| b) Any other aspect | - |

8. Infrastructure Availability

- | | |
|--|---|
| a) Description of aqua infrastructure availability in terms of : | |
| i. Water supply | Available |
| ii. Sewerage/sanitation System Underground or Open | Underground |
| iii. Storm water drainage | Not Applicable |
| b). Description of other physical infrastructure facilities viz. | |
| i. Solid waste management | Not known |
| ii. Electricity | Available |
| iii. Road and public transport connectivity | By bus & taxi, Pune railway station is approx. 39 km. |
| iv. Availability of other public utilities nearby | Available |
| c). Social infrastructure in terms of | |
| i. School | Available nearby |
| ii. Medical facilities | Available nearby |
| iii. Recreational facility in terms of parks and open space | Available nearby |

9. Marketability of the Property

- | | |
|---|---------------------------|
| a). Marketability of the property in terms of | |
| i. Locational attributes | Good |
| ii. Scarcity | - |
| iii. Demand and supply of the kind of subject property. | Good |
| iv. Comparable sale prices in the locality | Please Refer Annexure III |
| b) Any other aspect which has relevance on the value or marketability of the property | No |



10 Engineering and Technology Aspects of the Property

a)	Type of construction	MS Steel Frame PEB structure
b)	Material & technology used	Good
c)	Specifications	Part MS Sheet cladding and part brick wall masonry
d)	Maintenance issues	No
e)	Age of the building.	1 year (As per site information)
f)	Total life of the building	44 years depending on the regular preventive maintenance of the building
g)	Extent of Deterioration	No
h)	Structural safety	Good
i)	Protection against natural disaster viz. earthquakes	As per norms of Local Authority
j)	Visible damage in the building	No
k)	System of air-conditioning	No
l)	Provision of firefighting	Yes
m)	Copies of the plan and elevation of the building to be included	Please refer Annexure V

11) Environmental Factors

a)	Use of environment friendly building materials, Green Building techniques	Not Applicable
b)	Provision of rain water harvesting	Not observed
c)	Use of solar heating and lighting, systems, etc.	Not observed
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic, etc.	Not observed

12 Architectural and aesthetic quality of the property

Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements, etc.	New Building
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13 Valuation

a) Valuation Methodology	The method adopted for valuation of the industrial premises is sales comparison method in which the sales instances of the similar properties or properties with similar attributes in the same region are traced and the market rates are derived by using the experience and expertise of the valuer. Also, the valuation of the commercial premises is based on the present market value of the premises depending on the condition, location and
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other infrastructural facilities available at and around the said premises.

The realizable value of the said commercial office is considered at **85%** of the present market value of the said office, while the forced sale value for the said commercial office is considered at **70%** of its present market value.

b) *Prevailing Market Rate/Price trend of the Property in the locality /city from property search sites - viz www.magickbricks.com, 99acres.com, makaan.com, etc. if available* Annexure III

c) *Guideline Rate obtained from Registrar's office / State Govt. Gazette / Income Tax Notification (Page No., Zone No.) Copy attached* Please Refer Annexure IV

i. **Guideline Value (Agreement area)**

ii. **Market Value** Please Refer Annexure II

d) **Summary of Valuation** Value in INR

i. Guideline Value	<i>Land</i>	INR 63,75,105
	<i>Building-/Office/Terrace Hotel</i>	NA
ii. Market Value (MV)		INR 402.16 Lakh
iii. Realizable Value (85 % of MV)		INR 341.84 Lakh
iv. Forced / Distress Sale value (70% of MV)		INR 281.51 Lakh

Note – For details please refer Annexure II

e) i. *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.*

It may be noted that the Govt. guideline value are for Stamp duty purpose, they are generally constant along a particular road i.e. it doesn't take into account the advantage/disadvantage of particular property vis-a-vis its locations. Rates of industrial units vary from site to site and within a site from macro-site to micro-site. That is why our valuation differs from Govt. Stamp duty ready reckoner rate.

ii. *Details of last two transactions in the locality/area to be provided, if available.* Annexure III



Remarks.

- The plot was noted to be demarcated from all sides with paving blocks and cement concrete laid between the building and compound wall.
- The building was noted to be in well maintained condition.
- As per the discussion with the representatives at the site the said construction was noted to be completed in the year 2021.
- The main shed was noted to have design for the EOT crane to be installed, which as on visit was not present.
- The building in the front with glass cladding was noted be Ground Floor + 2 Upper Floors.
- The inventory section at the end of main shed has mezzanine floor, of which mezzanine floor is used for inventory storage.

14. Declaration

I hereby declared that:

- i. The information provided is true and correct of the best of our knowledge and belief.
- ii. The analysis and conclusions are limited by the reported assumptions and conditions. All figures regarding the areas are based on the documents submitted by the client.
- iii. We have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFI's in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- iv. We have no direct or indirect interest in the above property valued.
- v. We by the name of Mr. Amheet Pai Kakode & Mr. Ashok Akerkar, who are the founder & the valuer and are authorized, have to state that our representative has inspected the subject property on, January 18, 2024.
- vi. We are a registered Valuer under Section 34AB of Wealth Tax Act.1957.
- vii. We are an approved Valuer under SARFAESI ACT-2002 and I am on SBI panel, approved for SARFAESI Valuation.
- viii. We have not been de-paneled or removed from any Bank / Financial Institution / Govt. Organization at any point of time in the past.
- ix. We have not checked the title clearance or the legality of the said property.
- x. This valuation report is purely an opinion and has no legal or contractual obligation on our part.
- xi. We have submitted the Valuation Report (s) directly to the bank.

For KAKODE ASSOCIATES CONSULTING PRIVATE LIMITED



AMEET PAI KAKODE
Founder & CEO




ASHOK S. AKERKAR
Director & Govt. Approved Valuer

CCIT/PNJ/4(3)-Tech/2005-06

Date : April 20, 2024

Place : Mumbai

As a result of our appraisal and analysis, it is our considered opinion that the value of the above referred Industrial premises, located at Plot No. PAP-V-13, Chakan Industrial Area Ph-II, Village – Wasuli, Taluka – Khed, District – Pune, and valued for M/s. **Sagar Defence Engineering Private Limited**, in its present prevailing condition with aforesaid specifications is as under:

Sr. No.	Particular	Guideline Value	Gross Block as on March 31, 2023	Net Block as on March 31, 2023	Market Value	Realizable Value (85% of MV)	Distress Sale Value (70% of MV)
1	Land	63.75			143.37	121.86	100.36
2	Building		54.26	53.02	258.79	219.97	181.16
	Total	63.75	54.26	53.02	402.16	341.84	281.51

For KAKODE ASSOCIATES CONSULTING PRIVATE LIMITED



AMEET PAI KAKODE
Founder & CEO

Place : Mumbai




ASHOK S. AKERKAR
Director & Govt. Approved Valuer
CCIT/PNJ/4(3)-Tech/2005-06

Date : April 20, 2024

The undersigned has inspected the property detailed in the Valuation Report dated April 20, 2024 on We are satisfied that the **Fair and Reasonable Market Value** of the property is **INR 402.16 Lakh (Rupees Four Hundred Two Lakh and Sixteen Thousand only)**.

Signature

(Name of the Branch Manager with Office Seal).

K&A

DECLARATION- CUM- UNDERTAKING

We, Mr. Ameet Pai Kakode son/daughter of Mr. Anil B. Pai Kakode and Mr. Ashok S. Akerkar son/daughter of late Mr. Shantaram G. Akerkar, do hereby solemnly affirm and state that:

- a. We are citizen of India.
- b. We will not undertake valuation of any assets in which we have a direct or indirect interest or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c. The information furnished in our valuation report dated March 20, 2024 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property. We have not been convicted of any offence and sentenced to a term of Imprisonment;
- d. Our engineer has personally inspected the property on January 18, 2024. The work is not subcontracted to any other valuer and carried out by our team.
- e. Valuation report is submitted in the format as prescribed by the Bank. We have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during our empanelment with you. We will inform you within 3 days of any such depanelment.
- f. We have not been removed/dismissed from service/ employment earlier.
- g. We have not been convicted of any offence and sentenced to a term of imprisonment.
- h. We have not been found guilty of misconduct in our professional capacity.
- i. We have not been levied a penalty under section 271.
- j. We are not an undischarged bankrupt, or have not applied to be adjudicated as a bankrupt.
- k. We are not undischarged insolvent.
- l. We have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income Tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- m. We have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958.
- n. Our PAN Card number/Service Tax number as applicable – Ameet Kakode – AKRPP5515A and Ashok Akerkar – ABKPA2220P.
- o. We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- p. We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- q. We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of our ability.



- r. We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- s. We abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
- t. Ashok Akerkar is registered under Section 34 AB of the Wealth Tax Act, 1957.
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. We are the ~~proprietor / partner /~~ authorized officials of the ~~firm /~~ company, who are competent to sign this valuation report.
- w. We will undertake the valuation work on receipt of Letter of Engagement generated from the system (Le. LLMS/LOS) only.
- x. Further, we hereby provide the following information:

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued	Industrial land and building
2	Purpose of valuation and appointing authority	Official of the State Bank of India to ascertain Fair Market Value of the property.
3	Identity of the valuer and any other experts involved in the valuation	Kakode Associates Consulting Private Limited
4	Disclosure of valuer interest or conflict, if any	-
5	Date of appointment, Valuation date and Date of report	March 27, 2024 March 28, 2024 April 20, 2024
6	Inspections and/or investigations undertaken	Measurement and photographs of the property with data collection
7	Nature and sources of the information used or relied upon	Based on our site visit & the information collected at site
8	Procedures adopted in carrying out the valuation and valuation standards followed	As per standards
9	Restrictions on use of the report, if any;	This report is prepared for State Bank Of India
10	Major factors that were taken into account during the valuation	The location, condition and type of structure is taken into consideration while valuing the subject property
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	a) This report is issued to the best of our knowledge & ability & is without any prejudice. b) Encumbrances of Lien, Govt. or other dues, stamp duty, registration charges, transfer charges, etc., if any, are not considered in the



		<p>valuation. Please refer to legal opinion for encumbrances.</p> <p>c) The documents provided to us are assumed to be authentic & latest and that no changes or transfers have taken place with respect to the said property (including change of ownership, approvals, etc.). The Bank should check correctness of provided documents.</p> <p>d) We have not checked the title clearance or the legality of the said property. This valuation report is purely an opinion and has no legal or contractual obligation on our part.</p>
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FOR KAKODE ASSOCIATES CONSULTING PRIVATE LIMITED



AMEET PAI KAKODE
 Founder & CEO

DATE : APRIL 20, 2024




ASHOK AKERKAR
 Director & Govt. Approved Valuer

PLACE : MUMBAI

13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in “mandate snatching” or offering “convenience valuations” in order to cater to a company or client’s needs.
18. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or



for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation – For the purposes of this code the term ‘relative’ shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

FOR KAKODE ASSOCIATES CONSULTING PVT. LTD.



AMEET PAI KAKODE
Founder & CEO

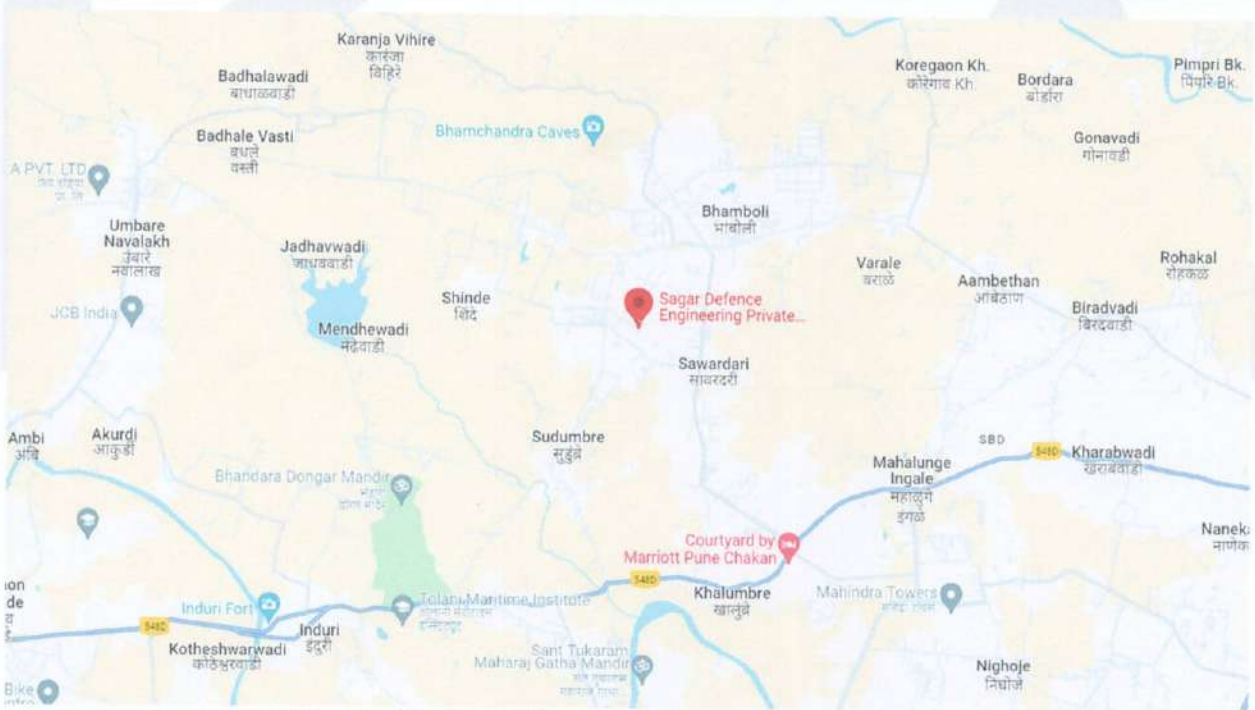
DATE : APRIL 20, 2024




ASHOK AKERKAR
Director & Govt. Approved Valuer

PLACE : MUMBAI

ANNEXURE – I – LOCATION



Geographical Co-ordinates - 18°46'35.5"N 73°46'00.1"E



ANNEXURE – II – MARKET VALUE CALCULATION

1. Land

Sr. No.	Particular	Area in sq. mtr.	Guideline Rate	Market Rate.	Guideline Value	Market Value	Realizable Value	Distress Sale Value
1	Land	1,215	5247	11,800	63,75,105	1,43,37,000	1,21,86,450	1,00,35,900

2. Building

Sr. No.	Floors	Description	Quantity	UOM	Height
1	Ground Floor	RCC Frame Structure, RCC Slab Roofing, Standard Finishing	801.09	sq. mtr.	8.60
	First Floor	RCC Frame Structure, RCC Slab Roofing, Standard Finishing	69.49	sq. mtr.	3.60
	Site Development	Compound Wall, Paving around the main shed	1,215.00	sq. mtr.	-
Total					

Sr. No.	Floors	Quantity	UOM	Replacement Value in Lac	Age	Residual Life in years	Market Value Value (INR in Lakh)
1	Ground Floor	801.09	sq. mtr.	221.10	3	42	200.88
	First Floor	69.49	sq. mtr.	14.31	3	42	13.01
	Site Development	1,215.00	sq. mtr.	48.60	3	57	44.90
Total				284.02			258.79

3. Summary

Sr. No.	Particular	Guideline Value	Gross Block as on March 31, 2023	Net Block as on March 31, 2023	Market Value	Realizable Value (85% of MV)	Distress Sale Value (70% of MV)
1	Land	63.75			143.37	121.86	100.36
2	Building		54.26	53.02	258.79	219.97	181.16
Total		63.75	54.26	53.02	402.16	341.84	281.51



ANNEXURE – III – COMPARABLE

For Land

Particulars	Subject Property	Benchmark 1	Benchmark 2
Transaction / Listing		Sale Instance	Listing
Year of Listing		2024	2024
Property Location	Chakan Ph- II	Chakan Ph- II	Chakan Ph- II
Property Type	Industrial Land	Industrial Land	Industrial Land
Land Area in sq. mtr.	1,215	3,028	14,400
Asking/Transacted Amount (INR)		3,43,00,000	17,82,00,000
Asking/Transacted Rate (INR per sq. mtr.)		11,328	12,375
Adjustments			
Listing Discount		0.00%	-5.00%
Discount for Size		5.00%	15.00%
Discount for Type		0.00%	0.00%
Location & Access		0.00%	-10.00%
Market Liquidity Discount		0.00%	-5.00%
Total Adjustments		5.00%	-5.00%
Gross Adjustment		5.00%	35.00%
Adjusted Rate INR per sq. mtr.		11,894	11,756
Weightage in %		50%	50%
Weighted Rate		5,946.99	5,878.19
Average Rate arrived for Valuation per sq. mtr.		11,825	
Rate adopted for Valuation Say		11,800	



गावाचे नाव : वासूली	
(1)विलेखाचा प्रकार	असाईनमेंट ऑफ लीज
(2)मौबदला	34300000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	22528320
(4) भू-गापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणेइतर वर्णन : इतर माहिती: गाव मौजे वासूली ता. खेड जि. पुणे येथील महाराष्ट्र औद्योगिक विकास महामंडळाच्या चाकण औद्योगिक क्षेत्र टप्पा क्र. 2 मधील औद्योगिक विभागातील भुखंड क्र. पीएपी - व्ही - 83 यांसी एकुण क्षेत्र 3028 चौ. मी. येणेप्रमाणे मिळकत प्रस्तुत दस्ताचा मुख्य विषय आहे.(मा. दुय्यम निबंधक खेड क्र. 2 यांचे कार्यालयात नोंदणीकृत दस्त क्र. 4182/2024 अन्वये मुद्रांक शुल्क व नोंदणी फी वसुल.)((Plot Number : PAP - V - 83 ;))
(5) क्षेत्रफळ	3028 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मे. तारू फ्लेस्टोमर्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर राजकुमार आत्माराम चंदनानी वय:-66 पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. 601, शिवशक्ती, सीधर रोड, आंबोली, अंधेरी (वेस्ट) मुंबई. , महाराष्ट्र, मुंबई. पिन कोड:-400058 पॅन नं:-AAACT2652G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-मे. नवकार इंडस्ट्रीज तर्फे भागीदार शीतल पंकज सुराणा वय:-44; पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 162/3, नवकार, आदित्य बिल्दा हॉस्पिटल मार्ग, येरगाव, पुणे. , महाराष्ट्र, पुणे. पिन कोड:-411033 पॅन नं:-AAVFN2163Q 2): नाव.-मे. नवकार इंडस्ट्रीज तर्फे भागीदार रचना राजीव खिंबसरा वय:-49; पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 162/3, नवकार, आदित्य बिल्दा हॉस्पिटल मार्ग, येरगाव, पुणे. , महाराष्ट्र, पुणे. पिन कोड:-411033 पॅन नं:-AAVFN2163Q 3): नाव.-मे. नवकार इंडस्ट्रीज तर्फे भागीदार संध्या कटारीया वय:-20; पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 162/3, नवकार, आदित्य बिल्दा हॉस्पिटल मार्ग, येरगाव, पुणे. , महाराष्ट्र, पुणे. पिन कोड:-411033 पॅन नं:-AAVFN2163Q
(9) दस्तऐवज करून दिल्याचा दिनांक	20/03/2024
(10)दस्त नोंदणी केल्याचा दिनांक	22/03/2024
(11)अनुक्रमांक,खंड व पृष्ठ	4183/2024

Home > Commercial land for sale in Pune > Industrial land for sale in Pune > Industrial land for sale in Chakan

Posted on Apr 05, 2024 / Ready to move

₹17.82 Cr

@ 1,150 per sq.ft.

Estimated EMI ₹14,23,699

Industrial Lands/Plots for Sale
in Chakan, Pune, Maharashtra

RERA STATUS

NOT AVAILABLE

Website: <https://maharera.mahapoline.gov.in/>

Overview

Dealer Details

Articles

Property (0)

Area
Plot area 155000 sq.ft.
(3466.97 gaj)

Price
₹17.82 Crore
@ 1,150 per sq.ft.

Address
Chakan, Pune

Facing
North

No. of Open Sides
2

Possession
Immediate

Width of Facing road
147.6 Feet

Request Photos

2 people already contacted since last week

Places nearby
Phase 2, Chakan, Pune, Maharashtra

[View All \(50\)](#)

[Chakan Market Yard](#) [Jain Temple](#) [Shree Someshwar Mandir](#) [Divya Jyoti Jagrati Sansthan](#) [Satsang Vihar](#) [DA](#)

Transaction Type: **Resale**

Property Ownership: **Leasehold**

Width of Facing road: **147.6 Feet**

Property Code: **R67021762**

No. of Open sides: **2**

www.99acres.com/R67021762

About Property

Address: Phase 2, Chakan, Pune, Maharashtra
Misk plot for sale in chakan midc, phase 2, pune
Plot area : 155000 sq.ft.
The property is in prime location
The plot is table land plot.
For more details & site visit contact



ANNEXURE – IV – ALLOTMENT RATE

MDC Land Bank

Regional Office	Select	Filter by Activity/ Sector	All
District	Select	Industrial Area	Chakan PH-2
Min Area	Min Area	Max Area	Max Area
Min Price	Min Price	Max Price	Max Price
CETP?	No	Pollution Level	Select

Search Reset

Vacant Plot List

Industrial Commercial Residential

Industrial Plot List			
Regional Office	Industrial Area	Total Plots Available	Current Rate (Rs/sq meter)
+ RO PUNE-1	CHAKAN PH-2	179	5247



PHOTOGRAPHS





About Kakode Associates Consulting Private Limited

KAKODE & ASSOCIATES CONSULTING PRIVATE LIMITED (K&A) is a professionally managed consultancy organization promoted by Mr. Anil B. Pai Kakode, who is the proprietor of **KAKODE & ASSOCIATES**, a firm established since **1982**, and providing Engineering and Project Consultancy Services, including valuation of land, building, plant & machinery for variety of projects. Over the years, we have expanded our team as well as services offered. We now undertake Asset Valuations, Business Valuations, Techno-Economic Viability Studies, Detailed Project Reports, Cost Validation Reports, Lender's Independent Engineer Reports for a wide spectrum of clients across various sectors, namely, pharmaceuticals, textiles, banking, hospitality, chemical, healthcare, steel, real estate, auto, agro and food processing and many other sectors. We at **K&A** strive to enter into a long-term association with all our clients with branches at Ahmedabad, Bangalore, Hyderabad, Indore, Goa, etc. **K&A** offers following services to its esteemed clients -

- ❖ Valuation of Land, Building, Plant, Machinery & Stock
- ❖ Lenders Independent Engineer
- ❖ Techno-Economic Viability Reports
- ❖ Feasibility Reports
- ❖ Detailed Project Reports
- ❖ Chartered Engineer Certifications
- ❖ Cost Validation Reports
- ❖ Technical Due Diligence
- ❖ Mergers and Acquisition Consulting

We have undertaken more than **20,000 valuations** in the past 4 decades and over **200 TEV assignments** across various sectors. We have also undertaken valuations, project monitoring, Techno-Economic Viability (TEV) studies and Lender's Engineering monitoring of infrastructure projects including Power Plants (over **45,000 MW**), Metro Projects (Mumbai, Kolkata, Ahmedabad, Nagpur, Noida, Pune, etc), Real Estate, Roads, Irrigation Projects, Bridges (3rd longest bridge in India), Tunnels (India's longest tunnel) and Flyovers, etc. with a cumulative value of over **INR 10 lakh crore**.

