



archinova design inc.

Delivering ingenuity

architect. govt. regd. valuers

ISO 9011 : 2008 Quality Management System

GSTIN : 27AAF PW9891E1ZZ		ORIGINAL COPY			
Tax Invoice					
Reference No:	ADISBISMEGHA220601	State :	Maharashtra		
Tax Invoice No:	ADI/21-22/JUN/93	State Code :	27		
Invoice date:	16-Jun-2022	SAC Code :	998321		
Reverse Charge (Y/N):	N				
Bill through Party		Bill to Party			
Name :	SBI - SME Ghatkopar	Name & Address:	M/s. Swastik Wire Industries Pvt. Ltd.		
Address :	N.A	GSTIN:	UnregisteredGST		
GSTIN:	27AAACS8577K2ZO	State :	Maharashtra		
State :	Maharashtra	Code :	27		
Code :	27				
Sr. No.	Name of the Borrower	Report Date	Ref.No.	Valuation Charges	
1	M/s. Swastik Wire Industries Pvt. Ltd.	16-06-2022	ADI/SBI/SME/GHAT/SA/AA/2022/06-01	7,500.00	
Address of Borrower/Consumer for Valuation:- Mehta House, Plot No. 9, S.No.118, H.No.2, Near VPS College of Engineering, Vastuprastha Housing Colony, Village Waksai, Tal. Maval, Dist. Pune - 410 401.				Total Amount Before Tax	7,500.00
				Courier Charges	-
				ADD: CGST 9%	675.00
Total Invoice Amount In Words Rupees eight thousand eight hundred fifty Only/-				ADD: SGST 9%	675.00
				ADD: IGST 18%	
				Total Amount After Tax	8,850.00
BANK DETAILS : SBI - Naupada Branch, Thane. A/c Name: Archinova Design inc. Bank A/c No.: 31446352820 Bank IFSC Code : SBIN0005354				Certified that the particular given above are true & correct	
				 Authorised Signatory	



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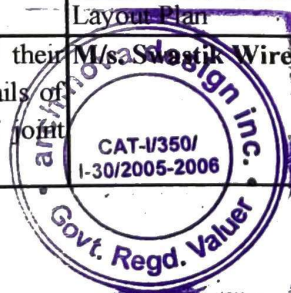
Date : 16-06-2022

To,
**THE MANAGER,
STATE BANK OF INDIA,
SME GHATKOPAR
MUMBAI**

VALUATION REPORT

REF No. ADI/SBI/SME/GHAT/SA/AA/2022/06-01

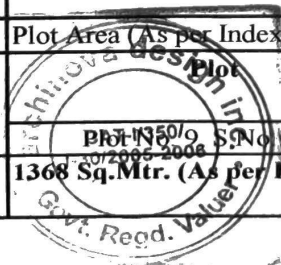
I. GENERAL		
1	Purpose for which the valuation is	To determine Fair Market Value of the Property
2	a) Date of inspection	14-06-2022
	b) Date on which the valuation is made	16-06-2022
3	List of documents produced for perusal	Index II No.LNVL - 3856/2012 Dated 15-10-2012 Agreement Value : Rs.1,10,00,000/- Government Value : Rs.0/- Deed of Mortgage Between M/s. Swastik Wire Industries Pvt. Ltd. And State Bank of India Specialized SIB. Deed of Conveyance between Mrs. Mangala Devendra Baliga (The Vendur) and Mr. Kamlesh Jayantilal Mehta & Mr. Hitesh Jayantilal Mehta (The Purchaser) Dated 15-11-1981. Deed of Conveyance between Mr. Kamlesh Jayantilal Mehta (The Vendur) and & Mr. Hitesh Jayantilal Mehta (The Purchaser) Dated 23-03-1989. Index II No.LNVL - 1972/2005 Dated 24-03-2005 Agreement Value : Rs.4,50,00,000/- Government Value : Rs.0/- Deed of Mortgage Between Mr. Hitesh Jayantilal Mehta And State Bank of India Specialized SIB. Index II No.LNVL - 2426/2008 Dated 12-03-2008 Agreement Value : Rs.2,00,00,000/- Government Value : Rs.0/- Deed of Mortgage Between M/s. Swastik Wire Industries Pvt. Ltd. And State Bank of India Specialized SIB. Draft Resolution to be passed by the company Dated 20-07-2012. 7/12 Extract Layout Plan
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. Swastik Wire Industries Pvt. Ltd.



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5	Brief description of the property (Including leasehold / freehold etc)	The property is situated at Village Waksai, Taluka Maval, Dist. Pune. It is about 4.7 kms away from Lonavala. East side of Property is having VPS College, West Side is having Internal Road, North side is having Internal Road and South Side is having VPS College	
6	Location of property		
	a) Plot No. / Survey No.	Plot No. 9, S.No.118, H.No.2	
	b) Door No.	-	
	c) T. S. No. / Village	Village Waksai	
	d) Ward / Taluka	Tal. Maval	
	e) Mandal / District	Dist. Pune	
7	Postal address of the property	Mehta House, Plot No. 9, S.No.118, H.No.2, Near VPS College of Engineering, Vastuprastha Housing Colony, Village Waksai, Tal. Maval, Dist. Pune - 410 401.	
8	City / Town		
	Residential Area	Yes	
	Commercial Area	Yes	
	Industrial Area	-	
9	Classification of the area		
	i) High / Middle / Poor	Middle Class	
	ii) Urban / Semi Urban / Rural	Semi Urban	
10	Coming under Corporation limit / Village	Within the Limits of Lonavala Municipal Coporation	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	Reference Details Not Given	
12	In case it is an agricultural land, any conversion to house site plots is contemplated	No, It is an Non Agricultural Land	
13	Boundaries of the property		
	North	Internal Road	
	South	VPS College	
	East	VPS College	
	West	Internal Road	
14	Dimensions of the site	A	B
		As per the Deed	Actuals
	North	-	Internal Road
	South	-	VPS College
	East	-	VPS College
	West	-	Internal Road
14	Latitude, Longitude and Coordinates of the site	Latitude: 18.7578393, Longitude: 73.4403633	
15	Extent of the site	Plot Area (As per Index II)	
		N.A Plot Area (Sq. Mtr.)	
		1368	
16	Extent of the site considered for valuation (least of 14 A & 14 B)	1368 Sq.Mtr. (As per Index II)	



Whether occupied by the owner / tenant? if occupied by tenant, since how long? Rent received per month.	Owner Occupied
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II. CHARACTERISTICS OF THE SITE

1	Classification of locality	Middle Class
2	Development of surrounding areas	It is Well Developed Area
3	Possibility of frequent flooding / sub-merging	No
4	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	Easily Available
5	Level of land with topographical conditions	Leveled land
6	Shape of land	Irregular Shaped
7	Type of use to which it can be put	Residential
8	Any usage restriction	-
9	Is plot in town planning approved layout?	Yes
10	Corner plot or intermittent plot?	Intermittent Plot
11	Road facilities	Yes, it has proper access to roads
12	Type of road available at present	Old Mumbai Pune Highway Road
13	Width of road – is it below 20 ft. or more than 20 ft.	More than 20Ft
14	Is it a land – locked land?	No
15	Water potentiality	Yes
16	Underground sewerage system	Yes
17	Is power supply available at the site?	Yes
18	Advantage of the site	It is being used for Residential Purpose
19	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

Part – A (Valuation of land)

1	Size of plot	-
	North & South	-
	East & West	-
2	Total extent of the plot	1368 Sq.Mtr. (As per Index II)
3	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	Land Rate in this particular location are ranging from Rs.12,500/- to Rs.14,500/- per Sq mtr
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Rs.4,790/- Sq. Mtr. For Land
	Land Cost (As per SDRR)	Rs.65,52,720/-
5	Assessed / adopted rate of valuation	Rs.13,500/- per Sq.mtr.
6	Estimated value of land	Rs.1,77,84,000/-



Part – B (Valuation of Building)

1	Technical details of the building	
	a) Type of Building (Residential / Commercial / Industrial)	Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	RCC Structure (Bungalow) Load Bearing Structure (Servant Room)
	c) Year of construction	Year 1987 (As per site information)
	d) Number of floors and height of each floor including basement, if any	As per Below

e) Plinth area floor-wise		As per Measurement	
Particulars	Carpet Area (Sq. Ft)	Built Up Area (Sq. Ft.)	
As per Measurement			
Servant Room	331	397	
Ground Floor	844	1013	
1st Floor	730	876	
Terrace (240 Sq.Ft)	120	120	
Total Area	2025	2406	
f) Condition of the building			
i) Exterior – Excellent, Good, Normal, Poor		Normal	
ii) Interior - Excellent, Good, Normal, Poor		Normal	
g) Date of issue and validity of layout of approved map / plan		Approval plan not given	
h) Approved map / plan issuing authority		Approval plan not given	
i) Whether genuineness or authenticity of approved map / plan is verified		-	
j) Any other comments by our empanelled valuers on authentic of approved plan		-	

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	Ground Floor	First Floor
1	Foundation	R.C.C	RCC
2	Basement	-	-
3	Superstructure	-	-
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Wooden Doors, & Aluminium Sliding windows	Wooden Doors, & Aluminium Sliding windows
5	RCC works	-	-
6	Plastering	Internal- Cement Finishing External- Sand face.	Internal- Cement Finishing External- Sand face.
7	Flooring, Skirting, dadoing	Ceramic	Ceramic
8	Special finish as marble, granite, wooden paneling, grills, etc.	-	-
9	Roofing including weather proof course	RCC	RCC
10	Drainage	Under Ground	Under Ground



Sr.	Description	Ground Floor	First Floor
1	Compound wall		
	Height	6 Ft.	-
	Length	Around Peripheral	-
	age	Not Known	-

2	Electrical installation		
	Type of wiring	As per requirement	
	Class of fittings (superior / ordinary / poor)		
	Number of light points		
	Fan points		
	Spare plug points		
	Any other item		
3	Plumbing installation		
	a) No. of water closets and their type	As per requirement	
	b) No. of wash basins		
	c) No. of urinals		
	d) No. of bath tubs		
	e) Water meter, taps, etc		
	f) Any other fixtures		

Details of valuation					
Construction Cost of Building (Considered 40% Depreciation for 35 years old Building)					
Sr. No.	Built Up Area (Sq. Ft.)	Rate Adopted (Rs.)	Total Value (Rs.)	Depreciation (Rs.)	Depreciated Value (Rs.)
Servant Room	397	1500	595500	238200	357300
Bungalow	2009	2200	4419800	1767920	2651880
Total	2406		5015300	2006120	3009180

Part C- Extra Items		(Amount in Rs.)
1	Portico	Premium we have considered in Market Rate
2	Ornamental front door	
3	Sit out/ Verandah with steel grills	
4	Overhead water tank	
5	Extra steel/ collapsible gates	
	Total	-
Part D- (Amenities)		(Amount in Rs.)
1	Wardrobes	Premium we have considered in Market Rate
2	Glazed tiles	
3	Extra sinks and bath tub	
4	Marble / Ceramic tiles flooring	
5	Interior decorations	
6	Architectural elevation works	
7	Panelling works	
8	Aluminium works	
9	Aluminium hand rails	
10	False ceiling	
	Total	



Part E- (Miscellaneous)		(Amount in Rs.)
1	Separate toilet room	Premium we have considered in Market Rate
2	Separate lumber room	
3	Separate water tank/ sump	
4	Trees, gardening	
Total		-

Part F(Services)		(Amount in Rs.)
1	Water supply arrangements	Premium we have considered in Land Rate
2	Drainage arrangements	
3	Compound wall	
4	C. B. deposits, fittings etc.	
5	Pavement	
6	Land Development	
Total		-

Total abstract of the entire property		
Part- A	Land	Rs.1,77,84,000/-
Part- B	Building	Rs.30,09,180/-
Part- C	Extra Items	Nil
Part- D	Amenities	Nil
Part- E	Miscellaneous	Nil
Part- F	Services	Nil
	Total	Rs.2,07,93,180/-
	Say	Rs.2,07,93,180/-



