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Ref No.: AST/2122/MVK

Date: 08/02/2022.

To,
Branch Manager,
State Bank of India
Branch: SARB, Thane.

Sub: Valuation Report of two Shops for Recovery purpose.

Client Name: M/s. V.B. Power Pvt Ltd.

Dear Sir,

Please find enclosed herewith the subject Valuation Report.

Location of the property : Shop No.1 & 2, Ground Floor, "Pragati Market",
Sy No.881/1A/1, Near Kaka ka Dhaba, Opp. Lekha Nagar,
Service Road of Mumbai Agra National highway, Nashik.

Fair Market Value : ` 56,36,000/-
[as on today] (Rs. Fifty Six Lakh Thirty Six Thousand Only)
Realizable Value : ` 50,72,000/-
(Rs. Fifty Lakh Seventy Two Thousand Only)
Distress Value : ` 45,09,000/-
(Rs. Forty Five Lakh Nine Thousand Only)

This report has 1 + 8 = 9 Pages

Thanking you,

Yours faithfully,

FOR ASTUTE VALUERS & CONSULTANTS

(AMIT H. GADNIS)
PANEL VALUER
STATE BANK OF INDIA



Format-B

VALUATION REPORT

(To be filled in by the Approved Valuer)

I. GENERAL:			
1. Purpose for which valuation is made		Recovery Purpose.	
2	A	Date of Inspection	28/01/2022.
	B	Date on which the valuation is made	03/02/2022.
3 List of photocopies of the Document produced for perusal: (Obtained from Bank).			
		Name of Approving Auth.	Approval No.
Layout Plan		No	Not Submitted for perusal
Building Plan		No	Not Submitted for perusal
Completion Certificate [First Floor]		Yes.	Exe. Engineer, Town Planning Office, NMC, Nashik. Dtd: 02/02/2008.
Legal Documents		Yes	Sale Deed Reg. No. 540, Dtd: 17/01/2013 Sub Registrar Office Nashik-2, Completion Certificate etc.
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)		Mr. Vaibhav Vijay Patil. Add: Nashik. Single Ownership.
5	Brief description of the property (Including leasehold / freehold etc)		Free Hold.
6 Location of Property			
	A	Plot No./Sy.No.	Sy.No.881/1A/1
	B	Door no. of the said asset	--
	C	T.S. No./ Village	--
	D	Ward/Taluka	Nashik.
	E	Mandal/District	Nashik.
7	Postal Address of the Property		Shop No.1 & 2, Ground Floor, "Pragati Market", Sy No.881/1A/1, Near Kaka ka Dhaba, Opp. Lekha Nagar, Service Road of Mumbai Agra National highway, Nashik.
8	City Town		Nashik.
	Residential area		Yes
	Commercial area		Yes.
	Industrial area		No.
9	Classification of the area		
	i.High/Middle/Poor		Middle Class.



	ii.Urban/Semi Urban/Rural	Urban.	
10	Coming under Corporation limit/ Village Panchayat/ Municipality	NMC Nashik.	
11	Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area	No.	
12	In case it is an agricultural land, any conversion to house site plots is contemplated	NA.	
13	Boundaries of the property.	[as per on site condition]	
	North	Side Marginal space.	
	South	Shop No.58.	
	East	Side Marginal space.	
	West	Shop No.3+4.	
14	1. Dimensions of the site	As per Sale Deed	As per actual.
	Built up area	61.61 Sq.mtr. [663.00 Sq.fts].	
15	2. Latitude/Longitude and co-ordinates of the property.	19.973043 N 73.774745 E	
16	Extent of the site	663 Sq.fts.	
17	Extent of site considered for valuation (Least of 14a & 14b)	663 Sq.fts.	
18	Whether occupied by the owner/ tenant? If occupied by tenant, since how long? Rent received per month.	Rented [Mr. Siddhartha Roongta].	
II. APRTMENT BUILDINGS.			
1	Nature of Apartment	Commercial Building.	
2	Location	Shop No.1 & 2, Ground Floor, "Pragati Market", Sy No.881/1A/1, Near Kaka ka Dhaba, Opp. Lekha Nagar, Service Road of Mumbai Agra National highway, Nashik.	

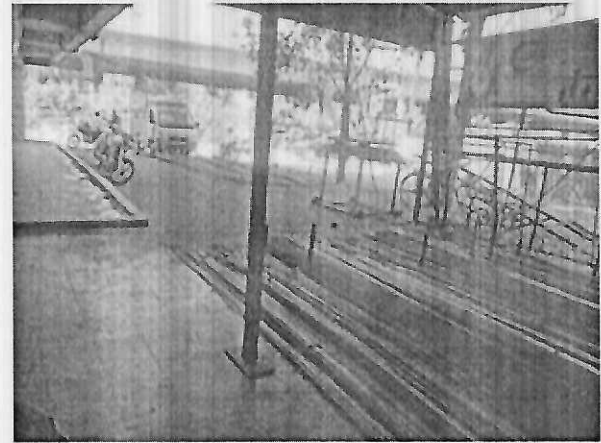
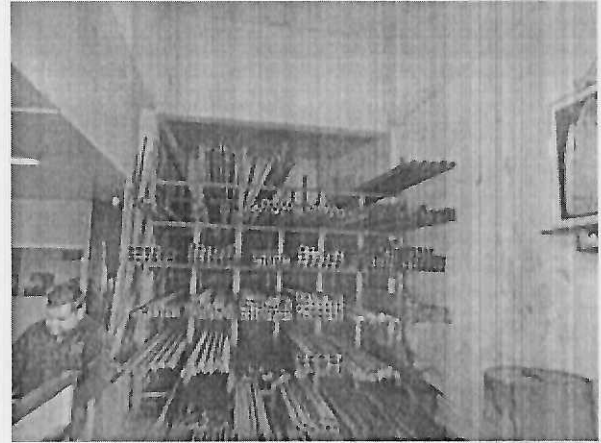
	TS No.	--
	Block No.	--
	Ward No.	--
	Village/Municipality/Corporation	--
	Door No., Street or Road (Pin Code)	--
3	Description of the locality Residential / Commercial / Mixed	Residential & Commercial area.
4	Year of Construction	2008 [Completion].
5	Number of Floors	G+2.
6	Type of Structure	RCC framed/stone/ACC Block
7	Number of Dwelling units in the building	Details not available
8	Quality of Construction	Average.
9	Appearance of the Building	Average.
10	Maintenance of the Building	Average.
11	Facilities Available	Average.
	Lift	No.
	Protected Water Supply	By NMC water supply system
	Underground Sewerage	By NMC drainage systems
	Car Parking - Open/ Covered	Yes.
	Is Compound wall existing?	No.
	Is pavement laid around the Building	No.
III. FLATS.		
1	The floor on which the flat is situated	Ground Floor.
2	Door No. of the shops	Shop No.1 & 2.
3	Specifications of the flat	
	Roof	RCC slab.
	Flooring	Cement Mosaic tiles flooring.
	Door	M.S. Rolling shutters.
	Window	M.S. windows fully Glazed shutters.
	Fitting	Casing Caping type.
	Finishing	Colour wash.

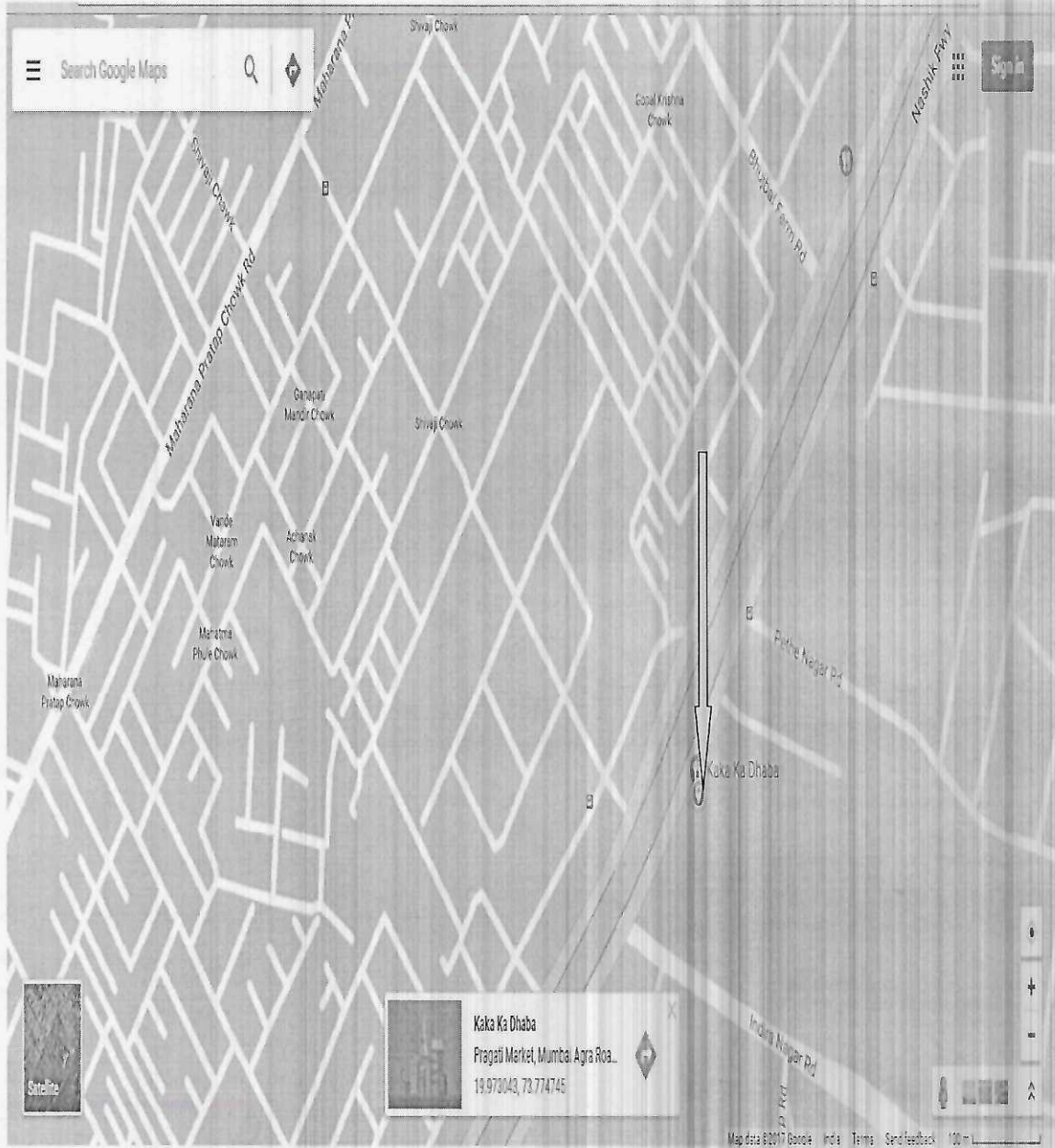


4	House Tax	Not submitted for perusal.
	Assessment No.	--.
	Tax paid in the name of	--
	Tax amount	--
5	Electricity Service Connection no.	Not submitted for perusal.
	Meter Card is in the name of	--.
6	How is the maintenance of the shop?	Average.
7	Sale Deed executed in the name of	Details are not available.
8	What is the undivided area of land as per Sale Deed?	NA.
9	What is the plinth area of the shop?	663 Sq.fts.
10	What is the floor space index (app.)	NA.
11	What is the Carpet Area of the shop?	--
12	Is it Posh/ I class / Medium / Ordinary?	Medium.
13	Is it being used for Residential or Commercial purpose?	Commercial Purpose.
14	Is it Owner-occupied or let out?	Rented
15	If rented, what is the monthly rent?	Details are not available.
<u>IV. MARKETABILITY</u>		
1	How is the marketability?	Residential & Commercial area.
2	What are the factors favouring for an extra Potential Value?	--
3	Any negative factors are observed which affect the market value in general?	NA.
<u>V. RATE</u>		
1	After analyzing the comparable sale instances, what is the composite rate for a similar shop with same specifications in the adjoining locality? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	
2	Assuming it is a new construction, what is the	

	adopted basic composite rate of the shop under valuation after comparing with the specifications and other factors with the shop under comparison (give details).			
3	Break - up for the rate	Rs.10000/- per Sq.fts.		
	i. Building + Services	NA		
	ii. Land & Others.	NA.		
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs. 51680/- per Sq.mtr. Value =Rs.31,84,004/-		
VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION				
a	Depreciated building rate	NA.		
	Replacement cost of shop with Services {V (3)i}	663 Sq.fts. X Rs.8500/- per Sq.fts. = Rs.56,35,500/-		
	Age of the building	14 Yrs.		
	Residual Life of the building estimated	46 Yrs.		
	Depreciation percentage assuming the salvage value as 00%	15%		
	Depreciated Ratio of the building	--		
b	Total composite rate arrived for valuation			
	Depreciated building rate VI (a)	Rs.8500/-		
	Rate for Land & other V (3)ii	NA		
	Total Composite Rate	Rs. 8500/- per Sq.fts.		
Details of Valuation				
Sr. no	Description	Qty.	Rate per Unit Rs.	Estimated value Rs.
1	Present value of the shop (incl. car parking, if provided)	1	Rs. 8500/- sq.fts.	Rs. 56,35,500/-
2	Wardrobes	--		
3	Showcases	--		
4	Kitchen Arrangements	--		
5	Superfine Finish	--		
6	Interior Decorations	--		
7	Electricity deposits / electrical fittings, etc.,	--		
8	Extra collapsible gates / grill	--		

	works etc.,			
9	Potential value, if any	--		
10	Others	--		
	Total	--	--	Rs. 56,35,500/- or Say Rs.56,36,000/-
(Valuation: We have used Market Approach for carrying out valuation.)				
As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is Rs. 50,72,000/- (Rupees Fifty Lakh Seventy Two Thousand Only).				
Remarks: NA.				
*	Assumptions/Remarks.			
	<p>i. Qualifications in TIR/Mitigation suggested, if any (TIR not submitted)</p> <p>ii. Property is SARFAESI compliant: Yes.</p> <p>iii. Whether property belongs to social infrastructure like hospital, school, old age home etc. (No)</p> <p>iv. Whether entire piece of land on which the unit is set up /property is situated has been mortgaged or to be mortgaged. (Reportedly Yes)</p> <p>v. Details of last two transactions in the locality/area to be provided, if available.</p> <p>Any other aspect which has relevance on the value or marketability of the property.</p>			
*	Declaration			
	<p>i. The Property was inspected by me on 28/01/2022 in presences of Mr. Siddhartha Roongta.</p> <p>ii. The undersigned does not have any direct/indirect interest in the above property.</p> <p>iii. The information furnished herein is true and correct to the best of our knowledge.</p> <p>iv. I have submitted Valuation report directly to the Bank.</p> <p>v. The Said Built up property is strictly as per sanctioned plan and building by law.</p>			
Name address & signature of valuer with Wealth Tax Registration No.				
	Signature of the Valuer.		Date of Valuation: 08 Feb. 2022	
Enclosures Documents & Photographs (Geo- stamping with date) etc.				





Ref No: AST/2122/MVK

Date: 08/02/2022.

To,
Branch Manager,
State Bank of India
Branch: SARB, Thane.

Sub: Valuation Report of Open Plot for Recovery purpose.

Client Name: M/s. V.B. Power Pvt Ltd.

Dear Sir,

Please find enclosed herewith the subject Valuation Report.

Location of the property : Open Plot Sy.No. 570/2(P)/1 Paikee West-North Side
portion, B/H. Meher Dham Temple, Off Nashik Peth Road,
Mouje Makhamalabad, Nashik.

Fair Market Value : ` 75,00,000/-
[As on today] (Rs. Seventy Five Lakh Only)

Realizable Value : ` 67,50,000/-
(Rs. Sixty Seven Lakh Fifty Thousand Only)

Distress Value : ` 60,00,000/-
(Rs. Sixty Lakh Only)

This report has 1 + 9 = 10 Pages

Thanking you,

Yours faithfully,

FOR ASTUTE VALUERS & CONSULTANTS

(AMIT H. GADNIS)
PANEL VALUER
STATE BANK OF INDIA

ANNEXURE-I

VALUATION REPORT [In Respect of Open Plats]. (To be filled in by the Approved Valuer)			
I. GENERAL:			
1. Purpose for which valuation is made		Recovery Purpose.	
2	A	Date of Inspection	29/01/2022.
	b	Date on which the valuation is made	08/02/2022.
3 List of photocopies of the Document produced for perusal: (Obtained from Bank).			
		Name of Approving Auth.	Approval No.
Layout Plan	No.	Not submitted for perusal.	--
7/12 Extract	No.	Not submitted for perusal.	--
N.A. Order	No.	Not submitted for perusal.	--
Legal Documents	Yes	Dividation Deed Reg. No. 7352, Dtd: 13/06/2013 Sub Registrar Office Nashik-5, on line 7/12 Extract Dtd: 03/02/2022, etc.	
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)		Mrs. Chandrakala Sudhakar Patil. Single Ownership.
5	Brief description of the property (Including leasehold / freehold etc)		Free Hold.
6 Location of Property			
a	Plot No./Sy.No.		Open Plot No. 570/2(P)/1 Paikee West-North Side portion,
b	Door no. of the said asset		--
c	T.S. No./ Village		Makhmalabad.
d	Ward/Taluka		Nashik.
e	Mandal/District		Nashik.
7	Postal Address of the Property		Open Plot No. 570/2(P)/1 Paikee West-North Side portion, B/H. Meher Dham Temple, Off Nashik Peth Road, Mouje Makhmalabad, Nashik.
8	City Town		Nashik.
	Residential area		Yes.
	Commercial area		NA.
	Industrial area		NA.
9	Classification of the area		
	i.High/Middle/Poor		Middle Class.

	ii. Urban/Semi Urban/Rural	Urban.	
10	Coming under Corporation limit / Village Panchayat / Municipality	NMC, Nashik.	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No.	
12	In case it is an agricultural land, any conversion to house site plots is contemplated	NA.	
13	Boundaries of the property.	[As per Dividation Deed]	
	North	Sy No. 570/2(P)/1Pikee Land of Surekha Patil.	
	South	Sy No. 570/2(P)/1Pikee Land of Malati Rangnath Patil.	
	East	Sy No. 570/2(P)/1Pikee Land of Shaileja Mukund Patil beyond that 6.0 mtr. Colony Road.	
	West	Sy No.438. & Proposed 7.5 mtr. Colony Road.	
14	1. Dimensions of the site	As per Dividation Deed	As per actual.
		500 Sq.mtr.	Measurement not done
15	2. Latitude/Longitude and co-ordinates of the property.	20.040144 N 73.788539 E	
16	Extent of the site	Plot: 500 Sq.mtr.	
17	Extent of site considered for valuation (Least of 14a & 14b)	500 Sq.mtr.	
18	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Owner Possession.	
II. CHARACTERISTICS OF THE SITE.			
1	Classification of Locality	Middle Class.	
2	Development of surrounding areas	Residential Purpose.	
3	Possibility of frequent	No.	



	flooding / sub-merging	
4	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	Near from the property.
5	Level of land with topographical conditions	Level land.
6	Shape of land	Layout Plan is not submitted for perusal.
7	Type of use to which it can be put	Open NA Land.
8	Any usage restrictions	As per rules & regulations of Town Planning dept.
9	Is plot is town planning approved layout	Layout Plan is not submitted for perusal.
10	Corner Plot or intermittent plot?	Intermittent Land.
11	Road facilities	Available.
12	Type of road available at present	Colony Road.
13	Width of road - is it < 20' or > than 20'	Colony Road.
14	Is it land locked land	No.
15	Water potentiality	Yes.
16	Underground Sewerage system	Yes.
17	Power supply is available on site	Yes.
18	Advantage of the Site:	
	1.	
	2.	
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)	
	1.	No.
	2.	No.

<u>Part-A (Valuation of Land).</u>			
1	Size of Plot	North-South	Plot area; 500 Sq.mtr.
		East-West	
2	Total extent of the plot		500 Sq.mtr.
3	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)		Rs. 14000/-to 16000/- per Sq.mtr
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)		Plot = Rs. 7560/- Sq.mtr. Guideline Value : Rs 37,80,000/-
5	Assessed/Adopted Rate of Valuation		Rs. 15000/- per Sq.mtr.
6	Estimated market Value of Plot		<u>Plot No. 570/2(P)/1 Paikee West-North Side</u> <u>portion:</u> 500 X Rs. 15000/- = Rs. 75,00,000/-
<u>Part-B (Valuation of Building)</u>			
1	Technical details of the building		
A	Type of Building (Residential/ Commercial/ Industrial)	NA.	
C	Type of Construction (LBS/RCC/Steel Framed)	NA.	
D	Year of Construction	NA.	
E	Number of floors and height of each floor including basement, if any	NA.	
F	Plinth area floor-wise	NA.	
	i. Exterior - Excellent, Good, Normal, Poor	NA.	
	ii. Inferior - Excellent, Good, Normal, Poor	NA.	
G	Date of issue and validity of layout of approved map / plan	Layout Plan not submitted for perusal.	
H	Approved map / plan issuing authority	Not submitted for perusal.	
I	Whether genuineness or	No, Not submitted for perusal.	

	authenticity of approved map / plan is verified (Yes/No)		
J	Any other comments by our empanelled valuers on authentic of approved plan	NA.	
<u>Specifications of construction (floor-wise) in respect of</u>			
Sr	Description	NA	Others floors
1	Foundation	NA.	--
2	Basement	NA.	--
3	Superstructure	NA.	
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	NA. NA.	
5	RCC Works	NA.	
6	Plastering	NA.	
7	Flooring, Skirting, dadoing	NA.	
8	Special finish as marble, granite, wooden paneling, grills, etc	NA.	
9	Roofing including weather proof course	NA.	
10	Drainage	NA.	
2	<u>Compound wall</u>		
	Height	NA.	
	Length	NA.	
	Type of Construction	NA.	
3	<u>Electrical installation</u>		
	Type of wiring	NA.	
	Class of fittings (superior / ordinary / poor)	NA.	
	Number of light points	NA.	
	Fan points	NA.	
	Spare plug points	NA.	
	Any other item	NA.	
4	<u>Plumbing installation</u>		
	No. of water closets and their type	NA.	
	No. of wash basins	NA.	
	No. of urinals	NA.	

	No. of bath tubs				NA.			
	Water meter, taps, etc.				NA.			
	Any other fixtures				NA.			
3	Particulars of item	Plinth area in Sq.mtr	Roof height	Age of Bldg	Estimated replacement rate of Cons. Rs	Replacement cost Rs.	Depreciation Rs.	Net value after Depreciation Rs
	NA.	NA.	NA.	NA.	NA.	NA.	NA.	NA.
Part-C (Extra Items)								
I	Portico				--	--		
ii	Ornamental front door				--	--		
iii	Sit out / Verandah with steel grills				--	--		
Iv	Overhead & Underground water tank				--	--		
V	Extra steel/collapsible gate				--	--		
	Total					Nil		
Part-D (Amenities)								
I	Wardrobes / fixed furniture				--	--		
ii	Glazed tiles				--	--		
iii	Extra sinks & Bath tubs				--	--		
Iv	Marble / Ceramic tiles flooring				--	--		
V	Interior decoration				--	--		
Vi	Architectural elevation work				--	--		
Vii	Paneling work				--	--		
Viii	Aluminum work / Al. land Rails				--	--		
Ix	False ceiling / interior				--	--		
	Total					Nil		
Part-E (Miscellaneous)								
I	Separate toilet room				--	--		
ii	Separate lumber room				--	--		
iii	Separate water tank/ sump				--	--		
Iv	Trees, gardening				--	--		
	Total					Nil		
Part-F (Services)								
I	Water supply arrangements				--	--		
ii	Drainage arrangements				--	--		
iii	Compound wall				--	--		
Iv	C. B. deposits, fittings etc.				--	--		
V	Pavement				--	--		
	Total				-	Nil		
Total abstract of the entire property								
Part-A [Land]					Rs. 75,00,000/-			



Part-B [Building]	--
Part-C [Extra item]	--
Part-D [Amenities]	--
Part-E [Miscellaneous]	--
Part-F[Services]	--
Total market Value	Rs. 75,00,000/- (Rs Seventy Five Lakh Only).
Remarks: Physical demarcation could not be seen internally, even though entire gut is fenced.	
As a result of my appraisal and analysis, it is my considered opinion that the Realizable value of the above property in the prevailing condition with aforesaid specifications is Rs. 67,50,000/- (Rupees Sixty Seven Lakh Fifty Thousand Only) .	
*	Assumptions /Remarks.
	<p>i. Qualifications in TIR/Mitigation suggested, if any (TIR not submitted)</p> <p>ii. Property is SARFAESI compliant: Yes.</p> <p>iii. Whether property belongs to social infrastructure like hospital, school, old age home etc. (No)</p> <p>iv. Whether entire piece of land on which the unit is set up /property is situated has been mortgaged or to be mortgaged. (Reportedly Yes)</p> <p>v. Details of last two transactions in the locality/area to be provided, if available. Any other aspect which has relevance on the value or marketability of the property.</p>
*	Declaration
	<p>i. The property was inspected by me on 29/01/2022 in presence of Mr. Vikas Malekar.</p> <p>ii The undersigned does not have any direct/indirect interest in the above property.</p> <p>iii. The information furnished herein is true and correct to the best of our knowledge.</p> <p>iv. I have submitted Valuation report directly to the Bank.</p>
Name address & signature of valuer with Wealth Tax Registration No.	
Signature of the Valuer.	Date of Valuation: 08 Feb. 2022
Enclosures Documents & Photographs (Geo- stamping with date) etc.	

