



S. D. DESHPANDE B.E.(Mech) FIE FIV MICA

▪ Chartered Engineer ▪ Govt. Approved Valuer ▪ Competent Person ▪ Arbitrator

Mumbai/Thane : 7, Shantaram Smruti, 1st Floor, Joshi Wadi, Station Road, Thakuril (E), Dombivli 421 201, Dist. Thane, M.S. (India)

Nasik : Flat No.6, Vishwanath Plaza, Near Water Tank, Mahatma Nagar, Nasik 422 007, M.S. (India)

Pune : 42/6, 'Chalak', Scheme 10, Sector - 21, Yamunanagar, Nigdi, Pune 411 044, M.S. (India)

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Ref No. 015/SDD/DMA/VR/L&B/SBI-SAMB-II/2021-22

16 TH JUL 2021

ANEXURE-I

FORMAT OF VALUATION REPORT

(to be used for all properties of value above Rs.5 Crores)

Name & Address of the Bank		State Bank of India, SAMB - II- Nariman Point Branch Raheja Chamber, Ground Floor, B-Wing, Free Press Journal Marg, Mumbai-21.
Name Of Customer (s)/ Borrower Unit		M/s. Rambo Fabrics Pvt. Ltd.
1. Introduction		
a)	Name of the Property Owner (With Address & Phone Nos.)	M/s. Rambo Fabrics Pvt. Ltd. Industrial Building situated at Raj Rajeshwari Compound- "G" Line - Survey Nos. 196- Hissa No. 5 (Part), Survey Nos. 130 (Part) & "H" Line- Survey No. 196- Hissa No. 5/2 (Part) of Village - Sonale, Opp. Optimum Silk Mills, Tal- Bhiwandi, Dist.- Thane - 421 302.
b)	Purpose of which valuation is made	To Ascertain Current Fair Market Value of the property as on date for Recovery Purpose.
c)	Date of Inspection of Property	21.06.2021
d)	Date of Valuation Report	16.07.2021
e)	Name of the Developer of the Property	NA
2. Physical Characteristics of the Property		
a)	Location of the Property	Latitude : 19.284825"N - Longitude 73.092574"E
i.	Nearby Landmark	Opp. Optimum Silk Mills

भारतीय स्टेट बैंक
STATE BANK OF INDIA
नगरपालिका अफिस प्रबंधन शाखा-II, मुंबई
Brisshed Assets Management Branch-II, Mumbai

26 JUL 2021

मिळाले / प्राप्त / RECEIVED
अभिस्वीकृत / ACKD.....



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ii.	Postal Address of the Property	M/s. Rambo Fabrics Pvt. Ltd. Industrial Building situated at Raj Rajeshwari Compound- "G" Line - Survey Nos. 196- Hissa No. 5 (Part), Survey Nos. 130 (Part) & "H" Line- Survey No. 196- Hissa No. 5/2 (Part) of Village - Sonale, Opp. Optimum Silk Mills, Tal- Bhiwandi, Dist- Thane - 421 302.
iii.	Area of the Plot / Land (Supported by a plan)	NA
iv.	Type of Land - Solid / Rocky / Marsh Land / Reclaimed Land / Water Logged / Land Locked.	Solid
v.	Independent access / approach to the property	Yes-Independent access
vi.	Google Map Location of the Property with a neighborhood layout map	Layout Map enclosed
vii.	Details of roads abutting the property	Sonale-Bhadwad Road
viii.	Description of adjoining property	Land and Industrial Building situated at Raj Rajeshwari Compound in Village Sonale, Opp. Optimum Silk Mills, Tal- Bhiwandi, Dist- Thane. Approx. 5 - 6 Kms away from Bhiwandi Bus Depot.
ix.	Plot No. / Survey No.	"G" Line-Survey Nos. 196- Hissa No. 5 (Part), Survey Nos. 130 (Part) & "H" Line- Survey No. 196- Hissa No. 5/2 (Part)
x.	Ward / Village / Taluka	Village Sonale, Tal- Bhiwandi
xi.	Sub - Registry / Block	---
xii.	District	Thane
xiii.	Any other aspect	Nil
b)	Boundaries of the Plot	North : By KHS Innovation Engineering LLP South : By Soham Metal Works East : By Optimum Silk Mills Pvt.Ltd. West : By Industrial Building



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c)	Plinth Area, Carpet Area and saleable area to be mentioned separately and clarified	Please refer below Table No - 2	
Table No - 2			
Sr. No.	Description	Plinth Area in sq.ft. (As per Document)	Measured Built-Up Area in sq.ft.
1	"G" Line- Plinth No. 1	4070 sq.ft.	21400 Sq.ft.
2	"G" Line- Plinth No. 2	4070 sq.ft.	
3	"G" Line- Plinth No.3	4070 sq.ft.	
4	"H" Line-	12210 sq.ft.	21400 Sq.ft.
	Total	24420 sq.ft.	42800 Sq.ft.

3. Town Planning Parameters

a)	Master Plan provisions related to property in terms of land use.	The Sanctioned Building Plan was not made available for our perusal at the time of survey.
b)	FAR - Floor Area Rise / FSI - Floor Space Index permitted & consumed	Details not made Available
c)	Ground coverage	NA
d)	Comment on whether OC - Occupancy Certificate has been issued or not.	Details not made available at the time of our inspection
e)	Transferability of developmental rights if any, Building Bye-Laws provision as applicable to the property viz. Setbacks, height restrictions etc.	Details not made available at the time of our inspection
f)	Planning area / Zone	Industrial
g)	Developmental Control	As Per DCR Rules
h)	Zoning regulations	As per DP Plan



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i)	Comment on the surrounding land uses and adjoining properties in terms of uses	Industrial Zone
j)	Comments on demolition proceedings if any	Not observed
k)	Comments on compounding / regularization proceedings	Nil
l)	Any other Aspect	Nil

4. Document Details & Legal Aspects of Property

a)	Ownership Documents	
i.	Sale Deed, Gift Deed, Lease Deed	<p>"G" Line- Plinth No. 1:</p> <p>➤ Copy Of Sale Deed dated 07.09.1999 of Rs. 3,78,500/- between Mr. Rangrao Vithoba Pawar & Others -(The Seller)- AND M/s. Rambo Fabrics Priavte Limited, Mumbai- (The Purchaser) AND M/s. Raj Rajeshwari Enterprises - (The Confirming Party), bearing Reg. No. BVD-3212-1999.</p> <p>"G" Line- Plinth No. 2:</p> <p>➤ Copy Of Sale Deed dated 07.09.1999 of Rs. 3,78,500/- between Mr. Rangrao Vithoba Pawar & Others -(The Seller)- AND M/s. Rambo Fabrics Priavte Limited, Mumbai- (The Purchaser) AND M/s. Raj Rajeshwari Enterprises - (The Confirming Party), bearing Reg. No. BVD-3210-1999.</p> <p>"G" Line- Plinth No. 3:</p> <p>➤ Copy Of Sale Deed dated 07.09.1999 of Rs. 3,78,500/- between Mr. Rangrao Vithoba Pawar & Others -(The Seller)- AND M/s. Rambo Fabrics Priavte Limited, Mumbai- (The Purchaser) AND M/s. Raj Rajeshwari Enterprises - (The Confirming Party), bearing Reg. No. BVD-3211-1999.</p> <p>"H" Line:</p> <p>➤ Copy Of Sale Deed dated 26.11.2001 of Rs. 10,98,900/- between Mr. Rangrao Vithoba Pawar & Others -(The Seller)- AND M/s. Rambo Fabrics Priavte Limited - (The Purchaser) AND M/s. Raj Rajeshwari Enterprises - (The Confirming Party), bearing Reg. No. BVD-4855-2001.</p>



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ii.	Any Other Documents	➤ Copy of Possession Order Issued by District Magistrate, Thane. Dt.9.2.2017 which is provided by Bank. which is on Bank's Record.
iii.	TIR of the property	➤ Copy of TIR Report bearing Ref. No. SBI/Mid-Corporate/10 Dated 22.10.2010 issued by Vijay & Co. Adcovates, Mumbai; which is on Bank's Record.
b)	Name of the owner/s	M/s. Rambo Fabrics Pvt. Ltd.
c)	Ordinary Status of free hold or lease hold including restrictions of transfer	Free Hold
d)	Agreement of easement if any	Not Applicable
e)	Notification of acquisition if any	No
f)	Notification of road widening if any	No
g)	Heritage restrictions, if any	No
h)	Comment on transferability of the property ownership	Yes, can be transfer
i)	Comments on existing mortgage / charges / Encumbrances on the property, if any	Yes - Property is Mortgaged with STATE BANK OF INDIA.
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Details not made available
k)	Building plan sanction: Authority approving the plan- Name of the office of the Authority Any violation from the approved building plan-	The Sanctioned Building Plan was not made available for our perusal at the time of survey.

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l)	Whether property is Agricultural Land if yes, any conversion is contemplated	No, The Property under Valuation is Industrial Building
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	Details not made available
	b. Observation on Dispute or Dues if any in payment of bill/ taxes to be reported	Details not made available
o)	Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged	Property is Mortgaged with STATE BANK OF INDIA.
p)	Qualification in TIR/ mitigation suggested if any.	No
q)	Any other aspect	Nil
5. Economic Aspects of the Property		
a)	i. Reasonable letting/ rental value	Rs.1,20,000/- Approx. Per Month
	ii. If property is occupied by tenants Number of tenants Since how long (tenant-wise) Status of tenancy right- Rent received per month (tenant-wise) with a comparison of existing market rent	Not Applicable

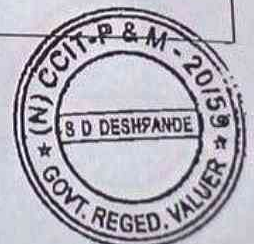


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	iii. Taxes and other outings	Details Not made Available
	iv. Property Insurance	NA
	v. Monthly maintenance charges	NA
	vi. Security charges	Details Not made Available
	vii. Any other aspect	Nil
6. Socio - Cultural Aspects of the Property		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	The property is located in Village Sonale Off. Sonale - Bhadwad Road, Tal- Bhiwandi. It is located at 5 to 6 Kms away from Bhiwandi Bus Depot. The area is developing with basic infrastructure facilities such as good approach roads, water supply, electricity, telecommunication facility, street lighting etc. The basic civic amenities such as Market, Banks, Schools and Hospitals etc. are available within 3 to 4 Kms distance from the property.
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	Good
	ii. Storage Spaces	Yes
	iii. Utility spaces provided within the building	NA
	iv. Car parking facility	Yes, Open Car Parking available
	v. Balconies, etc.	NA
b)	Any other aspect	Nil
8. Infrastructure Availability		
a)	Description of aqua infrastructure availability in terms of	
	i. Water supply	Yes, As per regulations of local Body.



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10. Engineer
a)

	ii. Sewerage / sanitation system Underground or open	Yes, Underground System is in place.
	iii. Storm water drainage	Available
b)	Description of other physical infrastructure facilities viz.	
	i. Solid waste	Provided
	ii. Electricity	Yes, from MSEDCL
	iii. Road and public transport connectivity	Good - by Bus, Auto Rickshaw, etc.
	iv. Availability of other public utilities nearby	Available
c)	Social infrastructure in terms of	
	i. School	Available, within 3 - 4 Kms from the property
	ii. Medical facilities	Available, within 3 - 4 Kms from the property
	iii. Recreational facility in terms of parks and open space	Available, within 1 - 2 Kms from the property
9. Marketability of the Property		
a)	Marketability of the property in terms of	
	i. Locational attributes	Good, Industrial Area
	ii. Scarcity	No
	iii. Demand and supply of the kind of subject property	Average
	iv. Comparable sale prices in the locality	<ul style="list-style-type: none">➤ The prevailing market Rate for industrial Land in this Locality is Rs.7,000/ to Rs.9,000/- per Sq.Mtrs.➤ Considering the location, its characteristics and other positive & negative factors, a Rate of Rs.7,500/ per Sq. Mtrs.. is reasonable for the subject property.
b)	Any other aspect which has relevance on the value or marketability of the property	No



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10. Engineering and Technology Aspects of the property

a)	Type of construction	Ground + 2(pt) Upper Floors Standard Industrial RCC structure.
b)	Material & technology used	Standard
c)	Specification	The Building Consisting Ground + 2(pt) floors RCC Framed Structure, Roof of RCC slab, Internally Neeru finish plaster & Externally sand,cement plaster, flooring of Kota Stone Tiles, , Distemper paint internally, Conduit Wiring, Standard plumbing Fittings, etc.
d)	Maintenance issues	Periodic Maintenance Advised
e)	Age of the building	17 Years or thereabout
f)	Total life of the building	About 33 years subject to proper & regular maintenance.
g)	Extent of deterioration	Normal
h)	Structural Safety	Kindly take opinion of Structural Engineers
i)	Protection against natural disaster viz. earthquakes	Not Provided
j)	Visible damage in the building	Minor cracks / damages to some of the structure; however which can be corrected / rectified.
k)	System of air-conditioning	Yes, Provided
k)	Provision of fire fighting	Yes, Provided
l)	Copies of the plan and elevation of the building to be Included	The Sanctioned Building Plan was not made available for our perusal at the time of survey.

11. Environmental Factors

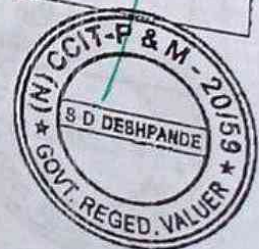
a)	Use of environment friendly building materials, Green Building techniques if any	No
b)	Provision of rain water harvesting	No
c)	Use of solar heating and lightening systems, etc.	No.
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	Yes - Mild



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12. Architectural and aesthetic quality of the property	
a) Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Ordinary Standard Industrial Building
13. Valuation	
a) Methodology of valuation- Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly there as on for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Adopting Comparable Sale Method
b) Prevailing Market Rate/ Price trend of the Property in the locality / city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	<ul style="list-style-type: none"> ➤ The prevailing market Rate for industrial Land in this Locality is Rs.7,000/ to Rs.9,000/ per Sq.Mtrs. ➤ Considering the location ,its characteristics and other positive & negative factors, a Rate of Rs.7,500/ per Sq. Mtrs.. is reasonable for the subject property.
c) Guideline Rate obtained from Registrar's office/ State Govt. Gazette/ Income Tax Notification	Land Rate Rs.2,360/-Sq.mtrs. Building Rate Rs.2,453/- per sq.ft. (In the Year 2021-22 as per Ready Reckoner)
d) Summary of Valuation	
1) Guideline Value (Government Value)	
a) Land (Government Value)	Rs.53,54,840/- (In the Year 2021-22 as per Ready Reckoner)
b) Building (Government Value)	Rs.10,49,38,400/- (In the Year 2021-22 as per Ready Reckoner- Without considering depreciation.)



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Adopting Comparable Sale Method For Land & Building:

Fair Market Value the Property As On Date :

The prevailing market Rates for plots in this locality is in the Range of Rs. 7,000/- to Rs. 9,000/- per Sq.mtrs.

Considering the location, user of the plot, size, shape and other characteristics a rate of Rs. 7,500/- per Sq.mtrs. is adopted for the subject land.

A) Fair Market Value of Land :

= Documented Area of Land x Market Rate Adopted

= 2269 Sq.mtrs. x Rs. 7,500/- = Rs. 1,70,17,500/-

B) Lump sum Value of Plot Development such as Main MS Gates, Compound Wall, Under Ground Water Tanks, RCC Internal Road for movement of heavy truck loads, Soil Filling & Leveling of Land etc. = Rs. 10,00,000/-

C) Value Of Construction :

The construction value of structure as per their specifications is given as under :

Sr. No.	Building Description	Measured Built-Up Area in sq.ft	Depreciated Construction Rate Adopted Rs. / sq.ft	Fair Market Value
1)	"G" Line- Plinth No. 1	21400 Sq.ft.	Rs. 1,400/-	2,99,60,000/-
2)	"G" Line- Plinth No. 2			
3)	"G" Line- Plinth No.3			
4)	"H" Line-	21400 Sq.ft.	Rs. 1,400/-	2,99,60,000/-
Total				Rs. 5,99,20,000/-

Fair Market Value of Plot, Plot Development & Building Construction

= A + B + C

= Rs. 1,70,17,500/- + Rs. 10,00,000/- + Rs. 5,99,20,000/-

= Rs. 7,79,37,500/- Say ~ Rs. 7,79,37,000/-

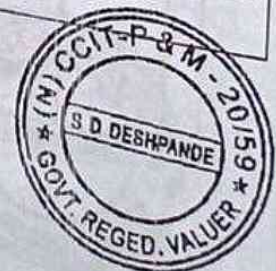
(Rupees Seven Crore Seventy Nine Lakhs Thirty Seven Thousand Only)

II)	Total Fair Market Value as on date	: = Rs. 7,79,37,000/- (Rupees Seven Crore Seventy Nine Lakhs Thirty Seven Thousand Only)
III)	Realizable Value	: = Rs. 6,62,46,000/- (Rupees Six Crore Sixty Two Lakhs Fourty Six Thousand Only)
IV)	Forced / Distress Sale Value	: = Rs. 5,84,52,000/- (Rupees Five Crore Eighty Four Lakhs Fifty Two Thousand Only)
V)	Insurable Value	: = Rs. 5,99,20,000/-

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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 location. Rates of properties vary from site to site and within a site from micro-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.	Instances of sales are not readily available.
f)	Assumptions / Remarks	<ol style="list-style-type: none"> 1. Property is SARFAESI compliant 2. The property does not belongs to social infrastructure like, hospital, school, old age home etc. 3. Details of mortgages are with landlord / owner.
g)	Notes :	<ol style="list-style-type: none"> 1. The Property was inspected in the presence of Mr. Piyush Triphathi (Mo. No. 9322286282)- Case Officer-SBI. 2. OC, Approved Building Plan Copy etc. not made available for verification hence we cannot comments on authenticity of the building. 3. We also cannot confirm the structures constructed on site are as per approved plan or not. Hence we cannot comment upon age of structures. 4. The Areas of structures on site are as per Referred Documents Provided by the Bank. 5. This valuation report is based on Referred Documents which is provided by the Bank. 6. Any discrepancy regarding : ownership, boundaries, approval, any reservation on land, any road passing through land, any road widening affects land , authentic structures and it's area etc. this valuation report is to be treated as null and void. 7. The rates considered in this valuation report are based on considering the current recession in the market due to the impact of COVID-19 Pandemic.



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Continuation Sheet....

14 Enclosures :

A	Layout plan sketch of the area in which the property is located with latitude and longitude	Latitude :19.284825"N - Longitude : 73.092574"E
B	Building Plan	
C	Floor Plan	No
D	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	No
E	Certified copy of the approved/sanctioned plan wherever applicable from the concerned office	No
F	Google Map location of the property	Yes
G	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makaan.com etc	No
H	Any other relevant documents/ extracts	---

15. Declaration

I hereby declare that :

- The information provided is true and correct to the best of my knowledge and belief.
- The analysis and conclusions are limited by the reported assumptions and conditions.
- I have read the Handbook on Policy, Standard and Procedures for Real Estate, Valuation by Banks and HFIs 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 my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- I have no direct or indirect interest in the above property valued.
- My authorized representative has inspected the subject property on 21.06.2021
- I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to-Unlimited Value
- I have not been depanelled or removed from any Bank/ Financial Institution/ Government Organization at any point of time in the past.
- I have submitted the Valuation Report(s) directly to the Bank.

Name and address of the Valuer

Address :

Office No. 7, 1st Floor, Shantaram Smruti, Joshi Wadi,

Near Municipal School, Station Road, Thakurli (E),

Dombivali - 421201,

Dist. Thane.



Sanjay Dattatray Deshpande

B.E. (Mech) FIE FIV MICA

F-111193/7 Institute of

Engineers (India)

Chartered Engineer, Govt.

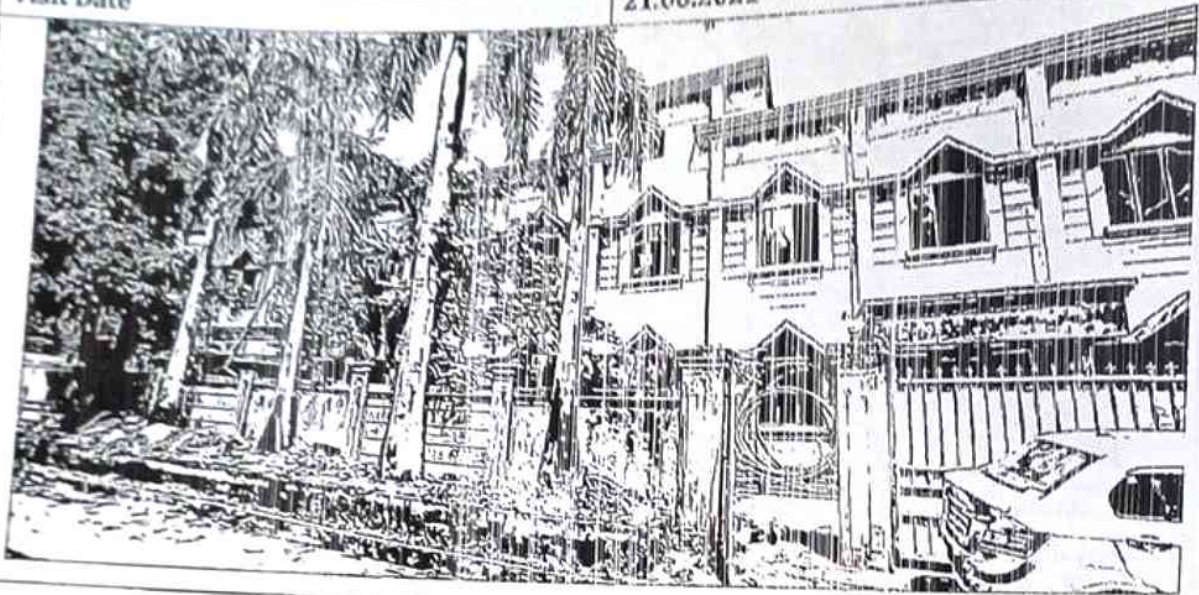
Approved Valuer,

Date of Valuation: 16.07.2021

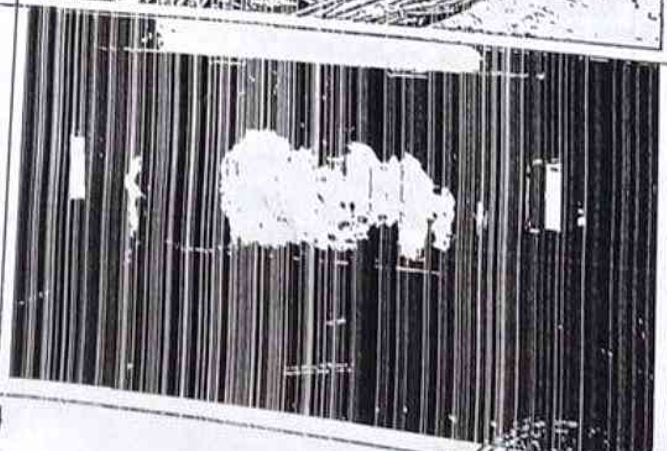
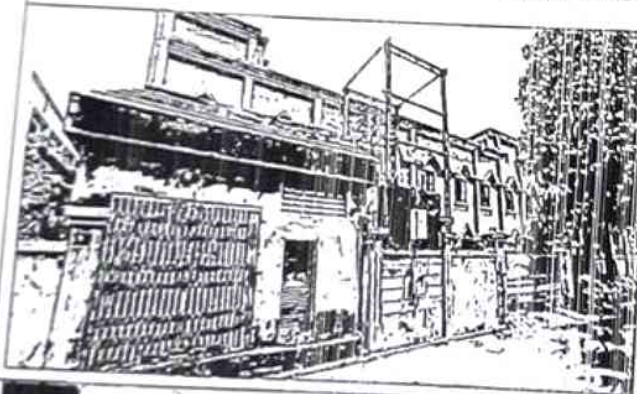
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Name of Client	M/s. Rambo Fabrics Pvt. Ltd.
Visit Date	21.06.2021



External View of the Building



TO,
STATE BANK OF INDIA
BRANCH: SA...

... & ASSOCIATES
... APPROVED VALUER
... STATE BANK OF INDIA
... BRANCH: SA...

... value

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