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Chartered Engineer & Govt. Regd. Valuer

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Ref. No. RHT-OCT-21/SBI-1425/SS/NM

Date: 16/11/2021

To,
The Branch Manager,
State Bank of India,
Branch: SIB Ghatkoper
Mumbai.

Subject : Supporting secured lending decision to State Bank of India.

Client Name : M/s. Aaggarwal Sound Cast Pvt. Ltd.

Dear Sir,
Please find enclosed herewith the subject Valuation Report.

Location of the property	Industrial land & Shed Situated at Gut No. 233, Factory Shed Known as "M/s. Aaggarwal Sound Cast Pvt. Ltd.", Village-Khupari, Bhiwandi Wada road, Taluka-Wada, Dist.-Palghar 431 310.
Fair Market value (FMV)	Rs. 6, 05,00,000.00/- (Rs. Six Crore Five Lakh Only.)
Realizable Value (90% of FMV)	Rs. 5,44,50,000.00
Distress Value (75% of FMV)	Rs. 4,53,75,000.00
Govt. land & Building Value	Rs. 4,95,42,350.00
Insurable Value	Rs. 3,97,42,350.00

This valuation report contains pages 1 to 23.

Thanking you in anticipation,

Yours Sincerely,

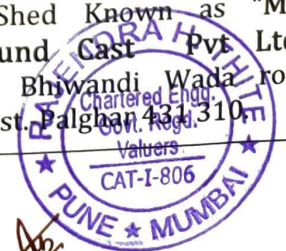
Kindly acknowledge the receipt.
Thanking you,



RHT
MR. RAJENDRA H THITE
PANEL VALUER

VALUATION REPORT (IN RESPECT OF LAND/ SITE AND BUILDING)

I. GENERAL		
1.	Purpose for which the valuation is made	To estimate different values of the property for Bank loan Purpose
2	a	Date of inspection
	b	Date of Which Valuation Made
3	List of Documents produce for perusal	
		i
		ii
		iii
		iv
		v
4	Name of the owner(s) and his /their address with phone (Details of Share in Each owner in case of joint Ownership)	M/s. Aaggarwal Sound Cast Pvt. Ltd. (Owner : Mr. Vinodkumar Aggarwal)
5	Brief Description of the Property (Including Leasehold/Freehold etc)	Freehold
6	Location of Property	Near Bhiwandi Wada Road, Prashanti Hotel
	a)	Plot No. Survey No.
	b)	Door No
	c)	T.S no/Village
	d)	Ward/Taluka
	e)	Mandal/District
7	Postal Address of the Property	Industrial land & Shed Situated at Gut No. 233, Factory Shed Known as "M/s. Aaggarwal Sound Cast Pvt. Ltd.", Village-Khupari, Bhiwandi Wada road, Taluka-Wada, Dist. Palghar. Regd. 431/310.



3	City/Town		Palghar												
	Residential Area		No												
	Commercial Area		No												
	Industrial Area		Yes												
9	Classification of Area														
	i)	High /Middle /Poor	Middle Class												
	ii)	Urban/Semi urban/Rural	Rural												
10	Coming Under Corporation Limit/Village Panchyat/Municipality		Gram Panchayat												
11	whether covered under any State/Central Govt Enactment(e.g. Urban Land Ceiling Act)or notified Agency Area/ Scheduled Area/Cantonment Area)		No												
12	In case it is an Agricultural land, any conversion to house site plots is contemplated		No												
13	Boundaries of the property														
	North		Open Land												
	South		Open Land												
	East		Open Land												
	West		Open Land												
14.1	<p>Dimensions of the Site</p> <p>A)Old Sanction Plan</p> <p>* As per Sanction Plan vide Ref no.BS/Drawing/BP/Village- Khupari/taluka- wada/SSthane/941 Dated-10/05/2011</p> <p>Land Area =7500.00sqm</p> <p>Construction Area</p> <table border="1"> <thead> <tr> <th>Particular</th> <th>area in sqm</th> </tr> </thead> <tbody> <tr> <td>Ground Floor Area</td> <td>450.50</td> </tr> </tbody> </table> <p>B)Proposed sanction Plan</p> <p>As per CC Application Vide ref no. TAX/Class-1/T-2/A.B.S./ASR-36/2021 Dated - 02/08/2021</p> <p>* As per Proposed Sanction Plan</p> <p>Land Area =7500.00 Sqm.</p> <p>Construction Area</p> <table border="1"> <thead> <tr> <th>Particular</th> <th>area in sqm</th> </tr> </thead> <tbody> <tr> <td>Ground Flr Area</td> <td>2987.45</td> </tr> <tr> <td>1st Floor Area</td> <td>432.55</td> </tr> <tr> <td>Total Area</td> <td>3420.00</td> </tr> </tbody> </table> <p>• According to the measurements of the sites visit and the sanction plan they have proposed to revise is an area match. Hence we consider latest Construction area 3420.00sqm for Valuation purpose.</p>		Particular	area in sqm	Ground Floor Area	450.50	Particular	area in sqm	Ground Flr Area	2987.45	1st Floor Area	432.55	Total Area	3420.00	
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Ground Floor Area	450.50														
Particular	area in sqm														
Ground Flr Area	2987.45														
1st Floor Area	432.55														
Total Area	3420.00														



14.2	Latitude ,Longitude and Coordinate of site	19°33'45.4"N 73°06'07.4"E
15	Extent of the Site	Land Area = 7500.00 Sqm Construction area = 3420.00 Sqm.
16	Extent of Site Considered for valuation(Least of 14A & 14B)	Land Area = 7500.00 sqm Construction area = 3420.00sqm
17	Whether Occupied by Owner/Tenant? if Occupied by Tenant, Since Hoe long? Rent Received per month	Owner occupied (Owner: M/s. Aaggarwal Sound Cast Pvt. Ltd)
II	CHARACTERSTICS OF THE SITE	
1.	Classification of Locality	Middle Class Location
2.	Development of Surrounding Areas	Industrial + Residential Area
3.	Possibility of frequent Flooding/Sub-merging	No
4.	Feasibility to the Civic amenities Like School, Hospitals, Bus Stop, Markets, Etc.	All Civic Amenities with 4 to 5 km.
5.	Level of land with Topographical conditions	Plan
6.	Shape of Land	Irregular Shape
7.	Type of use to which it can be put	Industrial Purpose
8.	Any Usage Restriction	Yes for Industrial Purpose
9.	Is plot in town planning approved layout?	Yes By Grampanchayat Khupari
10.	Corner Plot Or Intermittent Plots?	Corner Plot
11.	Road Facilities	Available
12.	Type of road available at present	Service Road
13.	Width of road- is it below 20 ft or more Than 20 ft	below 20 ft Width of road
14.	Is it Land- Locked Land	No
15.	Water potentiality	Water Supply Available
16.	Underground sewerage system	Available
17.	is power supply at the site	Power Supply Available
18.	Advantage of site	On the Wada Bhiwandi Road



9.	Special Remarks if any ,Like threat of acquisition of land for Public Service Proposes road widening or Applicability of CRZ Provisions etc,(Distance from sea Coast/ tidal level must be incorporated)	There is no threat of acquisition of land for Public Service Proposes road widening or Applicability of CRZ Provisions. Distance from sea Coast -54.5 Kmt. Tide Level Meso-tidal - The tidal range is between 2 metres and 4 metres.
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Part-A (Valuation of land)

1	Size of Plot	7500.00 Sqm
	North & South	Refer Layout
	East & West	
2	Total extent of plot	7500.00 Sqm
3.	<p>Prevailing Market rate <i>Rate adopted for valuation is more than 20%that of ready Reckoner rate therefore while adopting rate for valuation we have referred to the Sale/ Web instances of the properties which are available for sale in nearby area of subject property.</i></p> <p>Justification:</p> <p>1) Govt. rate for Industrial Land as per Ready Reckoner 2021-2022 is Rs. 1040.00 per sqm</p> <p>2) The Prevailing market Rate for Industrial Land is ranging between Rs. 2,000.00 per Sft to Rs. 4,000.00 per sqm.</p> <p>3) As per available comparable sale instance rate arrived @ Rs. 2187.50 Per Sqm.</p> <p>4) As per available web instance Rate for Industrial Land Arrived @ Rs. 3,825.00.00 per sqm. And Rs. 4,411.00 per Sqm.</p> <p>5) In view of the above and as per site visit observation we have Considered Rate Rs. 2500.00 per Sqm , which is Fair & Reasonable for this Industrial Land.</p>	
4	Guideline Rate Obtained from the register's office (an Evidence thereof to be enclosed)	As per Ready Reckoner 2020-21, Govt. rate for Land in this Area is Rs.1040.00 per Sqm. = 7500.00 Sqm X 1040.00 = Rs. 78,00,000.00
5	Assessed /Adopted rate of valuation	We have adopted the Rate for Industrial Land Rs. 2500.00 per Sqm
6	<p>value of land = Land Area X Land rate Adopted = 7500.00 Sqm X Rs. 2500.00 = Rs. 1,87,50,000.00</p>	

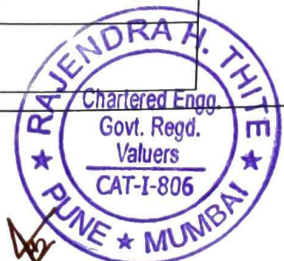


Part-B (Valuation of Building)**Technical details of the building**

a)	Type of Building (Residential/ Commercial/Industrial)	Industrial Shed
b)	Type of Construction(Load bearing/RCC/Steel Framed)	RCC with Heavy Duty Shed
c)	Year of Construction	Partly Year 2011 and Partly year 2020 (As reportedly)
d)	Number of floors and height of each floor including basement, if any	Ground + partly 1st floor
e)	Plinth area floor wise	Construction area = 3420.00sqm
f)	Condition of building	
	i) Exterior -Excellent, Good, Normal, Poor	Good
	ii) inferior -Excellent, Good, Normal, Poor	Good
g)	Date of issue and validity of layout of approved map/plan	Vides Ref no TAX/Class-1/T-2/A.B.S./ASR-36/2021 Dated - 02/08/2021. From Town Planning Palghar
h)	Approved map/plan issuing authority	Town Planning Palghar
i)	whether genuineness or authenticity of approved map/plan is verified	Yes
j)	any other comments by our empanelled valuers on authentic of approved plan	No

Specifications of Construction (Floor-wise) in Respect of

Sr No	Description	Ground Floor	Other Floors
1	Foundation	RCC	Heavy duty Shed
2	Basement	NA	NA
3	Super structure	RCC	RCC
4	Joinery /doors& windows	M.S Gate	Wooden Door
5	RCC works	Yes	No
6	Plastering	Yes	No
7	Flooring ,Skirting, Dadoing	Industrial Koba	Ceramic & Industrial
8	Special Finish as marble, Granite, wooden Paneling. Grills, etc	NA	NA
9	Roofing including weather proof issue	RCC	GI Sheets
10	Drainage	Yes	Yes



Cost of Construction

Sr. no.	Description of Building/Shed	Area in Sqm	Depreciated Construction Rate Adopted	Fair Market Value
1	Ground Floor	2987.45	12000	35849400.00
2	1st floor	432.55	9000	3892950.00
3	Plot Development such as Compound wall, M.S Gate etc.	Lump sum		20,00,000.00
		Total		Rs. 41742350.00

Part C- (Extra Items)**(Amount in Rs.)**

Portico	:	--
Ornamental front door	:	--
Sit out/ Verandah with steel grills	:	--
Overhead water tank	:	--
Extra steel/ collapsible gates	:	--
Total	:	

Part D- (Amenities)**(Amount in Rs.)**

Wardrobes	:	Not Applicable
Glazed tiles	:	Not Applicable
Extra sinks and bath tub	:	Not Applicable
Marble / ceramic tiles flooring	:	Not Applicable
Interior decorations	:	Not Applicable
Architectural elevation works	:	Not Applicable
Paneling works	:	Not Applicable
Aluminum works	:	Not Applicable
Aluminum hand rails	:	Not Applicable
False ceiling	:	Not Applicable
Total		---

Part E- (Miscellaneous)**(Amount in Rs.)**

Separate toilet room	:	Not Applicable
Separate lumber room	:	Not Applicable
Separate water tank/ sump	:	Not Applicable
Trees, gardening	:	Not Applicable
Total		-----

Part F- (Services)**(Amount in Rs.)**

Water supply arrangements	:	Not Applicable
Drainage arrangements	:	Not Applicable
Compound wall	:	Available
C. B. deposits, fittings etc.	:	Not Applicable
Pavement	:	Not Applicable
Total	:	---



GUIDELINE/ GOVT. VALUE

Area range in sqm	Area in Sqm	Govt. Rate per Sqm	Amount in Rs.
Total Land Value	7500.00 Sqm	1040.00	7800000.00
Construction Area			41742350.00
	Total Govt. Value		Rs. 4,95,42,350.00

Total abstract of the entire property

Part- A	Land	:	Rs. 1,87,50,000.00
Part- B	Construction + Plot Development	:	Rs. 4,17,42,350.00
Part- C	Extra Items	:	--
Part- D	Amenities	:	----
Part- E	Miscellaneous	:	----
Part- F	Services	:	----
	Total	:	Rs. 6,04,92,350.00 Say Rs. 6,05,00,000.00

(Valuation: Land has been valued by Sales Comparison Method, i.e. Market Approach Method)

As a result of my appraisal and analysis, it is my considered opinion that the present **Fair market value** of the above property in the prevailing condition with aforesaid specifications is **Rs. 6,05,00,000.00/- (Rs. Six Crore Five Lakh Only.)** The Realizable value of the above property as of **Rs 5,44,50,000.00** and the Distress value **Rs. 4,53,75,000.00**

Place: Mumbai
Date: 16/11/2021



Rajendra H. Thite

Panel Valuer
M/s. Rajendra H. Thite.

The undersigned has inspected the property detailed in the valuation report dated 16/11/2021. We are satisfied that the fair & reasonable market value of the property is **Rs.**

Date: 16/11/2021

Signature

(Name of the Branch Manager with office seal)