

Ref. No. : 33834/2021-22/8048/BOM/Dadar

Date : 27/08/2021

**VALUATION REPORT**

At the request of the Manager of Bank of Maharashtra, Dadar Branch, Mumbai, the Industrial Property situated in Plot No. 7, 12 to 15, S. No. 33/1/2, 33/2/1, 33/4, 33/2/2, 34/2/1 & 34/2/2, Waghdhara Road, Village Dadra of the Union Territory of Dadra & Nagar Haveli, District Silvassa - 396 230 was inspected on 09/08/2021.


We have given details of Non Agriculture Land and Structure and their valuation in Annexure-I, attached with this certificate,

**Certificate**

We certify to the best of our knowledge, ability and belief, and on the basis of the information provided us and the observations we made during the inspection, that the fair market value as on 09/08/2021 of Plot No. 7, 12 to 15, S. No. 33/1/2, 33/2/1, 33/4, 33/2/2, 34/2/1 & 34/2/2, Waghdhara Road, Village Dadra of the Union Territory of Dadra & Nagar Haveli, District Silvassa - 396 230 is **₹ 14,14,00,000/- (Rupees Fourteen Crore Fourteen Lakh Only)**.

Realizable value of the property : = ₹ 12,01,90,000/-  
(15 % less than the Market Value) ≅ ₹ 12,02,00,000/-

Distress sale value of the property : = ₹ 11,31,20,000/-  
(20 % less than the Market Value) ≅ ₹ 11,31,00,000/-

  
Basavaraj Masanagi

B.E (C), M.I.E, F.I.V.  
Chartered Engineers, Valuers,  
Surveyor & Loss Assessors



(Page 1)

**PART – I**  
**Annexure – I**

**GENERAL**

1. Purpose for which valuation is made : To assess the fair market value
2. Date on which valuation is made : 09/08/2021
3. Name of the Owner / Owners  
(As per Agreement) : **M/s. Sachi Molding Solutions Pvt. Ltd.**  
(Formerly M/s. Surat Beverages Pvt. Ltd.)
4. If the property is under joint ownership/  
co-ownership, share of each such owner.  
Are the shares undivided? : Company Ownership
5. Name of the Previous Owner : Mr. Ravi Mody & Mr. Ranjit
6. Latitude & longitude of the property : 20°18'35.4"N 72°57'40.4"E
7. Brief description of the property : Non Agriculture land with structure with bungalow
8. Location, Street, Ward No. : Plot No. 7, 12 to 15,  
S. No. 33/1/2, 33/2/1, 33/4, 33/2/2, 34/2/1 & 34/2/2,  
Waghdhara Road, Village Dadra of the Union Territory  
of Dadra & Nagar Haveli, District Silvassa - 396 230.
9. Survey/plot no. of land : Plot No. 7, 12 to 15,  
S. No. 33/1/2, 33/2/1, 33/4, 33/2/2, 34/2/1 & 34/2/2,
10. Nearest Landmark : Sterlite Technologies limited - OFC  
Nearest Bus Stop : Jalaram Temple Bus Stop
11. Document produced for perusal : 1. Xerox copy of Electricity Bill  
2. Xerox copy of Occupancy Certificate No. ATP/OC/  
SRY. No./33/1/2/Dadra/2000/232 dated 16/03/2000  
issued by Associate Town Planner, TCPO, Dadra &  
Nagar Haveli, Silvassa  
3. Xerox copy of Occupancy Certificate No. ATP/OC/  
SRY. No./33/1/2/Dadra/2001/322 dated 21/05/2001  
issued by Associate Town Planner, TCPO, Dadra &  
Nagar Haveli, Silvassa  
4. Xerox copy of Title Search Report No. BOM/893/  
2021-22 dated 01/07/2021 issued by Adv. Charu Bhatt  
5. Xerox copy of Change of Name

12. Is the property situated in residential / Commercial / mixed area / industrial area : Industrial area
13. Classification of locality-high class / middle class/ poor class. : Middle Class
14. Proximity to civic amenities like schools, hospitals, offices, market, etc. : The facilities available within Easy Access.
15. Means and proximity to surface communication by which the locality is served. : By road transport  
Situating at app. 11 kms from Vapi Railway Station

**LAND**

16. Area of land supported by documentary proof, shape, dimensions and physical features. : 9353 Sq. m.  
(As provided by Owner)
17. Roads, streets or lanes on which the land is abutting :  
North : Road then Sterlite Technologies limited - OFC  
South : River Creek area then Bungalow  
East : Arihant Flexi Pack  
West : Mothers Ice Company
18. Is freehold or leasehold land? : Freehold Land
19. If leasehold, the name of lesser / lessee Nature of lease, date of commencement And termination of lease, terms of renewal of lease. : N. A.
20. Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant. : Permitted in Industrial Use
21. Does the land fall in an area included in any town planning scheme or any development plan of governments or statutory body? If so, give particulars. : Union Territory of Dadra & Nagar Haveli
22. Has any contribution been made towards development or is any demand for such contribution still outstanding : N. A.
23. Has the whole or part of the land been : N. A.

notified for acquisition by government or any statutory body? Give date or notification

## IMPROVEMENTS

24. Attach plans and elevations of all structures standing on the land and the lay-out plan : Available with owners
25. Furnish technical details of the building on a separate sheet : See annexure  
(The Annexure to this Form may be used)
26. Is the building owner-occupied / both? : Owner Occupied
27. What is the floor space Index permissible and percentage actually utilized? : N. A.

## OWNERSHIP

28. Give details of water and electricity to be born by the owner : Bill No. 122020000691  
M/s. Surat Beverages Ltd.
29. Has the tenant to bear the whole or part repairs and maintenance? Give particulars : Not Applicable
30. If a pump is installed, who is to bear the cost of the maintenance and operation-owner or tenant? : N. A.
31. Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound etc.-owner or tenant. : Owner
32. What is the amount of property tax? Who is to bear it? Give details with documentary proof. : N. A.
33. Is the building insured? If so, Give the policy No. amount for which it is Insured and the Annual premium. : Not Known
34. Is there any dispute between landlord & tenant regarding rent pending in the court of law? : No

## SALES

35. Give instances of sales of immovable property : Not Available  
in locality on a separate sheet indicating the name  
and address of the property, Registration no,  
Sale price and area of land sold.
36. If sale instance are not available or not : Making market survey  
the basis of arriving at the land rate.
37. Govt. Stamp Duty Land Rate (2021-22) : ₹ 1,940/- per Sq. m.
38. Land rate adopted in this valuation : ₹ 8,000/- per Sq. m.

**CONSTRUCTION**

39. Year of commencement of construction : -  
Year of completion : App. 2001
40. What was the method of construction-by : Constructed by contractor  
Contract / by employing labour directly / Both?
41. For items of work done on contract produce : Constructed by contractor  
copies of agreements.
42. For items of work done by engaging labour : Constructed by contractor  
directly give basic rates of materials and  
labour supported by documentary proof.
43. Area Statement :  
Built up area (As provided by Owner) : 36659.10 Sq. ft. (3405.72 Sq. m.)

Sr. No.	Description	Area in Sq. ft.	Area in Sq. m.
1	Factory Shed	32136.00	2985.51
2	Bungalow	4523.10	420.21
		36659.10	3405.72

**Annexure to form – 1**

1. No. of floors and height of each floor : -  
Factory Shed : Ground & First Floor Storied Building  
Bungalow : Ground & First Floor Storied Building
2. Plinth area floor – wise (As per IS : N. A.  
3861 – 1966)
3. Year of construction : App. 2001

35. Give instances of sales of immovable property : Not Available  
in locality on a separate sheet indicating the name  
and address of the property, Registration no,  
Sale price and area of land sold.
36. If sale instance are not available or not : Making market survey  
the basis of arriving at the land rate.
37. Govt. Stamp Duty Land Rate (2021-22) : ₹ 1,940/- per Sq. m.
38. Land rate adopted in this valuation : ₹ 8,000/- per Sq. m.

**CONSTRUCTION**

39. Year of commencement of construction : -  
Year of completion : App. 2001
40. What was the method of construction-by : Constructed by contractor  
Contract / by employing labour directly / Both?
41. For items of work done on contract produce : Constructed by contractor  
copies of agreements.
42. For items of work done by engaging labour : Constructed by contractor  
directly give basic rates of materials and  
labour supported by documentary proof.
43. Area Statement :  
Built up area (As provided by Owner) : 36659.10 Sq. ft. (3405.72 Sq. m.)

Sr. No.	Description	Area in Sq. ft.	Area in Sq. m.
1	Factory Shed	32136.00	2985.51
2	Bungalow	4523.10	420.21
		36659.10	3405.72

**Annexure to form – 1**

1. No. of floors and height of each floor : -  
Factory Shed : Ground & First Floor Storied Building  
Bungalow : Ground & First Floor Storied Building
2. Plinth area floor – wise (As per IS : N. A.  
3861 – 1966)
3. Year of construction : App. 2001

4. Estimated future life	: 40 years with proper maintenance
5. Type of construction – load bearing walls/R.C.C. Frame/Steel frame	: RCC Framed Structure
6. Type of foundation	: RCC
7. Walls	: Brick masonry walls
8. Partitions	: Brick walls
9. Flooring	: Cement Concrete & Marble flooring
10. Doors and Windows	: Rolling shutters, Glass Doors, Flush Doors & Aluminium Sliding Windows
11. Kitchen	: Black granite kitchen platform with S.S. Sink & tiling
12. Finishing	: Normal finishing
13. Roofing and terracing	: RCC Slab
14. (i) Internal wiring – Surface or conduit	: Surface & Concealed wiring
(ii) Class of fittings: Superior/ ordinary/poor	: Ordinary
15. Roads and paving with in the compound, opp area and type of paving	: Yes
16. Sanitary installation	: IWC/EWC with Concealed plumbing & half tiling
17. Compound wall	: Yes

## VALUATION :

**Summary of valuation :** The valuation of the land is based on prevalent market rate in the area. Taking into consideration location and infrastructure facility available at site, we have arrived the land rate of ₹ 8,000/- per Sq. m. for assessment.

## FAIR MARKET VALUE OF PROPERTY

Market value of Land (A) : = Land area X Market Rate  
= 9353 Sq. m. X ₹ 8,000/- Sq. m.  
= ₹ 7,48,24,000/-  
≅ ₹ 7,48,00,000/-

## BUILDING

Value of the Factory Shed (B) : = Built up area X Construction rate  
= 32136 Sq. ft. X ₹ 1,800/- Sq. ft.  
= ₹ 5,78,44,800/-  
≅ ₹ 5,78,00,000/-

Value of the Bungalow (C) : = Built up area X Construction rate  
= 4523.10 Sq. ft. X ₹ 1,500/- Sq. ft.  
= ₹ 67,84,650/-  
≅ ₹ 67,80,000/-

# Basavaraj Masanagi & Co.

Development cost including  
land development, other structure,  
Compound Wall & Gates  
Total value of the Property

(D) := ₹ 20,00,000/-

$$\begin{aligned} &:= (A) + (B) + (C) + (D) \\ &= ₹ 7,48,00,000/- + ₹ 5,78,00,000/- \\ &+ ₹ 67,80,000/- + ₹ 20,00,000/- \\ &= ₹ 14,13,80,000/- \\ &\cong ₹ 14,14,00,000/- \end{aligned}$$

**(Rupees Fourteen Crore Fourteen Lakh Only)**

We declare that :

- i. The information furnished is true and correct to the best of my knowledge and belief.
- ii. I have no direct or indirect interest in the property valued.
- iii. I have / Our representative has inspected the property as on 10/08/2021.
- iv. The legal aspects were not considered in this valuation



**Basavaraj Masanagi**  
B.E (C), M.I.E, F.I.V.  
Chartered Engineers, Valuers,  
Surveyor & Loss Assessor.



# Government Stamp Duty Rate (2020-21)

**Dadra and Nagar Haveli (U.T.)  
(Revenue Department)  
Silvassa**

No. Adm/RD/RTS/Rate/2015/2145

Date: 09/10/2015  
Silvassa

Read: 1) Approval of Hon'ble Administrator Vide Diary No. 7200 Dt. 09/10/2015, in  
File No. Adm/RD/RTS/Rate/2007 at N/ 60 dated: 09/10/2015

## ORDER

With a view to bring in transparency in the transaction of land and to safeguard the Government Revenue in the form of Stamp Duty, the U.T. Administration of Dadra and Nagar Haveli hereby revises Circle Rate (Minimum rate at which transaction is permissible by the Administration) of Agricultural land and Non Agricultural land, patelad and village wise as indicated below:

Sr. No.	Village	Existing Rate (Agricultural) per sq.mt	Existing Rate (N. A.) per sq.mt	Revised Rate (Agricultural) per sq.mt	Revised Rate (N. A.) per sq.mt
<b>Naroli Patelad</b>					
53	Atha	750	1500	1210	2420
54	Dhappa	750	1500	1210	2420
55	Kanadi	750	1500	1210	2420
56	Mitrapada	750	1500	1210	2420
57	V. Han	850	1300	1050	2100
58	Naroli	800	1600	1290	2580
<b>Randha Patelad</b>					
59	Mota Randha	160	320	260	520
60	Nana Randha	160	320	260	520
61	Morhal	300	600	490	970
62	Bonta	160	320	260	520
<b>Silvassa-I Patelad</b>					
63	Ami	1500	3000	2420	4840
64	Arna	1500	3000	2420	4840
65	Silvassa-I Patelad	1500	3000	2420	4840
66	Vagherhoda	500	1000	810	1620
<b>Silvassa-II Patelad</b>					
67	Kudacha	600	1200	750	1500
68	Mosai	1000	2000	1250	2500
69	Takha	1000	2000	1250	2500
70	Sambharani	1500	3000	1800	3600
71	Yali	1800	3600	2400	4800
72	Harad	500	1000	810	1620

These rates will come into force from the date of issue of this orders

By order and in the name of the  
Administrator, Daman & Diu and  
Dadra & Nagar Haveli

(Nitin Jindal)  
Dy. Secretary (Revenue)

Ref. No. : 33834-1/2021-22/4012-BOM-Gokhale Road-Dadar(W), Mumbai

Date: 27/08/2021

**VALUATION REPORT**

At the request of the Manager of Bank of Maharashtra, Gokhale Road Branch, Dadar (West), Mumbai the Machinery lying at Plot No. 7, 12 to 15, S. No. 33/1/2, 33/2/1, 33/4, 33/2/2, 34/2/1 & 34/2/2, Waghdhara Road, Village Dadra of the Union Territory of Dadra & Nagar Haveli, District Silvassa - 396 230. was inspected on 09/08/2021.

We have given details of Machineries and their valuation in Annexure-I, attached with this certificate.


**Certificate**

We certify to the best of our knowledge, ability and belief, and on the basis of the information provided us and the observations we made during the inspection, that the fair market value of Machineries as on 09/08/2021, lying at Plot No. 7, 12 to 15, S. No. 33/1/2, 33/2/1, 33/4, 33/2/2, 34/2/1 & 34/2/2, Waghdhara Road, Village Dadra of the Union Territory of Dadra & Nagar Haveli, District Silvassa - 396 230. is ₹ 7,06,00,000/- (Rupees Seven Crore Six Lakhs Only).

Realizable Value of the property (15 % less than the Market Value)	: = ₹ 6,00,10,000/- ≅ ₹ 6,00,00,000/-
Distress Sale Value of the property (20 % less than the Market Value)	: = ₹ 5,64,80,000/- ≅ ₹ 5,65,00,000/-



for **BASAVARAJ MASANAGI & Co.**

  
BASAVARAJ MASANAGI  
B.E (C), M.I.E, F.I.V.  
Chartered Engineers, Valuers  
Surveyor & Loss Assessor

**VALUATION OF MACHINERY**

**PART - 1  
ANNEXURE-I**

**GENERAL**

1. Purpose of which valuation is made : To assess fair market value
2. Date on which the valuation is made : 9<sup>th</sup> August 2021
3. Name of the Owner / Owners  
(As provided) : **M/s. Sachi Molding Solutions Pvt. Ltd.**  
(Formerly M/s. Surat Beverages Pvt. Ltd.)
4. Plant & Machinery lying at : Plot No. 7, 12 to 15,  
S. No. 33/1/2, 33/2/1, 33/4, 33/2/2, 34/2/1 & 34/2/2,  
Waghdhara Road, Village Dadra of the Union Territory  
of Dadra & Nagar Haveli, District Silvassa - 396 230.
5. Member present during inspection : Mr. Ravi Mody & Mr. Ranjit
6. Description of the machineries : The machineries are used in manufacturer of Pet Bottle  
Preform etc.  
The machineries are in working condition.
7. Valuation of the assets under consideration: The machineries are purchased in Year 2004 to 2016.
8. Economic Life of Machinery : App. 6 to 8 years with proper handling & Maintenance.
10. Present value of Machinery : ₹ 7,06,00,000/-

We have given due consideration to the present condition of the machinery and other relevant factors and arrived at the values accordingly on **as is & where is basis**.

In the light of the above position and considering the present day replacement costs, technological innovations, improvements & developments, condition of the machineries, other relevant technical aspects & based on actual observations, the information, and on detailed assessment, estimate, examination, etc., the **Fair Market Value (FMV)** of the Machineries is assessed at ₹ 7,06,00,000/- (Rupees Seven Crore Six Lakhs Only).



**ANNEXURE-II**

**LIST OF MACHINERIES**

S. No.	Description	Qty.	Present Value in ₹
<b>A)</b>	<b>Injection Moulding Machine</b>		
1	Haitian Prefor Injection Moulding - 280 Ton	1	35,00,000
2	Husky Prefor Injection Moulding - 300 Ton	1	1,00,00,000
3	LTM Prefor Injection Moulding - 150 Ton	1	30,00,000
4	LTM Prefor Injection Moulding - 300 Ton	1	70,00,000
5	LTM Prefor Injection Moulding - 300 Ton	1	70,00,000
6	Blow Moulding Machine - Print Ink	1	7,00,000
7	Loading Units	5	7,00,000
<b>B)</b>	<b>Utility and Others</b>		
1	Chillers 30 AMP, 40 AMP, 42 AMP, 80 AMP, 40 AMP & 43.6 KW)	6	8,50,000
2	Cooling Towers a) Himgiri Big b) Himgiri Medium c) Himgiri Small	1 1 1	70,000
3	Compressor a) 125 CFM b) 118 CFM	3	14,00,000
4	CPC-50 a) 195-2 CFM Dryer b) 152 CFM Dryer c) Other Resin Dryer	1 1 5	3,00,000
5	Transformer 500 KVA, Supply 12 KV	2	5,00,000
6	Hydraulic Lorry (Fork Lift) 1 Ton	1	40,000
7	EOT Crane a) 5 Ton b) 2 Ton c) 1.5 Ton	1 1 1	2,50,000
8	Goods Lift 1 to 1.5 Ton	1	80,000
9	Filters	2	1,40,000
10	Grinders	2	70,000
11	Various Moulds	-	3,50,00,000
			<b>7,06,00,000</b>

The Present Value of Machinery is ₹ 7,06,00,000/- (Rupees Seven Crore Six Lakhs Only).

## Part – II – Declaration:

I hereby declare that :

- i. The information furnished in Part I is true and correct to the best of my knowledge and belief.
- ii. I have no direct or indirect interest in the property valued.
- iii. I have / our representative has personally inspected the property on 09/08/2021.
- iv. The legal aspects were not considered in this report.



**Basavaraj Masanagi**

B.E (C), M.I.E, F.I.V.

Chartered Engineers, Valuers,  
Surveyor & Loss Assessor.