

BeLe ARCHITECTS.

Architects, Interior & Landscape Designers & Valuers.
Govt. & Income Tax Reg. Valuers.

Ar. SAMEER BELE.M. Arch. F.I.V.

E-mail – belearchitects@gmail.com

1, BeLe Park, Pumping Station, Gangapur Road, Nashik - 5, Ph.No.-2582401

VALUATION REPORT

Applicant Name :-

M/s. SAURABH ENGINEERS PVT. LTD.

Property Address

Plot No. P – 11/2, Ground + Mezzanine Floor, “M/s. SAURABH ENGINEERS PVT. LTD”, Nr. Seva Maruti Suzuki Showroom, Beside M G Motor India, Mumbai Agra Road, At. Ambad MIDC, Nashik, Tal. Dist. Nashik.

VALUATION



Market Value As On Date 100% Work Complete	Rs. 17,98,98,400.00
Realizable value (95%)	Rs. 17,09,03,480.00
Distress Value (75%) :-	Rs. 13,49,23,800.00
Government Valuation(Plot + con) :-	Rs. 08,04,81,360.00
Insurable Value:-	Rs. 01,68,78,000.00

Place:- Nashik.

Date:- 08/12/2021

Name of valuer:-BeLe Architects

Reg. No:-CA-97/22128-F-12619



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**UNION BANK OF INDIA
VALUATION REPORT**

(IN RESPECT OF LAND / SITE AND BUILDING)

TO,

**UNION BANK OF INDIA
MSME BRANCH, NASHIK.**

I GENERAL	
1	Purpose for which the valuation is made : MSME
2	a) Date of inspection : 08/12/2021
	b) Date on which the valuation is made : 08/12/2021
3	List of documents produced for perusal
	ii) Sale Deed : Not Provided
	iii) Building Plan : MIDC/EE/DB/AMB/E05951/2018 Date:- 05/12/2018
	iv) Completion Certificate : No. MIDC/SPA/EE/D31048 Date.- 07/10/2019.
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. SAURABH ENGINEERS PVT. LTD. Plot No. P – 11/2, Ground + Mezzanine Floor, “M/s. SAURABH ENGINEERS PVT. LTD”, Nr. Seva Maruti Suzuki Showroom, Beside M G Motor India, Mumbai Agra Road, At. Ambad MIDC, Nashik, Tal. Dist. Nashik.
5	Brief description of property : Industries
6	Location of property :
	a) Plot No. / Survey No. : Plot No. P – 11/2
	b) Door No. : Nr. Seva Maruti Suzuki Showroom, Beside M G Motor India, Mumbai Agra Road.
	c) T.S. No. / Village : At. Ambad MIDC
	d) Ward / Taluka : Tal. Nashik
	e) Mandal / District : Dist. Nashik
	f) Date of issue and validity of layout of approved map/plan : Not Provided.
	g) Approved map/plan issuing authority : Ambad MIDC, Nashik
	h) Whether genuiness or authenticity of approved map/plan is verified : Yes
	i) Any other comments by our empanelled valuers on authenticity of approved plan : No
7	Postal address of the property :
8	City / Town : Ambad MIDC.
	Residential area : NA
	Commercial area : Yes
	Industrial area : Industrial
9	Classification of the area :
	i) High / Middle / Poor : Middle Class



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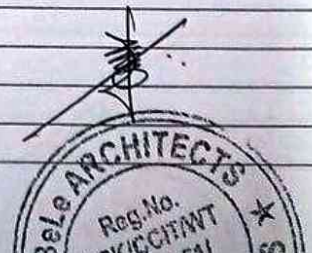
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ii) Urban / Semi Urban / Rural		: Urban
10	Coming under corporation limit / village panchayat / municipality	: Ambad MIDC, Nashik
1	Whether covered under state / Central govt. enactments (e.g.) under agency area / scheduled area / cantonment area	NA
2	In case it is an agricultural land, any conversion to house site plot is contemplated	NA
3	Boundaries of the property	
	East	: MIDC Road & Plot No. P/11/1
	West	: Plot No. A - 07
	North	: Plot No. P - 12 & A - 08
	South	: Plot No. A - 5 & Plot No. P/11/1
140	Dimensions of the site	
	East	: A 100.00M B 100.00M
	West	: 100.00M 100.00M
	North	: 68.00M 68.00M
	South	: 68.00M 68.00M
5	Extent of site	Plot Area - 7410.00sqm (With Road)
6	Extent of the site considered for valuation (least of 13a & 13b)	: Total Plot Area - 7410.00sqm. i.e. - 79,761.00sqft
7	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month	: Self Occupied

CHARACTERISTICS OF THE SITE.

	Classification of locality	: Middle class
	Development of surrounding areas	: Good
20	Possibility of frequent flooding / sub-merging	: NA
	Feasibility to the civic amenities like school, hospital, bus stop, market etc.	: 01.00km
	Level of land with topographical conditions	: Good
	Shape of Land	: Rectangular
	Type of use to which it can be put.	: Industrial
	Any usage restriction	:
	Is plot in town planning approved layout?	: Yes
0	Corner plot or intermittent plot?	: Intermittent plot
1	Road facilities	: provided
2	Type of road available at present	: Bitumen road
3	Width of road - is it below 20ft. or more	: Ambad MIDC Road



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than 20ft.		
4	Is it a land - locked land?	: NA
5	Water potentiality	: Provided
6	Underground sewerage system	: Yes
7	Is power supply available at the site?	: Yes
8	Advantages of the site	
	1)	: Easy Access
	2)	:
9	Special remarks, if any, like threat of acquisition of land for public service purpose, road widening or applicability of CRZ Provisions etc.(Distance from sea-coast/tidal level must be incorporated	: NA

Part - A (Valuation of land)

Size of plot	: 7410.00sqm. i.e. - 79,761.00sqft
North & South	: 68.00 M
East & West	: 100.00 M
Total extent of the plot	: Plot Area - 7410.00sqm. i.e. - 79,761.00sqft
Prevailing market rate	: Rs.22,000.00/-sqmt i.e. 2044.00/-sqft
Guideline rate obtained from the registrar's office (an evidence thereof to be enclosed)	: Plot - Rs- 6,100.00/-sqm Value - Rs. 4,52,01,000.00 B/up - Rs.18,000.00/-sqm Value - Rs. 3,52,80,360.00 Total Value - Rs. 8,04,81,360.00
Assessed / adopted rate of valuation	: Rs.22,000.00/-sqmt i.e. 2044.00/-sqft
Estimated value of land	: Rs. 16,30,20,000.00
B/up Area & Construction Rate (As per Estimate)	B/up Area 1916.82sqm + free of FSI Area - 43.20sqm Total B/up Area - 1960.02sqm i.e. - 21,098.00sqft
B/up Area & Construction Rate (As per valuer's opinion)	Rs. 8,611.00/-sqm i.e. Rs. 800.00/-sqft
Construction Value	Rs. 1,68,78,400.00
Total Value of Property	Rs. 17,98,98,400.00

Part - B (Valuation Of Building)

Technical details of the building	:
Type of building (residential / commercial / industrial)	: Industrial.
Type of construction (Load bearing /RCC / Steel Framed)	: RCC & Steel Structure
Year of construction	: 2019 Years



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	Age of Property	:	02 years
	Estimated life of Property	:	38 years
d)	Number of floors and height of each floor including basement, if any	:	Ground + Mezzanine Floor
e)	Plinth area floor - wise	:	NA
f)	Condition of the building	:	Good
i)	Exterior - Excellent, Good, Normal, Poor.	:	Good
ii)	Interior - Excellent, Good, Normal, Poor.	:	Good

Specifications of construction (Floor- wise) in respect of

S.no	Description	Ground Floor	Mezzanine Floor
1	Foundation	Completed	Completed
2	Basement	NA	NA
3	Superstructure	Completed	Completed
4	Joinery / Doors & Windows (Please Furnish Details about size of frames, shutters, glazing fitting etc., and specify the species of timber.	Completed	Completed
5	RCC Works	Completed	Completed
6	Plastering	Completed	Completed
7	Flooring, Skirting, Dadoing	Completed	Completed
8	Special finish as marble, granite, wooden paneling, grills etc.	Completed	Completed
9	Roofing including Weather proof course	Completed	Completed
10	Drainage	Completed	Completed



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e)	Plinth area floor –wise	:	NA
f)	Condition of the building	:	Good
i)	Exterior – Excellent, Good, Normal, Poor.	:	Good
i)	Interior – Excellent, Good, Normal, Poor.	:	Good

Specifications of construction (Floor- wise) in respect of

S.no	Description	Ground Floor	Mezzanine Floor
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6	Plastering	Completed	Completed
7	Flooring, Skirting, Dadoing	Completed	Completed
8	Special finish as marble, granite, wooden paneling, grills etc.	Completed	Completed
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2.	Compound Wall		Completed
	Height	:	1.50M
	Length	:	20.00M
	Type of construction	:	RCC Steel Structure
3.	Electrical Installation		
	Type of wiring	:	Superior
	Class of fittings (superior/ordinary/poor)	:	Complete
	Number of light points	:	NA
	Fan points	:	NA
	Spare plug points	:	NA
	Any other item	:	NA
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	NA
	b) No. of wash basins	:	NA
	c) No. of urinals	:	--
	d) No. of bath tubs	:	--
	e) Water meters, taps etc.	:	NA
	f) Any other fixtures	:	--

Details of Valuation (For Flat Case)

Sr. No.	Particulars of item	Plinth area/ B/up Area Sqft	Age of buildings	rate of construction - sqft	Replacement cost Rs.	Depreciated on Rs.	Net Value after depreciation Rs.
	Ground + Mezzanine Floor	21,098.00	02 Years	Rs.800.00/-	NA	NA	Rs. 01,68,78,400.00
	First Floor	NA	NA	NA	NA	NA	NA
	Total						Rs. 01,68,78,400.00



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Part - C (Extra Items)

(Amount in Rs)

1.	Portico	:	NA
2.	Ornamental front door	:	NA
3.	Sit out / Verandah with steel grills	:	NA
4.	Overhead water tank	:	NA
5.	Extra Steel / collapsible gates	:	NA
	Total	:	NA

Part - D (Amenities)

(Amount in Rs)

1.	Wardrobes	:	NA
2.	Glazed tiles	:	NA
3.	Extra sinks and bath tub	:	NA
4.	Marble / Ceramic tiles flooring	:	NA
5.	Interior decorations	:	NA
6.	Architectural elevation works	:	NA
7.	Paneling works	:	NA
8.	Aluminum works	:	NA
9.	Aluminum hand rails	:	NA
10.	False ceiling	:	NA
	Total	:	NA



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Part – E (Miscellaneous)

(Amount in Rs)

1.	Separate Toilet room	:	NA
2.	Separate lumber room	:	NA
3.	Separate water tank / sump	:	NA
4.	Trees, Gardening	:	NA
	Total	:	NA

Part – F (Services)

(Amount in Rs)

1.	Water Supply Arrangements	:	NA
2.	Drainage arrangements	:	NA
3.	Compound wall	:	NA
4.	C.B. deposits, fittings etc	:	NA
5.	Pavement	:	NA
	Total	:	NA

Total abstract of the entire property

Part - A	Land	:	Rs. 16,30,20,000.00
Part - B	Building	:	Rs. 01,68,78,400.00
Part - C	Extra Items	:	NA
Part - D	Amenities	:	NA
Part - E	Miscellaneous	:	NA
Part - F	Services	:	NA
	Total Value Of Land	:	Rs. 17,98,98,400.00
	Say	:	Rs. 17,98,98,400.00 <i>(In Words Seventeen Corer Ninety Eight Lack Ninety Eight Thousand Four Hundred Only)</i>



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(Valuation : Here, the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub-merging & applicability of CRZ Provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) salability ii) likely rental values in future and iii) any likely income it may generate may be discussed).

As a result of my appraisal and analysis and analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specification is Rs. The Industries value of the above property as of is **As On Date 100% Complete Rs. 17,98,98,400.00**

(In Words Seventeen Corer Ninety Eight Lack Ninety Eight Thousand Four Hundred Only)

Realizable value (95) - Rs. 17,09,03,480.00

Distress value (75%) - Rs. 13,49,23,800.00

Government Value - Rs. 8,04,81,360.00

Insurable Value - Rs. 1,68,78,000.00

This is to certify that copy of approved building plan of property issue vide letter No. MIDC/EE/DB/AMB/E05951/2018 Date :- 05/12/2018 is genuine & construction of the property is as per approved Building Plan.

Remark: - 1) Plot & B/up Area Considered As Per Commencement & Occupancy Certificate Copy.

DECLARATION FROM VALUERS

I hereby declare that

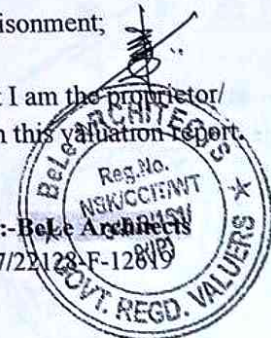
- The information furnished in my valuation report dated - 08/12/2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct or indirect interest in the property valued.
- I have personally inspected the property on 08/12/2021.
- I have not been convicted of any offence and sentenced to a term of imprisonment;
- I have not been found guilty of misconduct in my professional capacity;
- I am registered under section 34 AB of the wealth Tax Act, 1957 and that I am the proprietor/partner / authorized official of the firm/ company, who is competent to sign this valuation report.

Place:-Nashik.

Date:- 08/12/2021

Name of valuer:- BeLe Architects

Reg. No:-CA-97/22128-F-12819



The undersigned has inspected the property detailed in the valuation report dated 08/12/2021. **17,09,00,000/-**
We are satisfied that the fair and reasonable market value of the property is **Rs. 17,98,98,400.00**

(Seventeen Corer Nine Lack Only)

Bank Manger / Inspecting officer

BeLe ARCHITECTS.

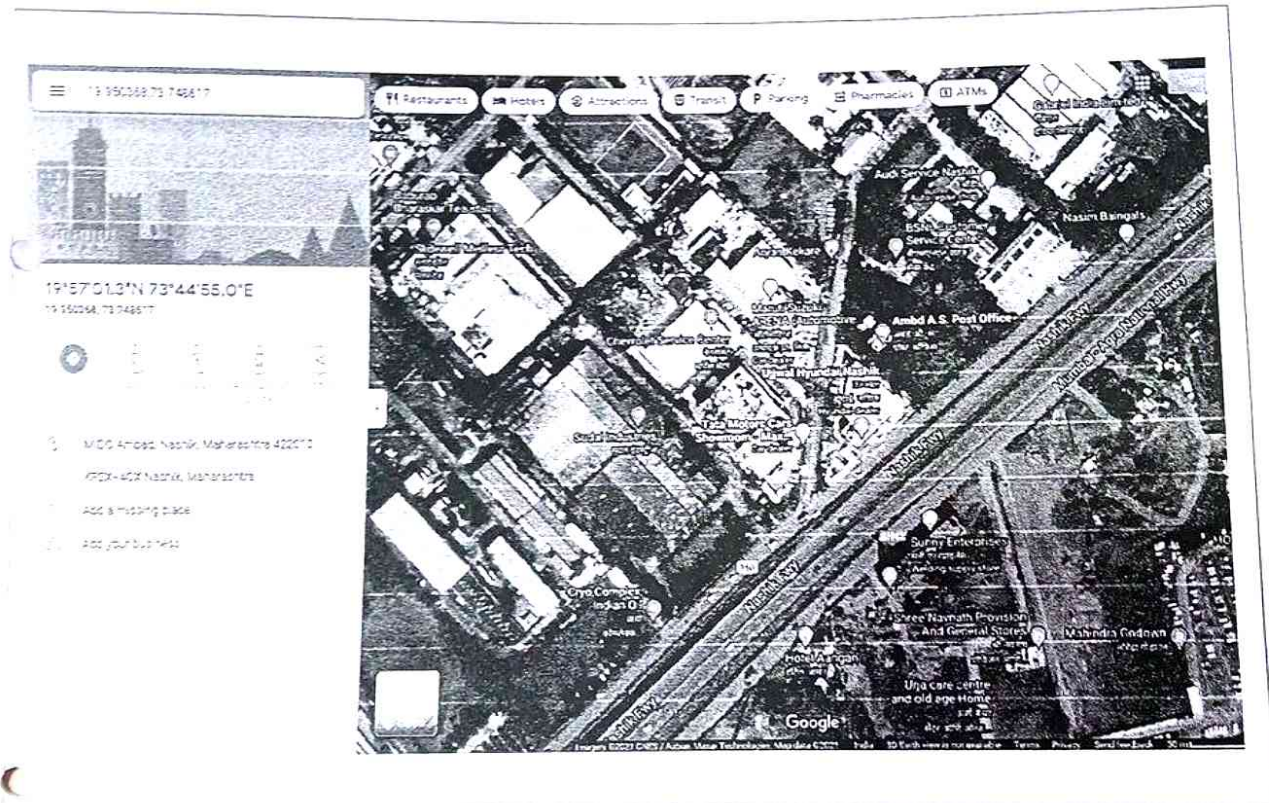
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Location Map



Place:-Nashik.
Date:- 08/12/2021

Name of valuer:-BeLe Architects
Reg. No:-CA-97/22128-1-12619



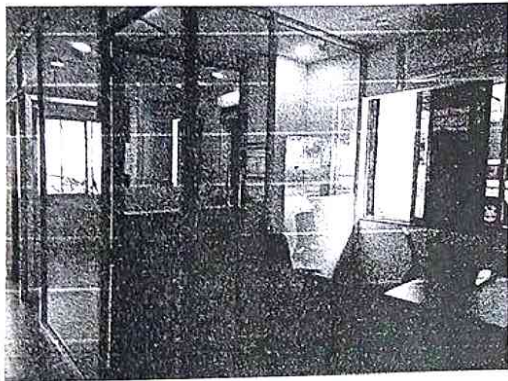
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Name of Applicant:- M/s. SAURABH ENGINEERS PVT. LTD.

Address:-@ At. Ambad MIDC,

Tal. , Dist. Nashik. 422010.



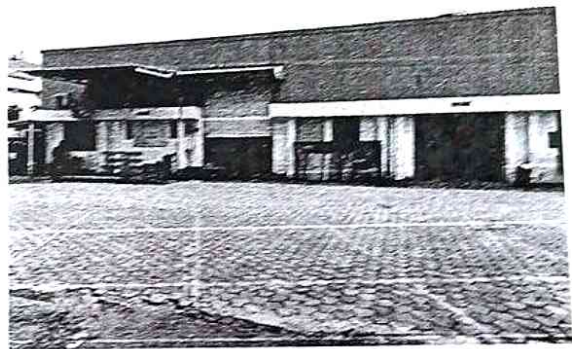
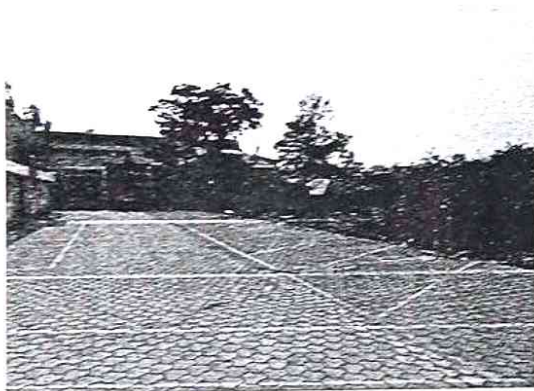
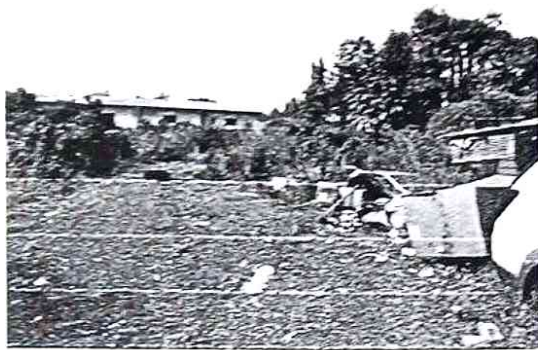
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Plot No. 10, Pimpri Station, Gangapur Road, Nashik - 4. Plot No. - 2182491



Name of Applicant:- M/s. SAURABH ENGINEERS PVT. LTD.

Address:- @ At. Ambad MIDC,

Tal. , Dist. Nashik, 422010.



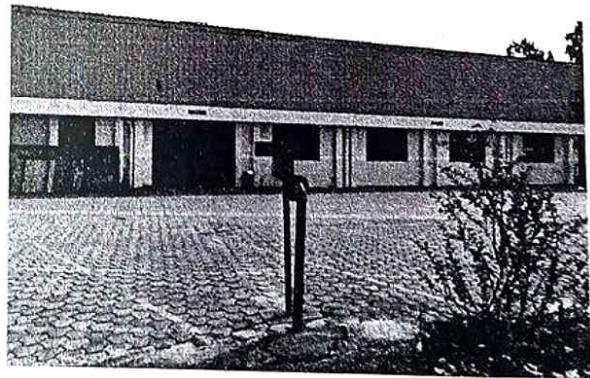
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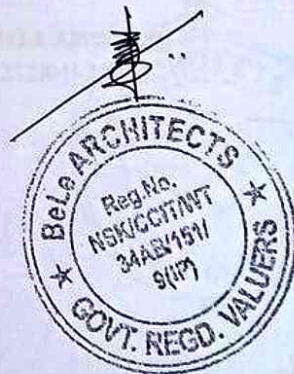
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Format - DECLARATION FROM VALUERS

Annexure II

I hereby declare that -

- a. The information furnished in my valuation report dated 8/12/2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I have personally inspected the property on 08/12/2021. The work is not sub-contracted to any other Valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of Valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.



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SI No.	Particulars	Valuer comment
1	background information of the asset being valued;	Residential Flat
2	purpose of valuation and appointing authority	Bank Loan
3	identity of the Valuer and any other experts involved in the valuation;	I Have No other Interest than professional Advise
4	disclosure of As Per interest or conflict, if any; Report	Ar. Bele Sameer
5	date of appointment, valuation date and date of report;	As Per Report
6	inspections and/or investigations undertaken;	Site Visit & approval And plan
7	nature and sources of the information used or relied upon;	Site Visit & Documents
8	procedures adopted in carrying out the valuation and valuation standards followed;	Site Visit & Documents
9	restrictions on use of the report, if any;	Residential
10	major factors that were taken into account during the valuation;	Market Rat, Amenities
11	major factors that were taken into account during the valuation;	Site visit & Documents
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by Valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	This report is not a Legal statement it is only state fair market value of specific property for bank loan Purpose

Place:-Nashik.

Date:- 08/12/2021

Name of valuer:-BeLe Architects

Reg. No:-CA-97/22128-F-1264

