

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Sadekar Enviro Engineers Pvt. Ltd.**

Industrial Land and Building on Plot No. A - 95, Road No. 16 - S, Wagle Industrial Area, MIDC,
Village - Panchpakhadi, District - Thane, Pin Code - 400 604, State - Maharashtra, Country - India

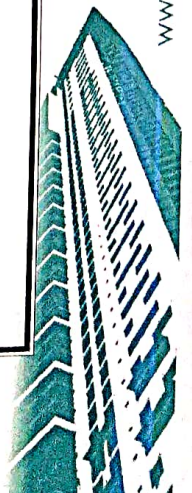
Longitude Latitude: 19°11'34.7"N 72°57'08.7"E

Valuation Done for:

Think **State Bank of India** create
Wagle Industrial Estate Branch, Thane
State Bank Of India Building, Plot No. B-35, Road No. 22, Near Wagle Circle,
Wagle Industrial Estate, Thane (West) - 400 604, State - Maharashtra, Country - India

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Valuation Report Prepared For: State Bank of India Wagle Estate Thane Branch / M/s Sadekar Enviro Engineers Pvt. Ltd. (19502/34876)

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Vastu/Mumbai/03/2021/19502/34876
 18/11-161-PYU
 Date: 18.03.2021

VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land and Building on Plot No. A – 95, Road No. 16 – S, Wagle Industrial Area, MIDC, Village – Panchpakhadi, District – Thane, Pin Code – 400 604, State – Maharashtra, Country – India belongs to **M/s. Sadekar Enviro Engineers Pvt. Ltd.**

Boundaries of the property.

North	: S Road
South	: Phiroze Sethna Pvt. Ltd.
East	: Old Factory
West	: MSEDCL Kisan Nagar Section

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for this particular purpose at **₹ 6,46,71,054.00 (Rupees Six Crore Forty Six Lakh Seventy One Thousand Fifty Four Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar B. Chalikwar
 Digitally signed by Sharadkumar B. Chalikwar
 DN: cn=Sharadkumar B. Chalikwar,
 o=Vastukala Consultants (I) Pvt. Ltd.,
 ou=Mumbai, email=cmo@vastukala.org,
 c=IN
 Date: 2021.03.19 09:08:30 +05'30'

Director

C.M.D.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
 Chartered Engineer (India)
 Reg. No. (N) CCIT/1-14/52/2008-09
 SBI Empanelment No.: SME/TCC/2017-18/942/178



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Valuation Report Prepared For: State Bank of India Wagle Estate Thane Branch / M/s Sadekar Enviro Engineers Pvt. Ltd. (19502/34876)

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Vastukala Consultants (I) Pvt. Ltd.
121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,
The Branch Manager,
State Bank of India
Wagle Industrial Estate Branch, Thane
State Bank Of India Building, Plot No. B-35,
Road No. 22, Near Wagle Circle,
Wagle Industrial Estate, Thane (West) - 400 604,
State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)

I General	
1.	Purpose for which the valuation is made : As per the request from State Bank of India, Wagle Industrial Estate Branch, Thane to assess Fair market value of the property for banking purpose.
2.	a) Date of inspection : 13.03.2021
	b) Date on which the valuation is made : 18.03.2021
3.	List of documents produced for perusal
	<ol style="list-style-type: none"> 1. Copy of Assignment Deed dated 22.10.2013 between M/s. U. K. Industries (The Assignors) and M/s. Sadekar Enviro Engineers Pvt. Ltd. (The Assignee) 2. Copy of Transfer Certificate No. MIDC/ROT(1)/Case No. 106/THN/A-95/4723 dated 21.10.2013 issued by Maharashtra Industrial Development Corporation. 3. Copy of Electricity Bill No. 000011346677 dated 28.01.2021 issued by MSEDCL. 4. Copy of Water Bill No. DV002/74THN/5032 dated 11.11.2020 issued by Maharashtra Industrial Development Corporation. 5. Copy of Property Tax Bill No. TMC202104900001 dated 10.04.2020 issued by Thane Municipal Corporation. 6. Copy of Building Completion Certificate No. MIDC/DE&PA-III/SPA/A-95/IFMS-B08954/2016 dated 07.04.2016 issued by Maharashtra Industrial Development Corporation. 7. Copy of Occupancy Certificate No. MIDC/DE&PA-III/SPA/A-95/IFMS-B08954/2016 dated 07.04.2016 issued by Maharashtra Industrial Development Corporation. 8. Copy of Approved Plan No. MIDC/SPA/THN/C-14182 dated 16.07.2015 issued by Maharashtra Industrial Development Corporation.
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. Sadekar Enviro Engineers Pvt. Ltd. Address: Industrial Land and Building on Plot No. A - 95, Road No. 16 - S, Wagle Industrial Area, MIDC, Village - Panchpakhadi, District - Thane, Pin Code - 400 604, State Maharashtra, Country - India Contact Person - Mr. Sandeep Dalvi - Accounts Head Contact No. 9969384413 Company Ownership
5.	Brief description of the property (Including) : Company Ownership

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Leasehold / freehold etc.)

The property is located in a developed industrial area having good infrastructure, well connected by road and train. The immovable property comprises of leasehold Industrial land and structures thereof. The land is leasehold land for 95 Years computed from 01.10.1962. It is located at about 3.6 km. travelling distance from Thane Railway Station.

Company Details:

M/s. Sadekar Enviro Engineers Private Limited engaged in providing Waste Water Treatment System on Turnkey Basis which involve system design based on the characteristics of Raw effluent (PH, COD, BOD, TDS, Oil and Grease, TSS, Metals, API traces, antibiotic traces, organic, Solvent etc.) The systems are tailormade based on the Raw Effluent/ Waste Water quality & quantity.

The treatment plant units comprises of oil & Grease Removal System, Collection cum Equalization system, Neutralization Tank, Reaction system, Flocculation system, Sludge Dewatering system, Settling System, Biological treatment system(Secondary), Tertiary System (PSF,ACF), RO, Evaporation System(MEE) & Electro Mechanical System comprises various capacity pumps, agitators, Auto dosing system, Air blowers, Diffuse aeration System, PLC(Program Logging Control) based control panel, Laboratory setup to check the Quality of Treated Effluent.

Land:

The land is leasehold property for 95 years computed from 01.10.1962. The land area as per assignment deed and approved plan is 652.42 Sq. M., hence it is considered for the valuation purpose.

Structures –

There are various structures on the plot of ground floor only. The details are as below:

Particulars	Type of Construction & Specification
Ground Floor	R.C.C. framed Structure. Verified tiles flooring, Aluminum Glass Coated Siding Window, Glass Partition Door, Wooden Door, Concealed Wiring & Plumbing
First Floor	R.C.C. framed Structure. Verified tiles flooring, Aluminum Glass Coated Siding Window, Glass Partition Door, Wooden Door, Concealed Wiring & Plumbing
Second Floor	R.C.C. framed Structure. Verified tiles flooring, Aluminum Glass Coated Siding Window, Glass Partition Door, Wooden Door, Concealed Wiring & Plumbing
Covered Terrace	R.C.C. framed Structure with GI sheet Roofing. Verified tiles flooring

As per approved plan, the structure area is as follows.

Particulars	Built up area in Sq. M.	Staircase Area in Sq. M.	Fire Staircase Area in Sq. M.	Lift Area in Sq. M.	Total Construction Area in Sq. M.
Ground Floor	149.36	20.79	20.79	-	190.94
First Floor	238.35	20.79	20.79	3.01	282.94
Second Floor	238.35	20.79	20.79	3.01	282.94
Covered Terrace	238.35	-	-	-	238.35
Total	864.41	62.37	62.37	6.02	995.17

6.	Location of property	:	
a)	Plot No. / Survey No.	:	Plot No. A – 95
b)	Door No.	:	Not applicable
c)	C.T.S. No. / Village	:	Village – Panchpakhadi
d)	Ward / Taluka	:	Taluka Thane



Structure

Floor	Construction Area in Sq. M.	Year Of Const.	Estimated Replacement Rate	Age Of Build. In Years	Final Depreciated Rate to be considered	Final Depreciated Value to be considered	Estimated Replacement Cost / Insurable Value
	(Sq. M.)		(₹)		(₹)	(₹)	(₹)
Ground Floor	190.94	2016	25,000.00	5	23,125.00	44,15,488.00	47,73,500.00
First Floor	282.94	2016	25,000.00	5	23,125.00	65,42,988.00	70,73,500.00
Second Floor	282.94	2016	25,000.00	5	23,125.00	65,42,988.00	70,73,500.00
Covered Terrace Area	238.35	2016	8,000.00	5	7,400.00	17,63,790.00	19,06,800.00
Total						1,92,65,254.00	2,08,27,300.00

Part – C (Extra Items)	Amount in ₹
1. Portico	Included in the Cost of Construction
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part – D (Amenities)	Area in Sq. M.	Rate in ₹	Amount in ₹
1. Wardrobes			
2. Glazed tiles			
3. Extra sinks and bath tub			
4. Marble / ceramic tiles flooring			
5. Interior decorations			
6. Architectural elevation works			
7. Paneling works			
8. Aluminum works			
9. Aluminum hand rails			
10. False ceiling			
Total	626.06	10,000.00	62,60,600.00

Part – E (Miscellaneous)	Amount in ₹
1. Separate toilet room	Included in the Cost of Construction
2. Separate lumber room	
3. Separate water tank / sump	
4. Trees, gardening	
Total	

Part – F (Services)	Amount in ₹
1. Water supply arrangements	Included in the Cost of Construction
2. Drainage arrangements	
3. Compound wall	

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4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	

Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	652.42	22,400.00	1,46,14,208.00
Structure	As per valuation table		1,92,65,254.00
Total			3,38,79,462.00

Total abstract of the entire property

Part - A	Land	:	₹ 3,91,45,200.00
Part - B	Building	:	₹ 1,92,65,254.00
Part - C	Compound wall	:	
Part - D	Amenities	:	₹ 62,60,600.00
Part - E	Pavement	:	
Part - F	Services	:	
	Total Fair Market Value	↙	₹ 6,46,71,054.00
	Total Realizable value	↘	₹ 5,82,03,949.00
	Total Distress value	↘	₹ 5,17,36,843.00
	Total Insurable value	↘	₹ 2,08,27,300.00
Remarks			

The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation. This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property.

Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Industrial Building and properties mentioned above.

As the property is an industrial land and building thereof, we have adopted Cost approach / Land and Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 50,000.00 to ₹ 70,000.00 per Sq. M. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for industrial building / Plot, all round development of commercial and industrial application in the locality etc. We estimate ₹ 60,000.00 per Sq. M. for Land with appropriate cost of construction for valuation.

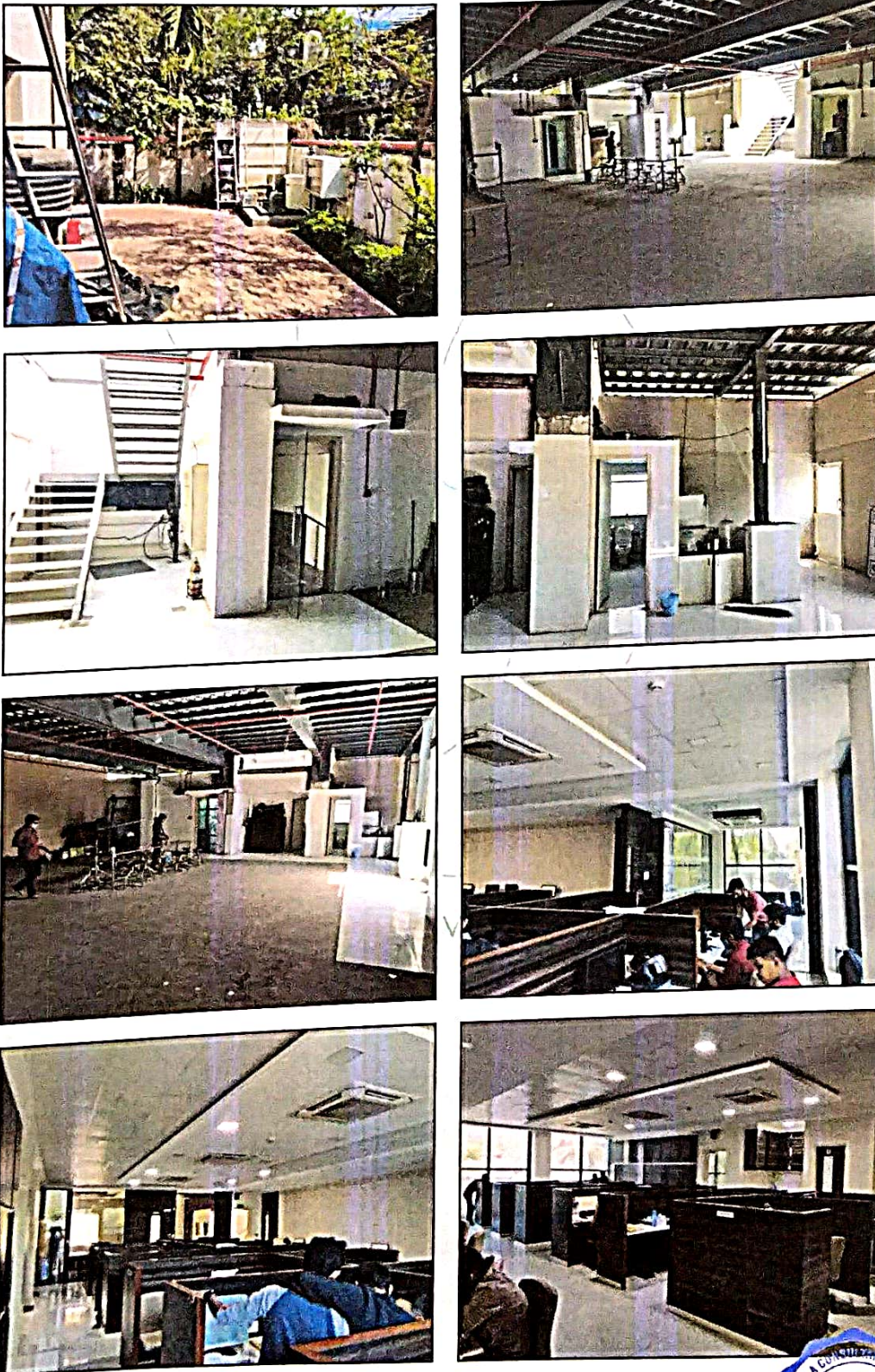
The saleability of the property is: Normal
Likely rental values in future in: N.A.
Any likely income it may generate: N.A.

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Actual Site Photographs



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