

VALUATION REPORT

For
Punjab National Bank Circle Shastra Thane

Of

Land & Building

Owned by

**M/s. Kapro Engineering Works thru it's
partner Mr. Prakash Khyatilal Jain**

Situated at

**Plot bearing Survey No. 31/5, Om Harihar
Complex, Village - Vadghar, Taluka -
Bhiwandi, Dist - Thane - 421302.**

CONDUCTED BY

M-TECH SERVICES LLP

Head Office:- Office No 501, 5th floor, Commercial Complex, "Srishti Square",
Sonapur Junction, LBS Marg, Bhandup (West), Mumbai - 400078.

E mail:- mtech0610@gmail.com Mobile No 9819120807

**Valuation * Lender's Engineer *TEV Study * Financial Advisory *Certification/Inspection/Audit*

M-TECH

We Deliver Value

VALUATION REPORT OF LAND & BUILDING

Sr. No	Particulars	Content
I.	Introduction	
1	Name of Valuer	M-Tech Services LLP
2	Date of Valuation	22.02.2021
3	Purpose of Valuation	To ascertain the Fair Market Value of the Property.
4	Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)	M/s. Kapro Engineering Works thru it's partner Mr. Prakash Khyatilal Jain
5	Name of Bank/FI as applicable	Punjab National Bank Circle Shashtra Thane
6	Name of Developer of the Property (in case of developer built properties)	-
7	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	We are not allowed to inspect the property. so our Valuation is based on previous valuation report & photographs of the property are not available.
II.	Physical Characteristics of the Asset	
1	Location of the property in the city Plot No. / Survey No. Door No. T. S. No. / Village Ward / Taluka Mandal / District	Plot bearing Survey No. 31/5, Om Harihar Complex, Village - Vadghar, Taluka - Bhiwandi, Dist - Thane - 421302.
2	Municipal Ward No.	-
3	City / Town	Bhiwandi, Thane
3A	Residential Area/ Commercial Area/ Industrial Area	Industrial Area



M-TECH SERVICES LLP

Valuations • Lender's Engineer (LE) • TEV Study • Financial Advisory • Certification / Inspection / Audits

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MAHARASHTRA ■ MADHYA PRADESH ■ GUJARAT ■ RAJASTHAN

4	Classification of the area: High / Middle / Poor Metro / Urban / Semi Urban / Rural	Middle Class
5	Coming under Corporation limit/ Village Panchayat/ Municipality	within limits of Kondhale Gram Panchyat
6	Postal address of the property	Plot bearing Survey No. 31/5, Om Harihar Complex, Village - Vadghar, Taluka - Bhiwandi, Dist - Thane - 421302.
7	Latitude, Longitude and Coordinates of the site	Latitude: 19° 15' 0.5364" N Longitude: 73° 1' 59.7036" E
8	Area of the plot/land (supported by a plan)	Documented Area of Land 500 Sq. Mtr.
9	Layout plan of the area in which the property is located	Refer copy of google image attached with the report.
10	Development of surrounding areas	Industrial Area
11	Details of Roads abutting the property	-
12	Whether covered under any State / Central Govt enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	Not applicable
13	In case it is an agricultural land, any conversion to house site plots is contemplated	Not applicable – It is an Industrial Shed.
15	Description of Adjoining properties	East:- K Six Building, West:- Road, North:- Gala, South:- Gala.
16	Survey no. if any	Survey No. 31/5, Om Harihar Complex, Village - Vadghar
17	Type of Building (Residential/ Commercial/ Industrial)	Industrial



18	Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/ additional constructions with details,		As Per Annexure I
19	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified		Documented Area of Land 500 Sq. Mtr. Constructed Area As Per Annexure I
20	Any other aspect.		no other aspect
III.	Town Planning Parameters		
1	Master plan provisions related to the property in terms of land use		Industrial
2	Date of issue and validity of layout of approved map / plan		Approved Plan Copy Not Provided
3	Approved map / plan issuing authority		Approved Plan Copy Not Provided
4	Whether genuineness or authenticity of approved map / plan is verified		Approved Plan Copy Not Provided
5	Any other comments by our empanelled valuers on authentic of approved plan		Approved Plan Copy Not Provided
6	Planning area/zone		As per Development Control Norms
7	Development controls		As per Development Control Norms
8	Zoning regulations		As per Development Control Norms
9	FAR/FSI permitted and consumed		As per Development Control Norms
10	Ground coverage		As per Development Control Norms
11	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz. set backs, height restrictions, etc.		As per Development Control Norms
12	Comment on surrounding land uses and adjoining properties in terms of usage.		Industrial Use



13	Comment on demolition proceedings if any	NA
14	Comment on compounding/ regularization proceedings	NA
15	Comment on whether OC has been issued or not	Occupancy Certificate Not Provided
16	Any other aspect	No other aspect
IV.	Legal Aspects	
1	Ownership documents	-
2	Names of Owner/s (In case of Joint or Co-ownership, whether the shares are undivided or not?)	M/s. Kapro Engineering Works thru it's partner Mr. Prakash Khyatilal Jain
3	Comment on dispute/issues of landlord with tenant/ statutory body/any other agencies, if any in regard to immovable property.	Not applicable
4	Comment on whether the IP is independently accessible?	Yes
5	Title verification,	Bank to carry out the same
6	Details of leases if any,	NA
7	Ordinary status of freehold or leasehold including restriction on transfer	Freehold
8	Agreements of easements if any	Not applicable
9	Notification for acquisition if any	Not applicable
10	Notification for road widening if any	Not applicable
11	Possibility of frequent flooding / submerging	Not applicable
12	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening	At present there is no such threat



13	Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.	There is no heritage restriction
14	Comment on transferability of the property ownership	Please obtain legal opinion in this regards, property is valued supposing it is freely transferable
15	Comment on existing mortgages/ charges/ encumbrances on the property if any	As per legal opinion of the bank's panel lawyer.
16	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	The issuance of bank guarantee or any guarantee of personal or corporate nature are known to the bank and the bank is holding all such details. Such guarantee details are not provided to our valuers.
17	Building plan sanction, illegal constructions if any done without plan sanction/violations.	Approved Plan Copy Not Provided
18	Any other aspect	No other aspect
V	Economic aspects	
1	Details of ground rent payable	Not applicable
2	Details of monthly rents being received if any	Not applicable
3	Taxes and other outgoings	Not Provided
4	Property insurance	Not Provided
5	Monthly maintenance charges	Not applicable
6	Security charges, etc	Not applicable
7	Any other aspect	No other aspect
VI	Socio-cultural aspects	
1	Description of the location of property in terms of the social structure of the area, population, social ratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Nearest Railway Station- Bhiwandi Railway Station. Site is at 4-5 Kms distance from Bhiwandi Railway Station. School, College, Mall, Multiplex, Market & all other amenities are available within 4-5 Kms distance.


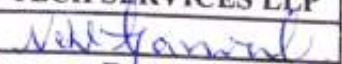



VII	Functional and Utilitarian Aspects		
	Description of the functionality and utility of the assets in terms of : 1. Space allocation, 2. Storage spaces, 3. Utility of spaces provided within the building, 4. Any other aspect		Good
VIII	Infrastructure Availability		
	a)Description of aqua infrastructure availability in terms of 1. Water supply 2. Sewerage/sanitation 3. Storm water drainage		As per Developments Norms
	b)Description of other physical infrastructure facilities viz. 1. Solid waste management 2. Electricity 3. Roads & Public transportation connectivity 4. Availability of other public utilities nearby c)Social infrastructure in terms of 1. Schools 2. Medical facilities 3. Recreation facilities in terms of parks and open spaces.		Nearest School is Z. P. School. Nearest Hospital is Alantis Hospital. Nearest Police Station :- Narpoli Police Station
IX	Marketability		
	Analysis of the market for the property in terms of 1. Locational attributes 2. Scarcity 3. Demand and supply of the kind of subject property. 4. Comparable sale prices in the locality.		Comparable sale prices in the locality
X	Engineering and Technology Aspects		
	1 Type of construction,		We are not allowed to inspect the property.
	2 Materials and technology used		We are not allowed to inspect the property.
	3 Specifications,		We are not allowed to inspect the property. so our Valuation is based on previous valuation report & photographs of the property are not available.



4	Maintenance issues		We are not allowed to inspect the property.
5	Age of the building		Approx 13 Years old
6	Future life of the building,		Approx 25 years provided periodical maintenance is done
7	Extent of deterioration		NIL
8	Structural safety		We are not allowed to inspect the property.
9	Protection against natural disasters viz. earthquakes		As per Development Control rules.
10	Visible damage in the building if any		We are not allowed to inspect the property.
11	Common facilities viz. water pump, lights, security systems, etc.,		As per Developments Norms
12	System of air-conditioning		Yes
13	Provision for fire fighting, Copies of plans and elevations of the building to be included.		We are not allowed to inspect the property.
XI	Environmental Factors		
1	Use of environment friendly building materials, Green building techniques if any,		It is not a green building.
2	Provision for rain water harvesting		We are not allowed to inspect the property.
3	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.		There is not much environmental pollutants in the vicinity in terms of traffic.
XII	Architectural and aesthetic quality		
1	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.		Building is Old Fashioned.



XIII	Valuation		
1	<p>Here, the procedure adopted for arriving at the valuation has to be highlighted. The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of rejection of a particular approach and the basis on which the final valuation judgement is arrived at.</p> <p>A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures, final valuation arrived at has to be presented here.</p>		<p>On market enquiry we found that the rate prevailing in this area is around 11,000-12,000 Per Sq. Mtr. for plot area. So we are taking the rate of 11,500/- Rs Per Sq. Mtr. on for plot area for the purpose of our valuation.</p> <p>We are not allowed to inspect the property. so our Valuation is based on previous valuation report & photographs of the property are not available.</p>
	Valuation of Land & Building		
1	Plot Area		Documented Area of Land 500 Sq. Mtr.
2	Constructed Area		As Per Annexure I
3	Recommended Rates		11,500/-Rs. Per Sq. Mtr. (For Plot Area)
4	Basis for Recommendation		See Annexure
5	Fair Market Value of Land		500 Sq. Mtr. X 11,500 Rs Per Sq. Mtr. = Rs. 57,50,000/-
6	Fair Market Value of Constructed Area		INR 19,00,473/- (As Per Annexure I)
7	Total Fair Market Value		INR 76,50,473/- Or Say INR 76,50,000/-
8	Realizable Value & Rounded		INR 68,85,000/-
9	Distress Value & Rounded		INR 61,20,000/-
10	Reconstruction/Insurance Cost		INR 19,00,473/- (As Per Annexure I)
11	Govt Rate/ Stamp Duty Rate of Plot of land		1530 Rs Per Sq. Mtr. So Total Govt Value is 1530 Rs Per Sq. Mtr. X 500 Sq. Mtr. = INR 7,65,000/-
<div>  <div> For M-TECH SERVICES LLP  Er. Neha Agarwal Partner B.E., MIE, C.E., MIV, AIIV </div>  </div>			

DECLARATION FROM VALUERS

I hereby declare that-

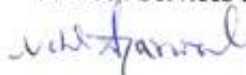
1. The information furnished in my valuation report dated 22.02.2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
2. We have no direct or indirect interest in the property valued;
4. I have not been convicted of any offence and sentenced to a term of Imprisonment;
5. I have not been found guilty of misconduct in my professional capacity.
6. I have read the Handbook on Policy, Standards and procedure for Real Estate for valuation in the Part-B of the above handbook to the best of my ability.
7. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
8. I am the partner of the firm, who is competent to sign this valuation report.

Date : 22.02.2021

Place : Mumbai

Signature

M-Tech Services LLP



Neha Agarwal

Partner

B.E., MIE, CE., MIV, AIIV



Annexure I

Sr. No.	Description	Area in Sq. Mtr.	Rate in Sq. Mtr.	Fair Market Value
A	Existing Building Structures			
1	Main Factory Shed	227.55	7000	1592850
2	Office Block	50.43	6100	307623
			Total	1900473





Department of Registration & Stamps
Government of Maharashtra

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महाराष्ट्र शासन

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वाजारमूल्य दर पत्रक

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Year 2020/2021

Annual Statement of Rates

Selected District ठाणे
Select Taluka भिवंडी
Select Village गावाचे नाव : वडघर (विशेष नियोजन प्राधिकरणाखाली)
Search By Survey No Location
Enter Survey No 31 Search

उपविभाग	सुदी जमीन	सिवाही सहस्रिका	ऑग्रेस दुकाने	ओबेसिड	एकक (R.S.)	Attribute
2/1/A-औद्योगिक विभागातील विकास क्षमतेच्या जमिनी	1517	0	0	0	0	चौ. मीटर सर्व्हे नंबर

