

Ref. No. : 27979/2018-19/7027/PNB-Matunga(E)

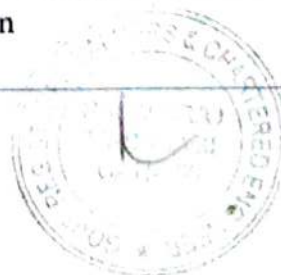
Date : 10/07/2019

**VALUATION REPORT**

At the request of the Manager of Punjab National Bank, Matunga (E) Branch, Mumbai the *Industrial Property* in Village Juchandra, District Palghar was inspected to assess its value and the details are as furnished below:

|   |   |   |   |
|---|---|---|---|
| 1 | <b><u>Customer Details</u></b>                            |   |   |
| a | Application No.   | : | -   |
| b | Name of the Owner / Owners<br>(As per Deed of Conveyance) | : | <b>M/s. Agrosurg Irradiators (India) Pvt.Ltd</b>  |
| c | Name of the Previous owner                                | : | -   |
| d | Case Type   | : | -   |
| e | Date of Inspection  | : | 06 <sup>th</sup> July 2019.   |
| f | Purpose of Valuation                                      | : | To assess fair market value   |
| 2 | <b><u>Asset Details</u></b>                               |   |   |
| a | Address of the property valued                            |   | Land Survey Nos. 86-1/3, 86-1/6) (Pt.),<br>96/2(Pt.), 96/3(Pt.),<br>Off. NH-B, Near Lodha Temple, Naigaon (E),<br>Village Juchandra, Taluka Vasai,<br>District Palghar – 401 208. |
| b | Latitude & Longitude of the property                      | : | 19°20'42.3"N 72°53'20.1"E   |
| c | Nearest Landmark  | : | Near Lodha Temple   |
| d | Nearest Bus Stop  | : | Kaman Bridge Bus Stop   |
| e | Location  | : | Situated at app. 8 kms from Naigaon Railway<br>Station  |

(Page 1)



|    |                                  |   |   |
|----|----------------------------------|---|---|
| 3  | <b>Document Details</b>          |   |   |
|    | Layout Plan (Yes/No)             | : | Yes   |
|    | Building Plan (Yes/No)           | : | Yes, as per Approved Plan No. CIDCO/VVSR/NOC/BP-3049/E/888 dated 02-08-2015 Issued by CIDCO   |
|    | Construction Permission (Yes/No) | : | Yes, as per Approved Plan No. CIDCO/VVSR/NOC/BP-3049/E/888 dated 02-08-2015 Issued by CIDCO   |
|    | Legal Documents (Yes/No)         | : | Yes   |
|    | List of Documents                | : | <ol style="list-style-type: none"> <li>1. Xerox copy of Old Valuation Report By Yardi Prabhu Consultants &amp; Valuers Pvt. Ltd. dated 22/09/2015 provided by Bank .</li> <li>2. Xerox copy of Approved Plan No. CIDCO/VVSR/NOC/BP-3049/E/888 dated 02-08-2015 Issued by CIDCO</li> </ol> |
| 4. | <b>Physical Details</b>          |   |   |
| a  | Adjoining Properties             | : | North : Open Plot<br>South : Open Plot /Proposed D.P Road<br>East : Open Plot Then NH-8<br>West : Open Plot   |
| b  | Matching of Boundaries           | : | Yes   |
| c  | Plot Demarcated                  | : | Yes   |
| d  | Approved land use                | : | Industrial area   |
| e  | Type of Property                 | : | Industrial  |
| f  | No. of rooms                     | : | Industrial Factory  |
| g  | Total No. of Floors              | : | Ground + 1 (Part) storied building  |
|    | Roof                             | : | RCC   |
|    | Flooring                         | : | Ceramic & Kota flooring   |





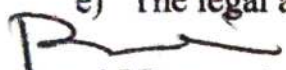

|           |  |   |  |
|-----------|--|---|--|
|           | Doors & Window                                 | : | M.S. Rolling Shutter & Aluminium Sliding Windows |
|           | Pantry   | : | Available  |
|           | Bath / WC                                      | : | EWC, Bath with Concealed plumbing & full tiling  |
|           | Electrical wiring                              | : | Surface wiring                                   |
|           | Fittings                                       | : | Good   |
|           | Floor Finishing                                | : | Good   |
| h         | Floor on which the property is located         | : | Ground + 1 (Part) storied building               |
| i         | Appox. Age of the property                     | : | 11 Years (2008)                                  |
| j         | Residual age of the property                   | : | 49 years with Proper Maintenance                 |
| k         | Type of structure-RCC framed/ stone/BB masonry | : | RCC Framed structure                             |
| <b>5</b>  | <b>Tenure/ Occupancy Details</b>               | : |  |
| a         | Status of Tenure                               | : | Owner Occupied                                   |
| b         | No. of years of Occupancy                      | : | 04 Years   |
| c         | Relationship of tenant to owner                | : | N.A.   |
| <b>6.</b> | <b>Stage of Construction</b>                   |   |  |
| a         | Status of tenure                               | : | Completed  |
| b         | If under construction, extent of completion    | : | N.A.   |
| <b>7.</b> | <b>Violation if any observed</b>               |   |  |
|           | Nature and extent of violations                | : | N.A.   |



|          |  |   |   |
|----------|--|---|---|
| <b>8</b> | <b>Area Details of the Property</b>  |   |   |
| a        | Site Area  | : | N.A.  |
| b        | Plinth area  | : | N.A.  |
| C        | Land area (As per Old Valuation Report)<br>Built up area (As per Old Valuation Report) | : | 7395 Sq. m.<br>1540.57 Sq. m.   |
| d        | Remarks  | : | -   |
| <b>9</b> | <b>Valuation</b>   | : |   |
| a        | Government Stamp Duty Rate (2019-20)   | : | ₹ 9,460/- Sq. m. for Land   |
| b        | Agreement value<br>Market Value as per Stamp Duty                                      | : | -<br>-  |
| c        | Replacement cost for insurance purpose   | : | = Built up area X Cost of construction<br>= 1540.57 Sq. m. X ₹ 22,000/- Sq. m.<br>= ₹ 3,38,92,540/-<br>≅ ₹ 3,39,00,000/-  |
| d        | Summary of Valuation   | : | The Valuation of the property is based on the prevalent rate in the area. The Unit market rate of ₹13,000/- Sq. m. for land & ₹ 2,000/- Sq. ft. construction rate is considered for assessment. |
| e        | Fair market value of Land (A)  | : | = Land area X Market rate<br>= 7395 Sq. m. X ₹ 13,000/- Sq. m.<br>= ₹ 9,61,35,000/-<br>≅ ₹ 9,61,00,000/-  |
|          | Construction Value of Property (B)   | : | = Built up area X Construction rate<br>= 1540.57 Sq. m. X ₹ 2,000/- Sq. m.<br>= ₹ 3,08,11,400/-<br>≅ ₹ 3,08,00,000/-  |
|          | Total Market Value of the Property   | : | = (A) + (B)<br>= ₹ 9,61,00,000/- + ₹ 3,08,00,000/-<br>= ₹ 12,69,00,000/-  |
|          | Realizable Value of the property<br>(15 % less than the Market Value)                  | : | = ₹ 10,78,65,000/-<br>≅ ₹ 10,79,00,000/-  |
|          | Distress Value of the property<br>(20 % less than the Market Value)                    | : | = ₹ 10,15,20,000/-<br>≅ ₹ 10,15,00,000/-  |





|    |   |   |   |
|----|---|---|---|
| 10 | Assumptions /Remarks/   | : | - |
| 11 | Declaration   |   |   |
|    | <p>I, hereby declare that:</p> <ul style="list-style-type: none"> <li>a) The information furnished above is true and correct to the best of my knowledge and belief;</li> <li>b) I have no direct or indirect interest in the property being valued;</li> <li>c) I have / our representative has personally inspected the property on 06/07/2019.</li> <li>d) My registration with State Chief Commissioner of Income Tax is Valid as on date.</li> <li>e) The legal aspects were not considered in this valuation.</li> </ul> <p> <br/> <b>Basavaraj Masanagi.</b><br/>           B.E (C), M.I.E, F.I.V.<br/>           Chartered Engineers, Valuers,<br/>           Surveyor &amp; Loss Assessor.         </p> <div style="text-align: right;"> <p>Signature and seal of Registered Valuer<br/>On the Bank's Panel</p>  </div> |   |   |

Government Stamp Duty Rate (2019-20)



Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



Department of Registration and Stamp, Government of Maharashtra

Market value card

Home

Valuation Rules User Manual

Close

Year

20192020

Annual Statement of Rates

Language

English

Selected District Palghar

Select Taluka Vasai

Select Village Name of the Village - Mauje Juchandra

Search By \* Survey No Location

Enter Survey No 86 Search

| Subdivision  | Open ground | Resident house | Offices | Shops | Industrial | Unit (Sq./) | Attribute      |
|--|-------------|----------------|---------|-------|------------|-------------|----------------|
| 13-Moje Chandrapada has developed / development potential land | 9480        | 37100          | 47900   | 59400 | 47900      | Chau Meter  | Survey numbers |
| 8-Developed / Developing Capacity Land                         | 4410        | 30800          | 42300   | 51000 | 42300      | Chau Meter  | Survey numbers |

