



Ref No.: AST/1920445/MVK

Date: 20/03/2020.

To,
Branch Manager,
State Bank of India
Branch: SARGC III
Nariman Point, Mumbai.

Sub: Desktop Valuation Report of Flat for Recovery purpose.

**Client Name: "M/s. Universal Industrial Equipment & Technical Services Pvt. Ltd", through it's
Director Mr. Narendra Seomalji Sabnani.**

Dear Sir,

Please find enclosed herewith the subject Valuation Report.

Location of the property : Flat No.1A, First Floor, "Sunderjeevan Apartment", Block-A, Plot No.3/2,
13/3, 12 & 14/2, NMC House No.896, City Sy.No.83, Ward No.63, Gowan
Square, Clarke Town, Mouje Wadpakhad, Tal. & Dist. Nagpur.

**Fair Market Value : ₹ 51,33,000.00
(Rupees Fifty One Lakh Thirty Three Thousand Only)**

**Realizable Value : ₹ 46,20,000.00
(Rupees Forty Six Lakh Twenty Thousand Only)**

**Distress Value : ₹ 41,06,000.00
(Rupees Forty One Lakh Six Thousand Only)**

This report has 1 + 5 = 6 Pages

Thanking you,

Yours faithfully,

FOR ASTUTE VALUERS & CONSULTANTS

(AMIT H. GADNIS)
PANEL VALUER
STATE BANK OF INDIA



ANNEXURE-I

FORMAT OF VALUATION REPORT

(to be used for all properties of value upto Rs.5 crores)


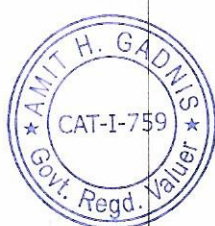
Name & Address of Branch		SBI, SARGC III, Mumbai.	
Name of Customer (s)/ Borrowal unit (for which valuation report is sought)		"M/s. Universal Industrial Equipment & Technical Services Pvt. Ltd", through it's Director Mr. Narendra Seomalji Sabnani.	
1 Customer Details.			
Name of owner		Mr. Narendra Seomalji Sabnani.	
Apl no.		---	
2 Property Details.			
Address.		Flat No.1A, First Floor, "Sunderjeevan Apartment", Block-A, Plot No.3/2, 13/3, 12 & 14/2, NMC House No.896, City Sy.No.83, Ward No.63, Gowan Square, Clarke Town, Mouje Wadpakhad, Tal. & Dist. Nagpur.	
Nearby Landmark/Google Map. Independent access to the property.		Gowan Square, Clarke Town, Mouje Wadpakhad, Tal. & Dist. Nagpur.	
3 Document Details			
		Name of Approving Auth.	Approval No.
Layout Plan	No	Not Submitted for perusal	--
Building Plan	Yes	--	--
Completion Certificate	No	Not Submitted for perusal	--
Legal Documents	Yes	Sale Deed Reg. No.2407, Dtd: 04/07/2000 Sub Registrar Office Nagpur-5, small Building Plan etc.	
4 Physical Details [As per on site condition].			
Adjoining Properties			
East: Side margin space. West: Lobby & Lift. North: Open space. South: Side margin space & Nallah.			



Matching of Boundaries: Yes.		Plot Demarcated: Yes.	
Approved land use: Residential.		Type of Property: Residential Flat.	
No of rooms:	Flat No 1A & 111 are merged and is not reflected on plan		
Total No of Floors: G+7.	Floor on which the property is located: First floor.		
Approx age of the Property: 27 Yrs. [1993- As informed by Customer]		Residual age of the Property: 33 Yrs.	
Type of structure:		RCC framed structure with standard specification.	
5 Tenure / Occupancy Details.			
Status of Tenure:- Free Hold.		No of years of Occupancy:- 20 Yrs.	
Relationship of Tenant or owner:-		Owner Occupied.	
6 Stage of Construction.			
Complete.		If under construction, extent of completion: NA.	
Violations if any observed:		NA.	
Nature and extent of violations:		NA.	
8 Area Details of the property			
Site Area: NA.		Plinth area: NA.	
Carpet area		NA.	
Super Built Up area:- (As per Sale Deed)			
Flat No.1A		115.61 sqm [1244.41 sft]	
Remark: We have taken the Reference of our old valuation Report Dtd:14/02/2017.			
9 Valuation.			
i. Mention the value as per Government Approved Rates also.			
ii. In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette Justification on variation has to be given.			
Summary of Valuation.			
* Guideline Value:- A] Land: NA		B] Building[Flat]: ₹ 58400/sqm	
i) Fair Market Value:			
* Flat No.1A= 1244.41 sft x ₹ 5500/sft x 75% [25% Depreciation Considered] = ₹ 51,33,191.00 Say ₹ 51,33,000.00			
ii) Realizable Value = ₹ 46,20,000.00			
iii) Forced/ Distress Sale value. = ₹ 41,06,000.00			





10	<u>Assumptions/Remarks.</u>
	<p>i. Qualifications in TIR/Mitigation suggested, if any (TIR not submitted)</p> <p>ii. Property is SARFAESI compliant: Yes.</p> <p>iii. Whether property belongs to social infrastructure like hospital, school, old age home etc. (No)</p> <p>iv. Whether entire piece of land on which the unit is set up /property is situated has been mortgaged or to be mortgaged. (Reportedly Yes)</p> <p>v. Details of last two transactions in the locality/area to be provided, if available. Any other aspect which has relevance on the value or marketability of the property</p>
11	<u>Declaration</u>
	<p>i. The undersigned does not have any direct/indirect interest in the above property.</p> <p>ii. The information furnished herein is true and correct to the best of our knowledge.</p> <p>iii. I have submitted Valuation report directly to the Bank.</p> <p>iv. The Said Built up property is strictly as per sanctioned plan and building by law.</p>
	Name address & signature of valuer with Wealth Tax Registration No.
	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  Signature of the Valuer. </div> <div style="text-align: center;">  </div> <div style="text-align: right;"> Date of-Valuation: 20th Mar.2020 </div> </div>
	Enclosures Documents & Photographs (Geo- stamping with date) etc.



Photographs of the Property





Location Map

