



Ref No.: AST/1920444/MVK

Date: 20/03/2020.

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

Sub: Desktop Valuation Report of Office Block 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 : Office Block No.A-605, Sixth Floor, "Poonam Chambers", Khasar
No.116, City Sy.No.2217/1, Halka No.11, Ward No.61 (Old), Nagpur –
Chhindwara Road, Mouje Jaripatka, Tal. & Dist. Nagpur.

Fair Market Value : ₹ 29,90,000.00
(Rupees Twenty Nine Lakh Ninety Thousand Only)

Realizable Value : ₹ 26,91,000.00
(Rupees Twenty Six Lakh Ninety One Thousand Only)

Distress Value : ₹ 23,92,000.00
(Rupees Twenty Three Lakh Ninety Two 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



Valuers, Engineers & TEV Consultants

Nashik :
1, Yash Co-Op Hsg. Soc.,
Dhamankar Corner, Tidke Colony,
Trimbak Road, Nashik - 02

Mumbai :
Balaji Darshan, B Wing,
Opp Railway Station, Kulgaon,
Badlapur (W) - 421 503

Pune :
1002/3, Rajyog,
Nr. Dattawadi Bridge,
Rajendra Nagar, Pune - 30

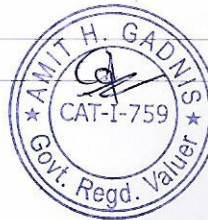
Cell:
9822420131, 9822033757
email:
astvaluer@gmail.com

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 Seoomalji Sabnani.	
1 Customer Details.			
Name of owner		Mr. Narendra Seoomal Sabnani.	
Apl no.		---	
2 Property Details.			
Address.		Office Block No.A-605, Sixth Floor, "Poonam Chambers", Khasar No.116, City Sy.No.2217/1, Halka No.11, Ward No.61(Old), Nagpur - Chhindwara Road, Mouje Jaripatka, Tal. & Dist. Nagpur.	
Nearby Landmark/Google Map Independent access to the property.		Nagpur - Chhindwara Road, Mouje Jaripatka, Tal. & Dist. Nagpur.	
3 Document Details			
		Name of Approving Auth.	Approval No.
Layout Plan	No	Not Submitted for perusal	--
Building Plan	No.	Not Submitted for perusal	--
Completion Certificate	No	Not Submitted for perusal	--
Legal Documents	Yes	Deed of Sale Reg. No.3156-2004, Dtd: 02/11/2004 Sub Registrar Office Nagpur-3,	
4 Physical Details [As per on side Condition].			
Adjoining Properties			
Office Block No.A-605.			
East:	Road & Side margin.		
West:	Passage.		
North:	Office Block No.04.		
South:	Open space.		



	Matching of Boundaries: Yes.	Plot Demarcated: Yes.
	Approved land use: Commercial.	Type of Property: One Office Block.
	No of rooms: One Office Block.	
	Total No of Floors: G+8.	Floor on which the property is located: Sixth floor.
	Approx age of the Property: 25 Yrs. (1995-As Informed by customer)	Residual age of the Property: 35 Yrs.
	Type of structure:	RCC framed structure with standard specification.
5	<u>Tenure / Occupancy Details.</u>	
	Status of Tenure:- Free Hold.	No of years of Occupancy:- 16 Yrs.
	Relationship of Tenant or owner:-	Rented to Banger Cement.
6	<u>Stage of Construction.</u>	
	Complete.	If under construction, extent of completion: NA.
7	Violations if any observed:	NA.
	Nature and extent of violations:	NA.
8	<u>Area Details of the property</u>	
	Site Area: NA.	Plinth area: NA.
	Carpet area	NA.
	<u>Built Up area:- (As per Deed of Sale)</u>	
	Office Block No.A-605	40.10 sqm [431.63 sft]
	<u>Remark:</u> We have taken the Reference of our old valuation Report Dtd:15/02/2017.	
9	<u>Valuation.</u>	
	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.	
	<u>Summary of Valuation.</u>	
	* Guideline Value:- A] Land: NA.	B] Building[office]: ₹ 74200/sqm
	i) <u>Fair Market Value:</u> a)* Office Block No.A-605 = 431.63 sft x ₹ 7500/sft x 80% [20% Depreciation Considered] = ₹ 25,89,780.00 b) Fixed Furniture & Interior lump sum ₹ 4,00,000.00 Total = a + b = ₹ 29,89,780.00 say ₹ 29,90,000.00	
	ii) <u>Realizable Value</u> = ₹ 26,91,000.00	
	iii) <u>Forced/ Distress Sale value.</u> = ₹ 23,92,000.00	



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>
	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

