



Ref No.: AST/1920443/MVK

Date: 20/03/2020.

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

Sub: Desktop Valuation Report of Two Office Block for Recovery purpose.

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

Dear Sir,

Please find enclosed herewith the subject Valuation Report.

Location of the property : Office Block No.3, 4, Sixth Floor, "Poonam Chambers", Khasra
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 : ₹ 79,69,000.00
(Rupees Seventy Nine Lakh Sixty Nine Thousand Only)

Realizable Value : ₹ 71,72,000.00
(Rupees Seventy One Lakh Seventy Two Thousand Only)

Distress Value : ₹ 63,75,000.00
(Rupees Sixty Three Lakh Seventy Five 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.3, 4, Sixth Floor, "Poonam Chambers", Khasra 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.2925-2002, Dtd: 16/07/2002 Sub Registrar Office Nagpur-5 etc.	
4 Physical Details [As per on side Condition].			
Adjoining Properties			
	Office Block No.03.	Office Block No.04.	
East:	Road & Side margin.	Road & Side margin.	
West:	Passage.	Passage.	
North:	Lift.	Office Block No.03.	
South:	Office Block No.04.	Office Block No.A-605.	



Matching of Boundaries: Yes.		Plot Demarcated: Yes.	
Approved land use: Commercial.		Type of Property: Two Office Blocks.	
No of rooms:	Two Office Blocks.		
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 Tenure / Occupancy Details.			
Status of Tenure:- Free Hold.		No of years of Occupancy:- 18 Yrs.	
Relationship of Tenant or owner:-		Owner Occupied.	
6 Stage of Construction.			
Complete.		If under construction, extent of completion: NA.	
7 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.	
Built Up area:- (As per Deed of Sale)			
Office Block No.3 & 4		111.00 sqm [1194.79 sft]	
Remark: We have taken the Reference of our old valuation Report Dtd:15/02/2017.			
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[Office]: ₹ 74200/sqm	
i) Fair Market Value:			
a)* Office Block No.3 & 4 = 1194.79 sft x ₹ 7500/sft x 80% [20% Depreciation Considered] = ₹ 71,68,740.00			
b) Fix Furniture & interior lump sum ₹ 8,00,000.00			
Total = a + b = ₹ 79,68,740.00 say ₹ 79,69,000.00			
ii) Realizable Value = ₹ 71,72,000.00			
iii) Forced/ Distress Sale value. = ₹ 63,75,000.00			



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

