

# **VALUATION REPORT**

**IN RESPECT OF LAND & BUILDING**

**FOR**

**M/s.Beardsell Limited**

**PROPERTY ADDRESS**

**Industrial use Land & Building premises bearing Plot No.D-40 is situated at Trans Thane Creek Industrial Area, MIDC, Thane Belapur road, Village Mahape, Taluka & Dist-Thane, Navi Mumbai- 400705**

**BANK OF INDIA**  
**Chennai Overseas Branch**

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## **KATKAR ENGINEERS & VALUERS**

**Vr. Balasaheb P.Katkar**  
**(B.Tech,DE,FIIV,AIISLA)**

**\* Govt. Registered Valuers.**  
**(IBBI & WEALTH TAX)**

**\* Chartered Engineers**

**\* Structural Auditors.**

**\* Surveyors.**

**\*Project Management Consultants.**

**Shop No.03,Kulswamini NiwasC.H.S.Ltd**  
**Gulmohar Marg,Near Chembur Nagrik**  
**Bank, Chunabhatti- East,**  
**Mumbai 400 022**

**Email :- balasaheb.katkar@yahoo.in**

**:- katkarengineers@gmail.com**

**Mobile:- 9322297451/8082597451.**

**Tel- 022 24052085**



# KATKAR ENGINEERS & VALUERS

• CHARTERED ENGINEERS • STRUCTURAL AUDITORS • SURVEYORS • PROJECT MANAGEMENT CONSULTANTS

**Balasaheb P. Katkar**

B.Tech, DE, FIIV, AIISLA

**GOVT. REGISTERED (IBBI & WEALTH TAX) VALUER**

OFF : Shop No. 3, Kulswamini Niwas C.H.S.L., Gul Mohar Lane, Near Chembur Nagrik Bank, Off V. N. Purav Marg, Chunabhatti (East), Mumbai - 400 022.  
Email: balasaheb.katkar@yahoo.in / katkarengineers@gmail.com Tel. : 2405 2085 M. : 9322297451 / 8082597451

REF NO: KEV/7012/BOI/2024.

Date:- 13-02-2024

To,  
The Chief Manager,  
Bank of India,  
Chennai Overseas Branch

## CERTIFICATE

We certify that we have surveyed the immovable Property of,

Name of client : M/s.Beardsell Limited

Description of the property : Industrial use Land & Building premises bearing Plot No.D-40 is situated at Trans Thane Creek Industrial Area, MIDC, Thane Belapur road, Village Mahape, Taluka & Dist-Thane, Navi Mumbai- 400705

### Summary of valuation:-

A]	Fair Market Value of the Property	:	Rs. 31,72,84,000.00
B]	Realizable Market Value of the Property	:	Rs. 30,14,20,000.00
C]	Forced/Distress Sale Value of the Property	:	Rs. 25,38,27,000.00
D]	Govt. Stamp Duty Ready Recknor Valuation	:	Rs. 21,44,74,371.43
E]	Insurance value of property	:	Rs. 2,57,59,000.00

Your's faithfully,

**For KATKAR ENGINEERS & VALUERS.**

**Mr. Balasaheb P.Katkar. (Proprietor)**  
**Govt.Regd (IBBI & Wealth Tax) Valuer.**



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Date:- 13-02-2024

To,  
The Chief Manager,  
Bank of India,  
Chennai Overseas Branch

## VALUATION REPORT (IN RESPECT OF LAND & BUILDING)

I. GENERAL		
1	Purpose for which the valuation is made	: To ascertain of fair market value of Property for Bank
2	a) Date of inspection b) Date on which the valuation is made	: 06-02-2024 : 13-02-2024
3	List of documents produced for perusal (Photocopy of Documents)	
	i) Land Allotment Letter	: Ref.No.MIDC/RO/MHP/TTC/D-40/3491 dated 29th June 2006 issued by MIDC for transfer of Plot No.40 admeasuring 7450 Sq.Mtrs in the favour of M/s.Beardsell Limited
	ii) Building Completion Certificate	: Ref.No.TBP-118/3449 dated 19th July 1975
4	Name of the <b>Owner/Applicant</b> of the property	: M/s.Beardsell Limited
5	Brief description of the property	
	The premises under consideration is Industrial use Land & Building bearing Plot No.D-40 is situated at T.T.C. Industrial Area. The premises consists of Ground based RCC & Load bearing Structure. The Area of land as per Lease Agreement was 20,810 Sq.Mtrs. subsequently the assignor applied to MIDC for sub-division of the plot admeasuring 20,810 Sq.Mtrs into Plot No.D-40 admeasuring 16,544 Sq.Mtrs & Plot No.D-40/Part-1 admeasuring 4266 Sq.Mtrs. Under the Indenture of lease dated 17-12-1981, MIDC has granted to the Assignor leased of Plot No.D-40 admeasuring 16,544 Sq.Mtrs. for a period of 95 Years as per term & conditions mentioned in the indenture of lease date 17-12-1991. As per transfer order dated 29-06-2006 the said Plot No.D-40 admeasuring as 7450 Sq.Mtrs. It is about 500 Mtrs from Juinagar Railway Station and is at a walkable distance from railway station.	

6	<i>Location of property</i>	
	<i>a) Plot No. / Survey No.</i>	: Plot No.D-40 of Village Mahape
	<i>b) Door No.</i>	: Plot No.D-40
	<i>c) T. S. No. / Village</i>	: Mahape
	<i>d) Ward / Taluka</i>	: Thane
	<i>e) Mandal / District</i>	: Thane
	<i>f) Date of issue and validity of layout of approved map / plan</i>	: Approved Plan No.IND/D-40/188 dated 28th February 1984
	<i>g) Approved map / plan issuing authority</i>	: Additional Town Planning Officer
	<i>h) Whether genuineness or authenticity of approved map / plan is verified</i>	: Yes
	<i>i) Any other comments by our empaneled Valuers on authentic of approved plan</i>	: No Comments
7	<i>Postal address of the property</i>	: Industrial use Land & Building premises bearing Plot No.D-40 is situated at Trans Thane Creek Industrial Area, MIDC, Thane Belapur road, Village Mahape, Taluka & Dist-Thane, Navi Mumbai- 400705
8	<i>City / Town</i>	: Navi Mumbai
	<i>Residential Area</i>	: No
	<i>Commercial Area</i>	: No
	<i>Industrial Area</i>	: Yes
9	<i>Classification of the area</i>	
	<i>i) High / Middle / Poor</i>	: Middle
	<i>ii) Urban / Semi Urban / Rural</i>	: Urban
10	<i>Coming under Corporation limit / Village Panchayat / Municipality</i>	: NMMC/MIDC
11	<i>Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area</i>	: Not apparent from documents shown.
12	<i>Boundaries of the property</i>	
	<i>North</i>	: Vivanta Hotel
	<i>South</i>	: Modison and Unit
	<i>East</i>	: Savla Cold Storage
	<i>West</i>	: Primetal Technologies (I) Pvt Ltd
13	<i>Dimensions of the site</i>	: As per the Deed
	<i>North</i>	: 
	<i>South</i>	: 
	<i>East</i>	: 
	<i>West</i>	: 

13.	<i>Extent of the site</i>	:	N.A.
a			
14	<i>Latitude, Longitude &amp; Co-ordinates of unit</i>	:	Latitude - 19°03'43.6"N Longitude - 73°01'23.2"E
15	<i>Extent of the site considered for valuation (least of 13 A &amp; 13 B)</i>	:	7450 Sq.Mtrs.Plot area
16	<i>Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.</i>	:	Owner Occupied
<b>II. APARTMENT BUILDING</b>			
1	<i>Nature of the Apartment</i>	:	Industrial area
2	<i>Location</i>		
	<i>T.S.No.</i>	:	Plot No.D-40 of Village Mahape
	<i>Block No.</i>	:	-
	<i>Ward No.</i>	:	-
	<i>Village/ Municipality/Corporation</i>	:	NMMC/MIDC
	<i>Door No., Road (Pin Code)</i>	:	Plot No.D-40
	<i>Nearest Landmark</i>	:	Opp.MTNL or Behind Vivanta Hotel
3	<i>Description of the locality Residential / Commercial / Mixed</i>	:	Industrial use area.
4	<i>Year of Construction</i>	:	1984 (as per plan)
	<i>Age of Building</i>	:	40 Years
	<i>Estimated Future Life</i>	:	20 Years
5	<i>Number of Floors</i>	:	Ground based Structure
6	<i>Type of Structure</i>	:	RCC & Load bearing structure
7	<i>Number of Dwelling units in building</i>	:	-
8	<i>Quality of Construction</i>	:	Good
9	<i>Appearance of the Building</i>	:	Good
10	<i>Maintenance of the Building</i>	:	Good
11	<i>Facilities Available</i>		
	<i>Lift</i>	:	Nil
	<i>Protected Water Supply</i>	:	Yes
	<i>Underground Sewerage</i>	:	Yes
	<i>Car Parking - Open/ Covered</i>	:	Open
	<i>Is Compound wall existing?</i>	:	Yes
	<i>Is pavement laid around Building</i>	:	Yes
<b>III INDUSTRIAL BUILDING</b>			
1	<i>Floor on which premise is situated</i>	:	Ground based Structure
2	<i>Door No. of the unit</i>	:	Plot No.D-40

3	<i>Specifications of the unit</i>	
	<i>Roof</i>	: AC sheet roofing
	<i>Flooring</i>	: Kota & Vitrified flooring
	<i>Doors</i>	: M.S.Rolling Shutter
	<i>Windows</i>	: Allu. Frame
	<i>Fittings</i>	: Good
	<i>Finishing</i>	: Good
4	<i>House Tax Assessment No.</i>	: N.A.
	<i>Tax paid in the name of</i>	: N.A.
	<i>Tax amount</i>	: N.A.
5	<i>Electricity Service Connection no.</i>	: N.A.
	<i>Meter Card is in the name of</i>	: N.A.
6	<i>How is the maintenance of unit?</i>	: Good
7	<i>Sale Deed executed in the name of</i>	: M/s.Beardsell Limited
8	<i>What is the undivided area of land as per Sale Deed?</i>	: 7450 Sq.Mtrs.Plot area
9	<i>What is the plinth area of the unit?</i>	: 7450 Sq.Mtrs.Plot area
10	<i>What is the floor space index (app.)</i>	: As per local norms.
11	<i>What is the Builtup Area of the unit?</i>	: Plot area - 7450 Sq.Mtrs Actual measured area- RCC office building - 1403 Sq.ft.Carpet i.e. 1683.6 Sq.ft.Builtup area Load bearing structure - 43100 Sq.ft. <b>Actual measured area considered for Valuation</b>
12	<i>Is it Posh/I class/Medium</i>	: Medium
13	<i>Is it being used for Residential or Commercial purpose?</i>	: Industrial
14	<i>Is it Owner-occupied or let out?</i>	: Owner Occupied
15	<i>If rented, what is monthly rent?</i>	: N.A.
<b>IV MARKETABILITY</b>		
1	<i>How is the marketability?</i>	: Good
2	<i>What are the factors favouring for an extra Potential Value?</i>	: Nil
3	<i>Any negative factors are observed which affect the market value in general?</i>	: No

V		RATE		
1	After analysing the comparable sale instances, what is the composite rate for a similar unit with same specifications in the adjoining locality? - (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Rs.38,000 to Rs.45,000/Sq.Mtrs for Land area	
2	Assuming it is a new construction, what is the adopted basic composite rate of the unit under valuation after comparing with the specifications and other factors with the unit under comparison (give details).	:	Rs. 40,000.00 /Sq.Mtrs.for Plot/Land area Cost of Construction adopted is Rs.2,500.00 /Sq.ft	
3	Break - up for the rate			
	i) Building + Services	:	Rs. 2,500.00 /Sq.ft. Cost of Construction	
	ii) Land + Others	:	Rs. 40,000.00 /Sq.Mtrs.Plot area	
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	For Plot area = Rs. 26,200.00 /Sq.mtrs	
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION				
a.	Depreciated building rate	:	Rs. 1,214.29 /Sq.ft	
	Replacement cost of unit	:	-	
	Age of the building	:	40 Years	
	Life of the building estimated	:	20 Years	
	Depreciation percentage assuming the salvage value as 10%	:	51 %	
	Depreciated Ratio of the building		Rs. 1,214.29 /Sq.ft	
b.	Total composite rate arrived for valuation	:	-	
	Depreciated building rate VI (a)	:	Rs. 1,214.29 /Sq.ft	
	Rate for Land & other V (3)ii	:	Rs. 40,000.00 /Sq.Mtrs	
	Total Composite Rate	:	-	
VII DETAILS OF VALUATION.				
Sr. No.	Description	Area	Unit Rate	Estimated/ Present Value (Rs.)
1.	Present value of the unit			
	Plot/Land area (Sq.Mtrs)	7450	Rs. 40,000.00	Rs. 29,80,00,000.00
	Cost of Construction (Sq.ft)			
	RCC Office Building	1683.60	Rs. 1,214.29	Rs. 20,44,371.43
	Load bearing structure	43100	Rs. 400.00	Rs. 1,72,40,000.00
2	Potential value, if any	-	-	-
Total				Rs. 31,72,84,000.00

**Valuation Methodology**

The method adopted for valuation of Plot of Land & Building is Prevailing market Value method in which the Prize indicators available with internet property website & Local enquiries of the similar properties or properties with similar attributes in the same region are traced and the market rates are derived by using the experience and expertise of the Valuer. We have considered the valuation on **Built up area** for the premises, which is an increase of 20 % over that of its carpet area.

The realizable value of the said residential premises is considered at 90% of the present market value of the said premises, while the forced sale value for the said residential premises is considered at 80% of its present market value.

**Remarks:**

The said property is Industrial Land & Building.

All the civic amenities are available within the proximity of the said building.

We have adopted the sale rate based on our local inquiries and as per prevailing market rate in the vicinity.

**DISCLAIMER**

- 1 This Valuation exercise is based on verbal Market enquiry / Survey of the area.
- 2 Estimated Market Value of the subject property may be significantly influenced by adverse legal title or ownership issues & Real Estate market Issues & Locality negative factors developed in future
- 3 We have assumed the photocopies of documents received from the client/Bank to be genuine without any alterations.
- 4 This report is prepared with available information from Bank/Client with best of our Judgements & on assumption that tittle for the property is clear & marketable without any doubts/dues.
- 5 We have assumed that the subject property has received necessary planning approvals & clearances from appropriate local authorities and complies with local development control regulations.as and when not provided to use, any change will also affects market value.
- 6 This Valuation is purely an opinion as on date & has no Legal or contractul obligation on our Part & may change with time,purpose and negetive factors developed in future.



REF NO: KEV/7012/BOI/2024.

As a result of our appraisal and analysis, it is our considered opinion that value of above referred Industrial use Land & Building premises bearing Plot No.D-40 is situated at Trans Thane Creek Industrial Area, MIDC, Thane Belapur road, Village Mahape, Taluka & Dist-Thane, Navi Mumbai- In its present prevailing condition with aforesaid specifications is as under:

<i>Market Value (MV)</i>	<b>Rs. 31,72,84,000.00</b> Rupees ThirtyOne Crore SeventyTwo Lakh EightyFour Thousand Only
<i>Realizable Value (95% of MV).</i>	<b>Rs. 30,14,20,000.00</b> Rupees Thirty Crore Fourteen Lakh Twenty Thousand Only
<i>Distress Sale Value (80% of MV)</i>	<b>Rs. 25,38,27,000.00</b> Rupees TwentyFive Crore ThirtyEight Lakh TwentySeven Thousand Only
<i>Ready-Recknor Rate</i>	<b>Rs. 21,44,74,371.43</b> Rupees TwentyOne Crore FourtyFour Lakh SeventyFour Thousand Three Hundred SeventyOne Paise FourtyThree Only
<i>Insurance or Replacement Value</i>	<b>Rs. 2,57,59,000.00</b> Rupees Two Crore FiftySeven Lakh FiftyNine Thousand Only

**For KATKAR ENGINEERS & VALUERS.**

**Mr. Balasaheb P.Katkar. (Proprietor)**  
**Govt.Regd (IBBI & Wealth Tax) Valuer.**

The undersigned has inspected the property detailed in Valuation Report dated on  
We are satisfied that the fair and reasonable market value of the property is Rs.  
(Rupees )

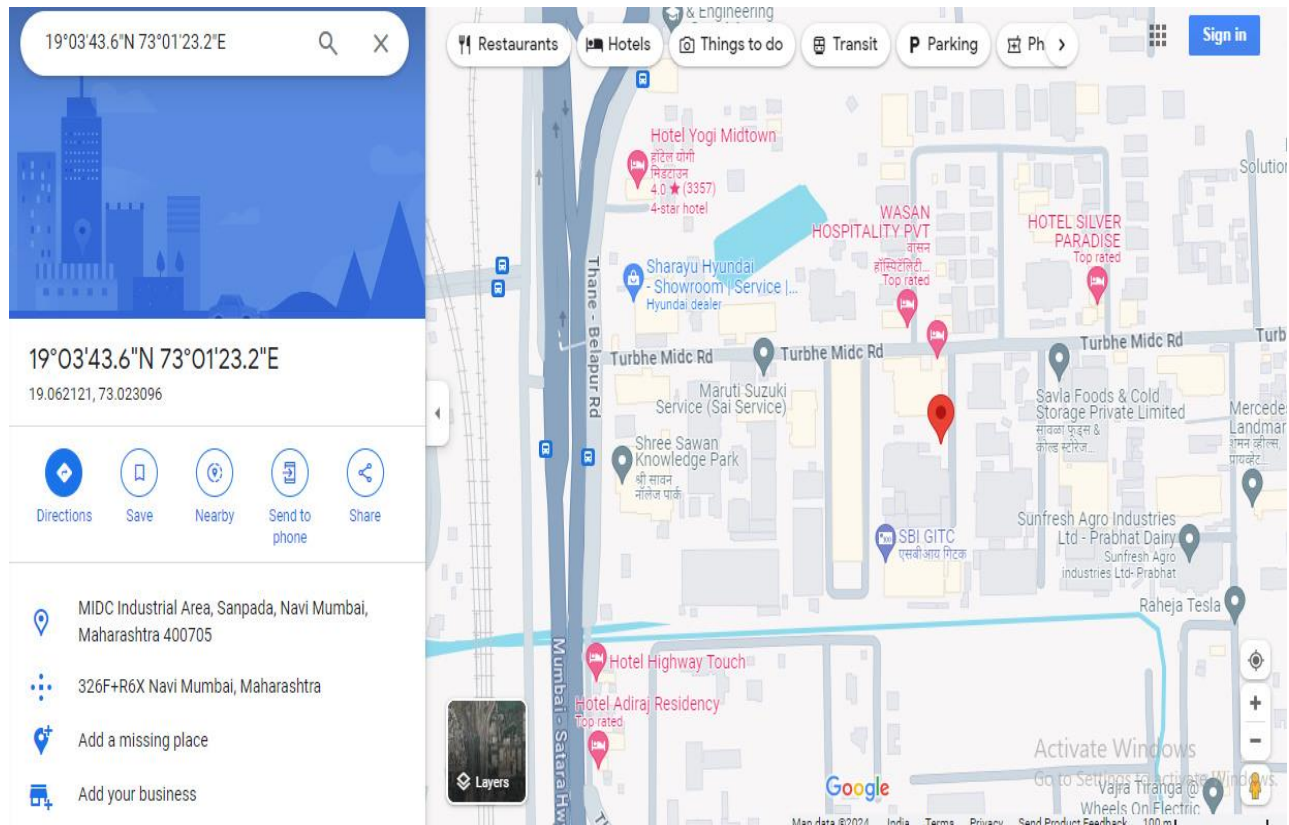
Signature  
(Name of the Branch Manager with Office Seal).

**DECLARATION FROM VALUERS**

- a The information furnished in my valuation report dated 13-02-2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. We have valued the right property.
- b I have no direct or indirect interest in the property valued;
- c I have personally inspected the property on 06-02-2024 The work is not sub-contracted to any other valuer and carried out by myself.
- d I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e I have not been found guilty of misconduct in my professional capacity.
- f I have read the Handbook on Policy, Standards and Procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the “Standards” enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the “Standards” as enshrined for valuation in the IVS in “General Standards” and “Asset Standards” as applicable.
- h I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- i I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k Further, I hereby provide the following information.

Sr.No.	Particular	Valuers Comment
1	Background information of the asset being valued	Industrial area
2	Purpose of valuation and appointing authority	Official of Bank of India to ascertain fair market value.
3	Identity of the Valuer and any other experts involved in the valuation	Katkar Engineers & Valuers
4	Disclosure of valuer interest or conflict, if any	-
5	Date of appointment, valuation date and date of report	06-02-2024 13-02-2024
6	Inspections and/or investigations undertaken	Measurement and photographs of the property with data collection.
7	Nature and sources of the information used or relied upon	Based on our site visit & the information collected at site.
8	Procedures adopted in carrying out the valuation and valuation standards followed	As per standards.
9	Restrictions on use of the report, if any	-
10	Major factors that were taken into account during the valuation	-
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Disclaimers Given

Map:-




Government Guideline Rate:-



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0  
( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

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Year2023-2024LanguageEnglish

Selected DistrictThane


Select TalukaThane

Select VillageGavache Nav : Mahape (Navi Mubai Mah

Search BySurvey No.Location


Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिसदुकाने औद्योगिक	एकक (Rs./)
SurveyNo	20 /227-महापे (भाग) बिनशेती वापरासाठी चौ.मी.	16000	43700	55700 66800 55700	चौ. मीटर
SurveyNo	20/227/1-महाराष्ट्र औद्योगिक विकास महामंडळाचे अखतत्यारीतील औद्योगिक भूखंड	26200	53200	72000 81100 72000	चौ. मीटर
SurveyNo	20/227/2-महाराष्ट्र आद्यांगिक विकास महामंडळाचे अखतत्यारातील राहवासा भूखंड	31200	0	0 0 0	चौ. मीटर
SurveyNo	20/227/3-महाराष्ट्र औद्योगिक विकास महामंडळाचे अखतत्यारीतील व्यापारी भूखंड	63000	0	0 0 0	चौ. मीटर

RERA : N/A

  
Request Photos


### Industrial Land for Sale in TTC MIDC, Mahape, Navi Mumbai


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**₹ 1 Cr.** @ ₹50,000/Sq. Meter 


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Location  
**Mahape, TTC MIDC, Mahape, Navi Mumbai**

  
Plot/Land Area  
**200 Sq. Meter**




  
Ownership  
**Agent**

  
Sale Type  
**New**

  
Type  
**Industrial Land**

99acres

Commercial Buy ▾ Enter Locality / Project / Society / Landmark




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Posted on Jun 14, 2023


**₹ 13 Cr** @ 61,904 per sq.m.  
Estimated EMI ₹ 10,38,315


**INDUSTRIAL LANDS/PLOTS FOR SALE**  
in Mahape, Navi Mumbai, Mumbai


**RERA STATUS**  **NOT AVAILABLE** | Website: <https://maharera.mahaonline.gov.in/>


[Overview](#) [Dealer Details](#) [Articles](#)


Property (0)


  
Photos not shared by advertiser  
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 **Area**  
Plot area 2100 sq.m. ▾


 **Price**  
₹ 13 Crore+ Govt Charges & Tax  
@ 61,904 per sq.m. (Negotiable)

 **Address**  
Mahape, Navi Mumbai

 **Facing**  
South

 **No. of Open Sides**  
1

 **Possession**  
Immediate

 **Width of facing road**  
82.0 Feet



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