

TECHNICAL / VALUATION REPORT FOR
Plot & Industrial Bldg. for
M/S. Unison Enviro Pvt. Ltd., Lote-Parshuram Industrial
Area, Village – Lote, Tal.- Khed, Dist.- Ratnagiri.

Location of Property

(Plot No. C-40, Lote Parshuram Industrial Area, Village – Lote, Tal.- Khed,
Dist.- Ratnagiri.)



VHANBATTE CONSULTANTS

ARCHITECTURAL, CIVIL & STR. ENGINEERS & GOVT. APP. VALUERS

**660-B, B4, B5, YASHONANDAN PLAZA, SHAHUPURI 3RD LANE, NEAR
SUBHASH PHOTOGRAPHICS, KOLHAPUR.**

PHONE: 2659399 (O), 2521031 (R), 9822026932 (CELL)

VHANBATTE CONSULTANTS

ARCHITECTURAL, CIVIL, STRUCTURAL & CHARTERED
ENGINEERS, GOVT. APP. VALUERS.

B-4, B-5, Yashonandan Plaza, 660-B, 'E' Ward,
Near Subhash Photographics, Shahupuri 3rd Lane, Kolhapur.
Tel.: (O) (0231) 2659399, (R) 2521031, (M) 98220 26932.
E-mail : vhanbatteconsultants@gmail.com

RAJESH M. VHANBATTE
B.E.CIVIL, M.I.E, F.I.V.



Ref. No. VAL/18421

Date : 11/02/2021

PNB BANK

Large Corporate Branch, Foreshore Road, 1st Floor, Raheja Chambers, Free Press
Journal Marg, Nariman Point, Mumbai

VALUATION REPORT FOR PLOT & INDUSTRIAL BLDG.


The valuation is made at the express request and is prepared solely for the use of PNB BANK whichever is the applicable lender. We understand that the report will not be copied or released for external circulation. No responsibility will be accepted to any third party, who may acquire and choose to make use of, or rely on, the whole or any part of the report contents.

Date of report	11/02/2021.
Type of Loan	LAP.
Name of Applicant	M/S. Unison Enviro Pvt. Ltd., Lote-Parshuram Industrial Area, Village - Lote, Tal.- Khed, Dist.- Ratnagiri.
Customer ID	
Name of Owner	M/S. Unison Enviro Pvt. Ltd., Lote-Parshuram Industrial Area, Village - Lote, Tal.- Khed, Dist.- Ratnagiri.
Documents Provided :	Xerox copies of following Documents are shown for Perusal: 1) Reg. Lease Deed, 2) Plot Layout plan, 3) Plot Allotment Letter Dt. 10/11/2017 by Regional officer, Ratnagiri, 4) Sanctioned plan, 5) Commencement & occupation Certificate etc.
Property Details :	Industrial property.
Property Address	Plot No. C-40, Lote Parshuram Industrial Area, Village - Lote, Tal.- Khed, Dist.- Ratnagiri. Pin. - 415722.
Earth Components	Latitude - 16.61825"N, Longitude - 74.48273"E
Nearby Land Mark	Lote Parshuram Industrial Area, Village - Lote, Tal.- Khed, Dist.- Ratnagiri.
Distance from City Center :	Easily available & 14.0 Km., away from CBS Bus stand Chiplun City.
Availability of Local Transport :	By Bus.
Class Of Locality :	Upper Middle Class / Developing
Quality of Infrastructure in the vicinity:	Good.
The Property is bounded as below :	(as per Reg. Lease deed)
East	Property of Plot No. C-39.
West	MIDC Boundary.
South	Property of Plot No. C-39.
North	MIDC Road 20.00 M.R/W.
The Property is bounded as below :	(as actual @ site)
	-----Same as per documents-----
Does the Boundaries at Site match, as mentioned in documentation?	Yes.

Status of the Land / Flat :	Lease Hold.
Type of Property :	This is Individual Plot & single storied Industrial Bldg.
Approved usage of Property :	Industrial.
Actual Usage of the Property :	Industrial.
Type Of Structure :	RCC Framed Structure.
No of Floors:	This is single storied Ind. Bldg.
Occupancy Details :	Self Occupied.
Accommodation	This details are as per sanction plan.
Approval Details	
Layout Approval No/Date	Not available.
Building Plan Approval No/Date :	No. C-40/D-73061/2019, Dt. 16/11/2019 By Deputy Engineer, MIDC, Utility Sub Division, Chiplun.
Date of Commencement of Construction:	No. C-40/D-73061/2019, Dt. 16/11/2019 By Deputy Engineer, MIDC, Utility Sub Division, Chiplun.
Expected Completion :	Occupancy certificate Dt. 22/01/2020 by Special Planning Authority, MIDC, SPA Division.
Construction Details :	
Area of the Plot/flat :	<p>Area of the land : 4024.00 Sqm (43298.24 Sft) (considered as per Lease deed & as actual) Undivided share of Land : Not applicable. Carpet Area: 865.81 Sqm. Built/up Area: 1018.61 Sqm. (10960.24 Sft.) [Dispensing Area 379.20 + Mobile area 75.00 + Electrical control & DC Room 58.69 + Store 25.43 + Machine Foundation & Open storage 226.80 + Sales office 14.88 + Presure Regulating Skid 1 - 4.0 + Presure Regulating Skid - 2 7.50 Sqm. + Extra height 227.10 Sqm.] (considered as per sanctioned plan)</p>
Demarcation at Site :	Yes.
Approved Built up Area floor wise break up (for Bungalow/Twin /Row-house)	1018.61 Sqm. (10960.24 Sft.) Considered as per sanctioned plan.
Total Built up Area :	1018.61 Sqm. (10960.24 Sft.)
Whether the construction is as per approved building plan and / or local building bye laws:	The construction of this Bldg. is as per sanctioned plan No. C-40/D-73061/2019, Dt. 16/11/2019 By Deputy Engineer, MIDC, Utility Sub Division, Chiplun
Details of Extra Construction :	Nil.
Recommended / Available Side Margin:	As per sanction plan.
Quality of construction:	Good.
Maintenance of the Property :	Good.
Current Life of the structure :	@ 01 Yr.
Projected Life of the Structure :	@ 59 Yrs.
Recommended Valuation of the Property	
Recommended rate of the Plot :	Rs.2200.00 per Sqm.
Value of the Plot :	Rs. 88,52,800.00. (4024.00 Sqm. X Rs. 2200.00) (A) -
Estimated Cost of construction :	N.A.
Total Cost of construction:	N.A.
Stage of Construction :	

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Proprietor

% Work completed :	100 % Completed.
% Disbursement Recommended :	100%
Valuation :	Given below :
Valuation (Bldg.)	Bldg. Area: - 1018.61 Sqm. (10960.24 sqft.) X Rs. 3200.00 / Sqm. = Rs. 32,59,500.00 ----- (B) ----- [Note – The structure shown in sanction / Approved plan are constructed upto plinth Lvl., as these structures are not required super structure so, rate of construction is reduced.]
Less: Depreciation - (Nil)	Nil, as it is recently completed.
Amenities	Nil.
Total Market Value of the Property	Rs. 1,21,12,300.00 (A+B)
Distress Value of the property (80%)	Rs. 96,90,000.00
Governments Guidelines Value.	Rs. 770 / Sqm., for Plot & Rs. 2700.00 / sqm., for RCC Industrial Bldg. 1) For Plot = 4024.00 Sqm. * Rs. 770.00 / sqm. = Rs. 30,98,480.00 -- (A) -- 2) For Bldg. = 1018.61 Sqm. * Rs. 2700.00 / sqm. = Rs. 27,50,247.00 -- (B) -- 3) Total = A + B = Rs. 58,48,727.00
Remark:	1) This is single storied industrial Bldg. which is 100% completed, 2) Plot area is considered as per Lease Deed., 3) B/up area is considered as per sanction plan etc.
I hereby declare that: 1. The property was Inspected by qualified Engineer Mr. Rajesh M. Vhanbatte on 11/02/2021. 2. I have no direct or indirect interest in the property valued. 3. This report has given as an expert opinion based on the available data and based on the Inspection and as identified by the parties concerned. Valuation may be taken into account or Rejected at the discretion of the bank and it is only suggestion as regards the value. 4. The fair market value indicated in the report is an opinion of the value prevailing on the date of The said report and is based on market feedback on values of similar properties. The client is Free to obtain other independent opinions on the same. The fair market value of such properties /localities may increase or decrease, depending on the future market conditions and scenarios. This report does not certify or confirm any Ownership or title of the property that has been Valued. 5. The information furnished above is true and correct to the best of our knowledge and belief and Takes into account information and / or documents submitted or shown to us by the client. 6. The Valuation report is subject to original documents of the property & subject to clear Marketable title.	
<div style="display: flex; justify-content: space-between;"> <div> Place : Lote – Parshuram. Date : 11/02/2021 </div> <div style="text-align: right;"> For Vhanbatte Consultants  RAJESH M. VHANBATTE PANEL VALUER PNB BANK </div> </div>	



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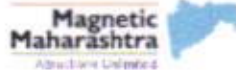
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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION (https://www.midc.org/)

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LAND RATES (RS/M2)

Regional Officer : All

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LONAND IND. AREA	250	490	320	Kolhapur
LONAND IND. AREA	80	160	NA	Amravati
LONAND IND. AREA	770	1540	1155	Ratnagiri
LONAND IND. AREA	495	968	726	Panvel
LONAND IND. AREA	495	968	726	Panvel
LONAND IND. AREA	80	160	NA	Amravati
LONAND IND. AREA	350	700	525	Aurangabad
LONAND IND. AREA	NA	NA	NA	Nashik
LONAND IND. AREA	572	1144	NA	Nashik
LONAND IND. AREA	NA	NA	NA	Nashik
LONAND IND. AREA	80	160	NA	Amravati
LONAND IND. AREA	NA	NA	NA	Nashik
LONAND IND. AREA	260	520	NA	Amravati
LONAND IND. AREA	220	440	330	Sangli
LONAND IND. AREA	80	160	NA	Amravati
LONAND IND. AREA	80	160	NA	Amravati
LONAND IND. AREA	60	120	NA	Amravati
LONAND IND. AREA	49940	149820	NA	Thane I
LONAND IND. AREA	80	160	NA	Amravati

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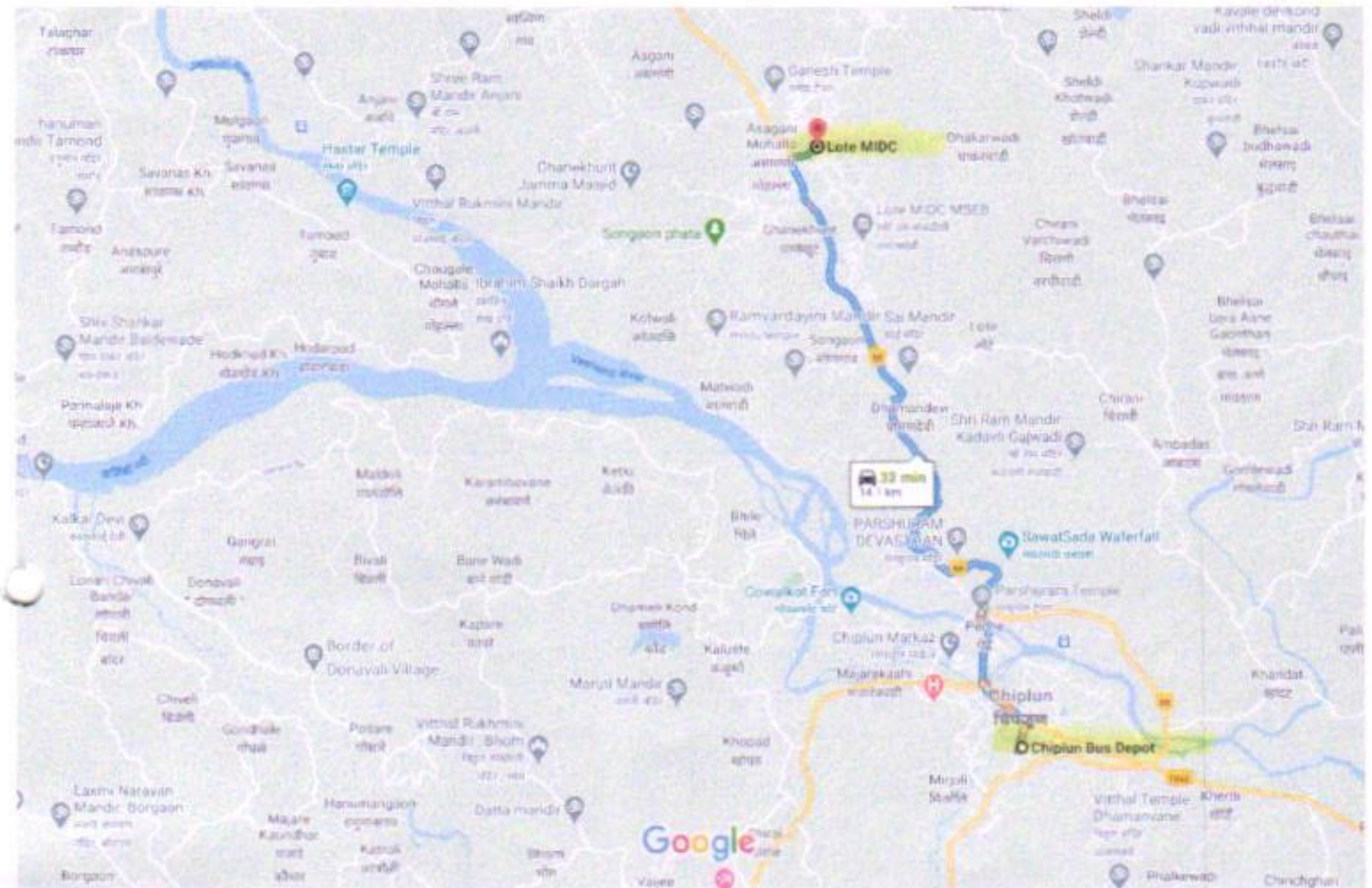
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Google Maps

Chiplun Bus Depot to Lote MIDC, Lote, Maharashtra
415722

Drive 14.1 km, 32 min



Map data ©2021 2 km



via NH 66

32 min

Fastest route, the usual traffic

14.1 km

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