



# V. S. JADON & CO. VALUERS LLP

1302-ELLORA FIESTA, PLOT NO. 8, SECTOR 11, SANPADA, OPP. JUINAGAR RAILWAY STATION,  
NAVI MUMBAI 400 706. TEL: 022-27758396/27758395.

Email: [vsjcvvaluer@gmail.com](mailto:vsjcvvaluer@gmail.com) Web site: [www.vsjadon.com](http://www.vsjadon.com)

TO,  
STATE BANK OF INDIA

**BRANCH:**  
**SBI DHULE MIDC**

Name Of Borrower:  
Sarvag Agro Pvt. Ltd.

## VALUATION REPORT

(To be filled in by the Approved Valuer)

I	GENERAL	
1	Purpose for which the valuation is made	: To assess present market value for the Purpose of advance.
2	a) Date of inspection	: 07.01.2021
	b) Date on which the valuation is made	: 09.01.2021
3	List of documents produced for perusal	
	i) Agreement	: R.H.A-27/2007 Dated:28.12.2007
	ii) CC (Roha Nager Parished)	: 1936/05-06 Dated:15.09.2005
	iii) OC (Roha Nager Parished)	: 1544/07/08 Dated:04.09.2007
	iv) Assessment (Roha Nager Parishad)	: Year 2020-2021 Dated:10.12.2020
4	Name of the owner(s) and his/their address (es) with Phone no.(details of share of each owner in case of joint ownership)	: Indu Vasantrao Naik Flat No-02,2 <sup>nd</sup> Floor, Datta Prabhu Apt, Near Roha Nagar Parishad,Roha Raigad. Pin-402109 Contact No:9372348513
5	Brief description of the property (Including leasehold / freehold etc)	: Free Hold
6	Location of property	
	a) Plot No. / Survey No.	: Survey No-52/26/A/2
	b) Door No.	: 02
	c) C.T.S. No. / Village	: Roha
	d) Ward / Taluka	: Roha
e) Mandal / District	: Raigad	
7	Postal address of the property	: Flat No-02,2 <sup>nd</sup> Floor, Datta Prabhu Apt, Near Roha Nagar Parishad,Roha Raigad. Pin-402109

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8	City / Town	:	Roha
	Residential Area	:	Yes
	Commercial Area	:	Yes
	Industrial Area	:	No
9	Classification of the area		
	i) High / Middle / Poor	:	Middle
	ii) Urban / Semi Urban / Rural	:	Semi Urban
10	Coming under Corporation limit / Village Panchayat /Municipality	:	Roha Nagar Parishad
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area/ Cantonment area	:	NA
12	Boundaries of the property	:	
	North	:	Wall
	South	:	Stair Case
	East	:	Wall
	West	:	Flat No-01
13	Dimensions of the site		
			A                      B
		:	As per the Sale Agreement                      Actual
	North	:	-                      Roha Kolad Road
	South	:	-                      Nala
	East	:	-                      Roha Kolad Road
	West	:	-                      Roha Muncipal Office
14	Extent of the site	:	Survey No-52/26/A2
14.1	Latitude, Longitude and Coordinates of the site	:	73.120934, 18.438005



15	Extent of the site considered for valuation (least of 13A & 13B)	:	13 B
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.		Owner

<b>II</b>	<b>APARTMENT BUILDING</b>	:	
1	Nature of the Apartment	:	02 BHK
2	Location	:	Roha
	C.T. S. No.	:	Survey No-52/26/A/2
	Block No.	:	02
	Ward No.	:	10
	Village/ Municipality / Corporation	:	Roha Nagar Parishad
	Door No., Street or Road (Pin Code)	:	402109
3	Description of the locality Residential / Commercial / Mixed	:	Residential
4	Year of Construction	:	2007 (As Per OC )
5	Number of Floors	:	G+2
6	Type of Structure	:	RCC
7	Number of dwelling units in the building	:	-
8	Quality of Construction	:	Good
9	Appearance of the Building	:	Good
10	Maintenance of the Building	:	Good
11	Facilities Available	:	-
	Lift	:	No
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking - Open/ Covered	:	Common Parking

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	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes

<b>II</b>	<b>APARTMENT BUILDING</b>		
<b>1</b>	The floor on which the Flat is situated	:	2 <sup>nd</sup> Floor
2	Door No. of the Flat	:	02
3	Specifications of the Flat	:	
	Roof	:	RCC
	Flooring	:	Vitrified
	Door	:	Wooden
	Windows	:	Aluminum Sliding
	Fittings	:	Average
	Finishing	:	Good
4	House Tax	:	Yes
	Assessment No	:	P3ARKR000117
	Tax paid in the name of	:	Indu Vasantnao Naik
	Tax amount	:	100/-Rs
5	Electricity Service Connection no.	:	036011417811
	Meter Card is in the name of	:	Vasant Mandar Naik
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Indu Vasantnao Naik
8	What is the undivided area of land as per Sale Deed?	:	100%
9	What is the plinth area of the Flat?	:	996 Sq. Ft. (As Per Agreement)
10	What is the floor space index (app)	:	NA

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11	What is the Carpet Area of the Flat? Saleable Area	:	830 Sq. Ft. Carpet (Derived From Index II) 854 Sq. Ft Carpet (Physical Measurement). 1203 Sq. Ft. Saleable Area (45% Loading On Carpet Area)
12	Is it Posh/ I class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Owner
15	If rented, what is the monthly rent?	:	NA
<b>IV</b>	<b>MARKETABILITY</b>		
<b>1</b>	How is the marketability?	:	Good
<b>2</b>	What are the factors favoring for an extra Potential Value?	:	Subject Property is Near to Railway station, Bus Station, Mumbai-Goa Highway and School.
<b>3</b>	Any negative factors are observed which affect the market value in general?	:	Nil
<b>V</b>	<b>Rate Prevailing Market Land Rate/Price trend of the Property in the locality/city from properly search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available</b>		4,000 /- On Built Up Area
<b>1</b>	After analyzing the comparable sale instances, what is the composite rate for a similar flat 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)	:	In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value Irrespective of any factors in market.
<b>2</b>	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison. (Give details).	:	NA
<b>3</b>	Break - up for the rate		4,000 /- Per Sq.Ft. On Built Up Area
	i) Building + Service	:	1,500/- Per Sq.Ft.
	ii) Land + Others	:	2,500/- Per Sq.Ft.
<b>4</b>	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	27,800/- Per Sq.Mtr.



<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		4,000/- Per Sq. Ft.
<b>a.</b>	Depreciated building rate	:	-
	Replacement cost of Flat with Services {V (3) (i) }	:	4,000 x 996 = 39,84,000/-
	Age of the building	:	13 Years (As per O.C.)
	Life of the building estimated	:	47 Year

Details of valuation:

- i. Built Up Area : 996 Sq..Ft.
- ii. Market Rate : 4000/- Per Sq.Ft
- iii. : 4000 x 996 = 39,84,000/-  
Fair Market Value : 39,84,000/-  
(Thirty Nine Laks Eighty Four Thousand Only.)
- Realizable Value : 37,84,800/-  
(Thirty Seven Laks Eighty Four Thousand Only.)
- iv. Force / Distress Sale Value : 31,87,200/-  
(Thirty One Laks Eighty Seven Thousand Two Hundred Only.)
- v. Insurable Value : Built up \* C(Thirty One Laks Eighty Seven Thousand Two Hundred  
Only.)ost of Construction
- 996 x 1500  
=14,94,000/-

- Photograph of owner/representative with property in background to been closed-Yes
- Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites-Yes

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# V. S. JADON & CO. VALUERS LLP

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value

Built Up Area	: 996 Sq..Ft.
Market Rate	: 4000/- Per Sq.Ft
	4000 x 996 = 39,84,000/-
Fair Market Value	: 39,84,000/- (Thirty Nine Laks Eighty Four Thousand Only.)
Realizable Value	: 37,84,800/- (Thirty Seven Laks Eighty Four Thousand Only.)
Force / Distress Sale Value	: 31,87,200/- (Thirty One Laks Eighty Seven Thousand Two Hundred Only.)
Insurable Value	: 14,94,000/-

Place: Navi Mumbai

Date: 07.01.2021

Signature

(Name and Official Seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report dated 11/01/2021 on 07/01/2021. We are satisfied that the fair and reasonable market value of the property is :

: 39,84,000/-

(Thirty Nine Laks Eighty Four Thousand Only.)

Date: 07/01/2021

*Signature*

(Name of the Branch Manager with office Seal)

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Encl:

1. Declaration-cum-undertaking from the valuer(Annexure-IV)
2. Model code of conduct for valuer (AnnexureV)

## **Assumptions/Remarks :**

1. Qualifications in TIR/Mitigation suggested, if any Technical Details given in report are
2. Taken from copies of documents furnished to us: TIR may be obtained to see title.
3. Property is SARFAESI compliant: Yes..
4. Whether property belongs to social infrastructure like hospital, school, old age home etc. No
5. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged. To be mortgaged.
6. Details of last two transactions in the locality/area to be provided, if available. Not available
7. Valuation Given on Documented Area
8. Any other aspect which has relevance on the value or marketability of the property.



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Photographs of Project: Indu Vasantnao Naik

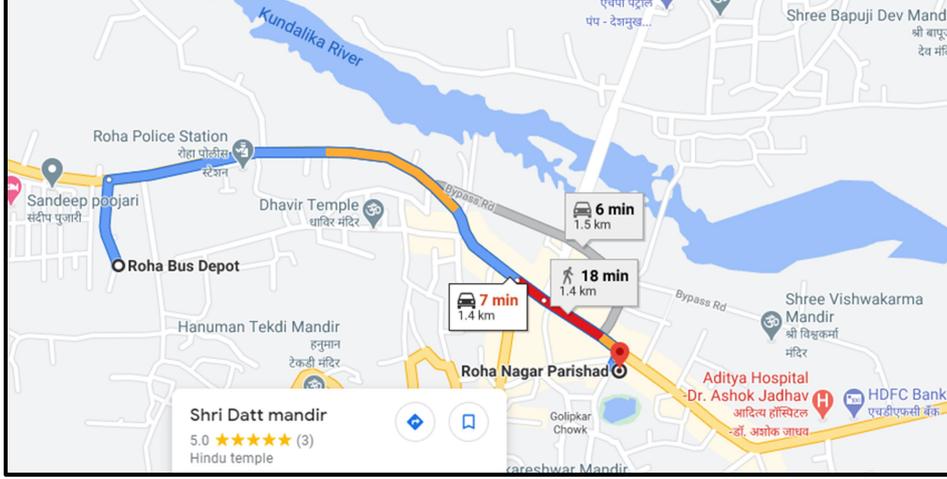


<sup>12</sup> Ref: VSJCV-SBI-RTL-JAN-21-18821



# V. S. JADON & CO. VALUERS LLP

## Google Map & Govt Rates:



नोंदणी व सुद्रांक विभाग, महाराष्ट्र शासन  
बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Year: 20202021 Language: English

Selected District: रायगड  
Select Taluka: रोहा  
Select Village: मौजे : रोहा रोहा नगरपालिका  
Search By:  Survey No  Location  
Enter Survey No: 52 Search

उपविभाग	सुनी जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (रु.)	Attribute
1/15-मौजे - रोहा क्रं 2 मुख्यमूल्यदर विभाग उपमुख्यदर विभाग 11 अ नगर परिषद हद्दी बाहेरील परंतु नं 3 शामपंचायत विभाग हद्द भात शेती	840	0	0	0	0	चौ. मीटर	सव्हे नंबर
1/3-मौजे - आष्टमी क्रं 1 मुख्यमूल्यदर विभाग उपमुख्यदर विभाग ए(अ) नगरपरिषद हद्दीमध्ये समाविष्ट असलेले परंतु शिप्रसिध्दगणकामध्ये समाविष्ट नसलेले सव्हे नंबर	5740	27800	31700	37500	31700	चौ. मीटर	सव्हे नंबर
1/6-मौजे - रोहा क्रं 2 मुख्यमूल्यदर विभाग उपमुख्यदर विभाग 4डी रस्ता विभाग - रोहा कोलार रस्ता -भरुड नाक्या पासुन म्यु पुर्व हद्दीपर्यंतचा भाग रस्त्याच्या दोन्ही बाजूकडील दर्शनी भाग असलेली	5740	28800	30200	35700	30200	चौ. मीटर	सि.टी.एस. नंबर

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