

11850/2018



**VALUATION REPORT**  
**SHRI. SHASHIKANT MULCHAND TREVADIA &  
FAMILY**



**UNIT NO. 203, 204, 206, 207, 208, 211, 212, 213, 222, 223, 224,  
225, 226, 226 A , 227,228, 229, 230, 231, 232, 233 & 234  
2<sup>ND</sup> FLOOR, SEWRI NEELGIRI UDYOG BHAVAN CO. OP SOC.  
LTD., T. J. ROAD, SEWRI, MUMBAI**

**FOR**

**COSMOS BANK, DADAR (WEST) BRANCH, MUMBAI**

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**PRAKSIS CONSULTANTS & VALUERS PVT. LTD.**

B/410, 4<sup>th</sup> Floor, Damji Shamji Corporate Square, Next to Kanara Business Center,  
Laxmi Nagar, Ghatkopar (East), Mumbai 400 075

Phone: 022-25004096/022-25004097 Mob.: 8828901005 / 9619369275

E-mail:- [praksisconsultants@gmail.com](mailto:praksisconsultants@gmail.com) /[info@praksisconsultants.com](mailto:info@praksisconsultants.com)

**CERTIFICATE**

Date : 3<sup>RD</sup> February , 2018

**To,  
Cosmos Bank,  
Dadar (West) Branch  
Mumbai**

We have carried out the valuation of Units pertaining to **Shri. Shashikant Mulchand Trevadia & Family** at Unit No. 203, 204, 206, 207, 208, 211, 212, 213, 222, 223, 224, 225, 226, 226 A , 227,228, 229, 230, 231, 232, 233 & 234 2<sup>nd</sup> Floor, Sewri Neelgiri Udyog Bhavan CO. OP. SOC. Ltd., T. J. Road, Sewri, Mumbai

On the basis of the data/ information furnished by **Cosmos Bank** our visual inspection, observations, analysis and judgement, we are of the opinion that the present value of the above referred assets to be considered as **RS. 25,38,00,000/-** (Rupees Twenty Five Crores Thirty Eight Lakhs Only) as on 3<sup>RD</sup> February , 2018

We have not verified any encumbrances such as mortgage, hypothecation to Bank or Financial Institutions etc. if any.

**PRAKSIS CONSULTANTS & VALUERS PVT. LTD.  
AUTHORISED SIGNATORY**

**VALUATION REPORT****PARTY :-****SHRI. SHASHIKANT MULCHAND  
TREVADIA & FAMILY**UNIT NO. 203, 204, 206, 207, 208, 211, 212, 213,  
222, 223, 224, 225, 226, 226 A , 227,228, 229, 230,  
231, 232, 233 & 234 2<sup>ND</sup> FLOOR, SEWRI  
NEELGIRI UDYOG BHAVAN CO. OP. SOC.  
LTD., T. J. ROAD, SEWRI, MUMBAI**PROPERTY :-**UNIT NO. 203, 204, 206, 207, 208, 211, 212, 213,  
222, 223, 224, 225, 226, 226 A , 227,228, 229, 230,  
231, 232, 233 & 234 2<sup>ND</sup> FLOOR, SEWRI  
NEELGIRI UDYOG BHAVAN CO. OP. SOC.  
LTD. LTD., T. J. ROAD, SEWRI, MUMBAI**REFERENCE DATE :-**29<sup>TH</sup> JANUARY, 2018**VALUER :-****PRAKSIS CONSULTANTS & VALUERS PVT.  
LTD.**B/410, 4<sup>TH</sup> FLOOR, DAMJI SHAMJI  
CORPORATE SQUARE, NEXT TO KANARA  
BUSINESS CENTRE, LAXMI NAGAR  
GHATKOPAR (EAST), MUMBAI 400075.

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**PRASHANT RAUT**  
Govt. Approved Valuer

**Reg. No. CCIT-TH/350/16/22/3/2010-11 Ref:-PR/PCVPL/VLN/CB/722/11850/2018**

**VALUATION REPORT**

- 1. PARTY :-** **SHRI. SHASHIKANT MULCHAND TREVADIA & FAMILY**

UNIT NO. 203, 204, 206, 207, 208, 211, 212, 213, 222, 223, 224, 225, 226, 226 A , 227,228, 229, 230, 231, 232, 233 & 234 2<sup>ND</sup> FLOOR, SEWRI NEELGIRI UDYOG BHAVAN CO. OP. SOC. LTD., T. J. ROAD, SEWRI, MUMBAI
- 2. OWNER :-** **SHRI. SHASHIKANT MULCHAND TREVADIA & FAMILY**
- 3. DATE OF INSPECTION :-** 30<sup>TH</sup> JANUARY, 2018  
(MR. RAMESH GORE ) ALONG WITH ABHIJEET TREVADIA & PARESH
- 4. VALUATION INSTRUCTED BY :-** COSMOS BANK  
DADAR (WEST) BRANCH, MUMBAI
- 5. PURPOSE OF VALUATION :-** TO ASCERTAIN THE PRESENT MARKET VALUE UNIT NO. 203, 204, 206, 207, 208, 211, 212, 213, 222, 223, 224, 225, 226, 226 A , 227,228, 229, 230, 231, 232, 233 & 234 2<sup>ND</sup> FLOOR, SEWRI NEELGIRI UDYOG BHAVAN CO. OP. SOC. LTD., T. J. ROAD, SEWRI, MUMBAI IN CONNECTION WITH FINANCIAL DEALING WITH COSMOS BANK, DADAR (WEST) BRANCH, MUMBAI

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**6. BRIEF DESCRIPTION:-**

UNIT NO. 203, 204, 206, 207, 208, 211, 212, 213, 222, 223, 224, 225, 226, 226 A , 227,228, 229, 230, 231, 232, 233 & 234 2<sup>ND</sup> FLOOR, SEWRI NEELGIRI UDYOG BHAVAN CO. OP. SOC. LTD., T. J. ROAD, SEWRI, MUMBAI

**THESE UNITS HAVE FOLLOWING AMENITIES :-**

- 1] POLISHED KOTAH & CERAMIC FLOORING
- 2] ROLLING SHUTTER WITH GLASS DOOR
- 3] M.S. GRILL WINDOWS
- 4] ALL WALLS INTERNALLY PLASTERED WITH DRY DISTEMPER OIL BOUND FINISH
- 5] EXTERNALLY PLASTERED WITH SAND FACED FINISH
- 6] CONCEALED / CAPPING WIRING
- 7] CONCEALED PLUMBING
- 8] WC BATH HAS CERAMIC FLOORING WITH ALL WALL FULL HT. GLAZED DADO
- 9] RCC FRAMED STRUCTURE
- 10] RCC SLAB ROOF
- 11] THIS BUILDING IS GROUND + 4 UPPER FLOORS
- 12] THREE LIFTS FACILITY
- 13] PAVEMENT AROUND BUILDING
- 14] COMPOUND WALL

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**Format Of Valuation Report**  
(For all properties of value more than Rs. 5 crores)

Full Name of the valuer:- **Praksis Consultants & Valuers Pvt. Ltd.**

Registration No. with CBDT/CCIT:-CCIT-TH/350/16/22/3/2010-11

Educational Qualification:- B.E - CIVIL

Ref. No. :- PR/PCVPL/VLN/COSMOS/911/11850/2018

Date: 03/02/2018

Subject:-Valuation of Units

Client Name:-

**Shri. Shashikant Mulchand Trevadia & Family**

Sir/Madam,

Please Find Herewith The Valuation Report For

**Shri. Shashikant Mulchand Trevadia & Family**

Location and brief description of the property:-

Unit No. 203, 204, 206, 207, 208, 211, 212, 213, 222, 223, 224, 225, 226, 226 A , 227,228, 229, 230, 231, 232, 233 & 234 2<sup>ND</sup> FLOOR, SEWRI NEELGIRI UDYOG BHAVAN Co. Op. Soc. Ltd D., T. J. ROAD, SEWRI, MUMBAI

	(Rs.)
Fair Market Value as on Today (in words & figures)	<b>(Rupees Twenty Five Crores Thirty Eight Lakhs Only)</b> <b>RS. 25,38,00,000/-</b>
Realizable Value	<b>RS. 22,84,20,000/-</b>
Distress Value	<b>RS. 20,30,40,000/-</b>
Registration sale value (As per guidelines of Ready Reckoner for stamp duty purposes)	<b>RS. 18,96,16,800/-</b>
Cost Price as per agreement	<b>N.A.</b>
Insurable Value	<b>Rs. 3,10,20,000/-</b>

Detailed report as per Annexure 1 enclosed herewith

Signature of the Firm

**Praksis Consultants & Valuers Pvt. Ltd.**

Registration No. of the Signatory: CCIT-TH/350/16/22/3/2010-11

**Valuation Report**  
**Format of Valuation Report**  
 (For all properties of value more than Rs. 5 crores)

**ANNEXURE - 1**

Sr. No.	Chapter	Content	O-Optional C-Compulsory
I	Introduction	1. Name of Valuer	<b>Praksis Consultants &amp; Valuers Pvt. Ltd.</b>
		2. Full Identification of the valuer	
		Name of report Signing authority :	Prashant Raut
		Registration No. with the CBDT/CCIT :	CCIT- TH/350/16/22/3/2010-11
		3. Purpose of Valuation	Market value of Units
		4. Name of Property Owner/s	<b>Shri. Shashikant Mulchand Trevadia &amp; Family</b>
		5. Name of Bank and Branch	Cosmos Bank, Dadar (West) Branch
		6. Name of the Borrower account	<b>Shri. Shashikant Mulchand Trevadia &amp; Family</b>
		7. Date of Inspection of Property	30/01/2018
	Whether All Required Documents made Available? Yes/No		Yes
II	Physical Characteristics of the property	1. Location of the property in the city with description	Unit No. 203, 204, 206, 207, 208, 211, 212, 213, 222, 223, 224, 225, 226, 226 A , 227,228, 229, 230, 231, 232, 233 & 234 2 <sup>nd</sup> Floor, Sewri Neelgiri Udyog Bhavan Co. Op. Soc. Ltd., T. J. Road, Sewri, Mumbai
		2. Municipal Ward No./ S. No.	C. S. No. 183, Parel Sewree Division
		3. Postal address of the property	Unit No. 203, 204, 206, 207, 208, 211, 212, 213, 222, 223, 224, 225, 226, 226 A , 227,228, 229, 230, 231, 232, 233 & 234 2 <sup>nd</sup> Floor, Sewri Neelgiri Udyog Bhavan Co. Op. Soc. Ltd., T. J. Road, Sewri, Mumbai
		4. Carpet Area of the Flat/Shop/Office, Based on Sanctioned Building Plan and also based on Documents	See details

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		5. Layout plan of the layout in which the property is located	No
		6. Details of Roads abutting the property along with access to the property	Near Swan Mills Compound
		7. Demarcation of the property under valuation on a neighborhood layout map	N.A.
		8. Boundaries (as plan and as actual)	See Details
		9. Description of Adjoining properties Plot No.  Survey No.  Ward/Village/Taluka  Sub –Registry /Block  District  Any other aspect  Latitude  Longitude  Boundaries of the property	C. S. No. 183, Parel Sewree Division    Mumbai   19.01 <sup>0</sup> N  72.90 <sup>0</sup> E
		10. Survey no. if any	C. S. No. 183, Parel Sewree Division
		11. Details of the building/buildings and other improvements in terms of area, height, no. of floors plinth area floor wise, year of construction, year of making alterations/additional constructions with details, full details of specifications to be appended along with building plans and elevations	See details
		12. Actual physical measurement of plot and/or Flat along with boundaries (Give dimension of various rooms/sections) North – East – South – West –	Open Plot Chawl Open Plot Building
		13. Longitude and Latitude of the property	19.01 <sup>0</sup> N & 72.90 <sup>0</sup> E
III	Town Planning Parameters	1. Master plan/ DC Regulation provisions related to the property in terms of land use	N.A.



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		2. In case of Land, whether it is locked plot or independent land/if vacant land, details of proper demarcation and fencing	N.A.
		3. Zoning regulations	N.A.
		4. FAR/FSI permitted and consumed, in case of Lands	N.A.
		5. Transferability of development rights if any, Building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc. are these provisions followed on site?	N.A.
		6. Comment on surrounding landuses and adjoining properties in terms of usage	Industrial
		7. Comment on whether OC-Occupancy Certificate has been issued or not	N.A.
		8. Any other aspect	N.A.
IV	Legal Aspects of the property	Description of legal aspects to include:	N.A.
		1. Ownership documents a. Sale Deed, Gift deed, Lease deed b. TIR of the property	Agreements
		2. Names of Owner/s	<b>Shri. Shashikant Mulchand Trevadia &amp; Family</b>
		3. Name of Occupier	<b>Shri. Shashikant Mulchand Trevadia &amp; Family</b>
		4. Details of lease if any,	N.A.
		5. Tenureship in terms of freehold or leasehold Restrictive covenants if any	Freehold
		6. Agreements of easements if any,	N.A.
		7. Notification for acquisition if any,	N.A.
		8. Notification for road widening if any,	N.A.
		9. Heritage restrictions if any,	N.A.
		10. All legal documents, receipts related to electricity, property tax and any other building taxes to be/verified and copies as applicable to be enclosed with the report i) Electricity Bill to be attached ii) Property Tax Bill to be attached iii) Society Maintenance Bill to be attached	No No Yes

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		11. Comment on transferability of the property ownership	N.A.
		12. Comment on existing mortgages/charges/encumbrances on the property, if any	N.A.
		13. Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	N.A.
		14. Whether the property is SARFAESI compliant	N.A.
		15. Qualification in TIR /mitigation suggested if any	N.A.
		16. Any other aspect	N.A.
V	Economic aspects of the property	1. Reasonable letting value 2. If property is occupied by tenant, Number of tenants since how long (tenant-wise) & Status of tenancy right	N.A.
		Rent received per month (tenant-wise ) with a comparison of existing market rent- i) Taxes and other outings ii) Property insurance iii) Monthly maintenance charges  iv)Security charges v) Any other aspect	N.A.
VI	Socio – cultural aspects of the property	1. Descriptive account of the location of the property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby etc. 2. Whether property belongs to social infrastructure like hospital, school, old age homes etc.	Good Locality
VII	Infrastructure availability	a) Description of aqua infrastructure availability in terms of	
		1. Water supply,	Yes
		2. Sewerage /sanitation,	Yes
		3. Storm water drainage,	Yes
		b) Description of other physical infrastructure facilities viz.	Yes
		1. Solid waster management,	Yes
		2. Electricity,	Yes
		3. Roads & Public transportation connectivity,	Yes
		4. Availability of other public utilities nearby,	Yes
		c) Social infrastructure in terms of	Yes

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		1. Schools,	Yes
		2. Medical facilities,	Yes
		3.Recreation facilities in terms of parks and open spaces	N.A.
VII	Marketability of the property	Analysis of the market for the property in terms of	
		1. Locational attributes	Industrial
		2. Scarcity,	N.A.
		3.Demand and supply of the kind of subject property	N.A.
		4. Independent access/approach to the property	Yes
		5. Comparable sale prices in the locality	N.A.
IX	Engineering & Technology aspects of the property	Description of engineering and technology aspects to include 1. Type of construction, 2. Materials and technology used, 3. Specifications, 4. Maintenance issues, 5. Age of the building based on the documentary proof 6. Total life of the building, 7. Anticipated extent of deterioration, 8. Visible damage in the building if any, 9. Common facilities viz. lift, water pump, lights, security systems etc. 10. System of air-conditioning, 11. Provision for firefighting, copies of plans and elevations of the building to be included 12. Structural safety 13. Protection against natural disaster viz. earthquakes	RCC Good See details No 28 Years  75 Years N.A. N.A. N.A. N.A. N.A. N.A.
X	Architectural & aesthetic quality of the property	Descriptive account on whether the building is modern, old fashioned etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements etc.	Modern
XI	Valuation	a. Sales instance	N.A.

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		<p>b. Here, the procedure adopted for arriving at the valuation has to be highlighted. The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of/rejection of a particular approach and the basis on which the final valuation judgment is arrived at. A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures, final valuation arrived at has to be presented here.</p>	Based on local enquiries
		<p>c. Prevailing Market Rate/Price trend of the property in the locality /city from property search sites e. f. magickbricks.com, 99acres.com, makaan.com etc. if available</p>	N.A.
		<p>d. Guideline Rate obtained from Registrar's office/State Govt. Gazette/Income tax notification</p>	N.A.
		<p>e. Negative Feature, if any</p>	No
		<p>f. Summary of Valuation Guideline Value</p> <p>Land:</p> <p>Building:</p> <p>Fair Market Value</p> <p>Realizable Value</p> <p>Forced/Distress sale value</p>	<p>N.A.</p> <p>N.A.</p> <p><b>Rs. 25,38,00,000/-</b></p> <p><b>Rs. 22,84,20,000/-</b></p> <p><b>Rs. 20,30,40,000/-</b></p>
		<p>g. 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 Details of last two transactions in the locality/area to be provided, if available</p>	N.A.

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XII	Declaration	<p>I hereby declare that:</p> <ol style="list-style-type: none"> <li>1) The information provided is true &amp; correct to the best of my knowledge and belief.</li> <li>2) The analysis and conclusions are limited by the reported assumptions and conditions.</li> <li>3) I have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation 2009, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the standards of Reporting enshrined in the above Handbook.</li> <li>4) I have no direct or indirect interest in the property valued.</li> <li>5) I my authorized representative by the name of Ramesh Gore who is also a 'valuer', has inspected the subject property on 30/01/2018 and has taken actual physical measurement of the plot and/or flat/shop. Further I/My authorized representative has confirmed the boundaries of the subject property.</li> <li>6) I am a 'valuer' as per the provisions of the above referred Handbook in Category immovable assets and fulfill the education, experience and other criteria laid out therein.</li> <li>7) I abide by the Code Of Conduct as provided by the above referred Handbook.</li> <li>8) I am a registered Valuer under Section 34 AB of Wealth Tax Act 1957, Category I for valuing property up to no limit</li> <li>9) I am/am not an approved Valuer under SARFAESI Act 2002 and am approved by the Bank.</li> <li>10) I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.</li> <li>11) I have submitted the Valuation Report (s) directly to the Bank</li> </ol>	
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<b>Visit paid by:</b>		<b>Ramesh Gore</b>
<b>Name Of The Empaneled Valuer :</b>		<b>Praksis Consultants &amp; Valuers Pvt. Ltd.</b>
<b>Educational/Professional Qualification :</b>		<b>Government Approved Valuer</b>
<b>Regd. Valuer Of Institution Of Valuers :</b>		<b>Yes</b>
<b>Regd. Valuer Under Section 34ab Of :</b>		<b>Yes</b>
<b>Wealth Tax Act</b>		
Signature of the Valuer		
Date: 3 <sup>rd</sup> February, 2018, Tel No. 022-25004096/022-25004097		
Mobile No. 8828901005 / 9619369275		
Email praksisconsultants@gmail.com /info@praksisconsultants.com		
<b>Enclosures -</b>		
a)	Layout plan sketch of the area in which the property is located with latitude & longitude	No
b)	Building plan	No
c)	Floor plan	No
d)	photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a “ Selfie’ of the Valuer at the site	Photographs enclosed
e)	Certified copy of the approved/sanctioned plan wherever applicable from the concerned office	No
f)	Google Map location of the property	Yes
g)	Price trend of the property in the locality/city from property search sites viz Magickbricks.com. , 99Acres.com, Makaan.com etc.	NA.
h)	ownership documents	Agreements
i)	copy of index-II of sale instance property	N.A.
j)	Any other relevant documents/extracts	N.A.

7. **DOCUMENTS REFERRED:-**
- 1) AGREEMENT FOR SALE MADE BETWEEN SHRI ASHOK K. THAKKER & SHRI NILESH G. THAKKAR AND SHRI SHASHIKANT MULCHAND TREVADIA DATED 8<sup>TH</sup> DECEMBER, 2000 FOR UNIT NO. 203
  - 2) AGREEMENT FOR SALE MADE BETWEEN SMT. PRITI RAJENDRA SHAH AND SHRI. HEMENDRA GOPALJI TREVADIA DATED 11<sup>TH</sup> DECEMBER, 2000 FOR UNIT NO. 204
  - 3) AGREEMENT FOR SALE MADE BETWEEN SMT. SMITA VILAS PARAB AND SMT. JYOTI SHASHIKANT TREVADIA DATED 4<sup>TH</sup> SEPTEMBER, 2002 FOR UNIT NO. 206
  - 4) AGREEMENT FOR SALE MADE BETWEEN SHRI. SHAMJI HANSRAJ SAVLA & SMT. SUDHA RASIKLAL SHAH AND SMT. PUSHPA GUNVANT TREVADIA DATED 19<sup>TH</sup> APRIL, 2002 FOR UNIT NO. 207
  - 5) AGREEMENT FOR SALE MADE BETWEEN M/S. TRANSGATE INVESTMENT AND DEVELOPERS PVT. LTD. AND M/S. STAR PLASTICS DATED 25<sup>TH</sup> SEPTEMBER, 1995 FOR UNIT NO. 208
  - 6) AGREEMENT FOR SALE MADE BETWEEN MESSRS RUCHIK REALTORS (P) LIMITED AND MR. GUNVANT G. TREVADIA DATED 24<sup>TH</sup> AUGUST, 2000 FOR UNIT NO. 211
  - 7) AGREEMENT FOR SALE & TRANSFER MADE BETWEEN M/S. SHAAN APPARELS AND SMT. KALPANA B. TREVADIA DATED 14<sup>TH</sup> JUNE, 1996 FOR UNIT NO. 212

- 8) AGREEMENT FOR SALE & TRANSFER  
MADE BETWEEN M/S. B. SONS AND SMT.  
SUNANDA D. TREVADIA  
DATED 14<sup>TH</sup> JUNE, 1996 FOR UNIT NO. 213
- 9) AGREEMENT FOR SALE & TRANSFER  
MADE BETWEEN M/S. TIRUPATI TRANS  
INTERNATIONAL AND SMT. SUNANDA  
DINESH TREVADIA  
DATED 21<sup>ST</sup> OCTOBER, 1998  
FOR UNIT NO. 222
- 10) AGREEMENT FOR SALE MADE  
BETWEEN MESSRS. SHAH NAHAR &  
KOTHARI ASSOCIATES AND TIRUPATI  
TRANS INTERNATIONAL  
DATED 7<sup>TH</sup> JUNE, 1989 FOR UNIT NO. 223
- 11) AGREEMENT FOR SALE & TRANSFER  
MADE BETWEEN M/S. TIRUPATI TRANS  
INTERNATIONAL AND HEENA  
HEMENDRA TREVADIA  
DATED 21<sup>ST</sup> OCTOBER, 1998  
FOR UNIT NO. 224
- 12) AGREEMENT FOR SALE & TRANSFER  
MADE BETWEEN BABUBHAI  
CHANDULAL PARIKH AND PUSHPA  
GUNVANT TREVADIA  
DATED 21<sup>ST</sup> OCTOBER, 1998  
FOR UNIT NO. 225
- 13) AGREEMENT FOR SALE & TRANSFER  
MADE BETWEEN BABUBHAI  
CHANDULAL PARIKH AND GOPALJI  
KANJI TREVADIA  
DATED 21<sup>ST</sup> OCTOBER, 1998  
FOR UNIT NO. 226
- 14) AGREEMENT FOR SALE MADE  
BETWEEN MESSRS. SHAH NAHAR &  
KOTHARI ASSOCIATES AND M/S. STEFY  
PRODUCT DATED 27<sup>TH</sup> AUGUST, 1992  
FOR UNIT NO. 226 A



- 15) AGREEMENT FOR SALE & TRANSFER MADE BETWEEN M/S. CREATIVE APPERALS AND MRS. MAMTA HITESH TREVADIA DATED 22<sup>ND</sup> SEPTEMBER, 1994 FOR UNIT NO. 227
- 16) AGREEMENT FOR SALE MADE BETWEEN MESSRS. SHAH NAHAR & KOTHARI ASSOCIATES AND OCEAN INTERNATIONAL DATED 4<sup>TH</sup> DECEMBER, 1992 FOR UNIT NO. 228
- 17) AGREEMENT FOR SALE & TRANSFER MADE BETWEEN SHRI. DALSUKH UJAMSI TREVADIA AND MRS. HEENA HEMENDRA TREVADIA DATED 30<sup>TH</sup> MARCH, 1995 FOR UNIT NO. 229
- 18). AGREEMENT FOR SALE MADE BETWEEN MESSRS. SHAH NAHAR & KOTHARI ASSOCIATES AND PRAVIN M. TREVADIA DATED 4<sup>TH</sup> DECEMBER, 1992 FOR UNIT NO. 230
- 19) AGREEMENT FOR SALE MADE BETWEEN MESSRS. SHAH NAHAR & KOTHARI AND BHAVESH M. TREVADIA DATED 5<sup>TH</sup> FEBRUARY, 1992 FOR UNIT NO. 231
- 20) AGREEMENT FOR SALE MADE BETWEEN MESSRS. SHAH NAHAR & KOTHARI AND GRETINA PRODUCTS DATED 3<sup>RD</sup> DECEMBER, 1992 FOR UNIT NO. 232
- 21) AGREEMENT FOR SALE MADE BETWEEN MESSRS. SHAH NAHAR & KOTHARI AND SAFFARAN ARTS DATED 18<sup>TH</sup> NOVEMBER, 1992 FOR UNIT NO. 233
- 22) AGREEMENT FOR SALE MADE BETWEEN MESSRS. SHAH NAHAR & KOTHARI AND M/S. STEFY PRODUCTS DATED 19<sup>TH</sup> OCTOBER, 1992 FOR UNIT NO. 234

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**7. PROPERTY LOCATION:-**

THIS PROPERTY IS 2 TO 2.5. AWAY FROM  
SEWREE RAILWAY STATION

**PROPERTY BOUNDARIES:-**

EAST SIDE:- CHAWL

WEST SIDE:- BUILDING

NORTH SIDE:- OPEN PLOT

SOUTH SIDE:- OPEN PLOT

**8. AGE, FUTURE LIFE:-**

THIS BUILDING WAS COMPLETED IN 1990  
GENERAL CONDITION IS GOOD AND  
FUTURE LIFE MAY BE TAKEN AS 47  
YEARS UNDER NORMAL WORKING  
CONDITION & REGULAR MAINTENANCE.

AREA DETAILS

<b>SR. NO</b>	<b>UNIT NO.</b>		<b>BUILT UP AREA IN SQ. MT.</b>	<b>BUILT UP AREA IN SQ. FT</b>	<b>CARPET AREA IN SQ. FT.</b>
			<b>AS PER AGREEMENT</b>	<b>AS PER AGREEMENT</b>	<b>AS PER SITE MEASUREMENT</b>
1	203		33	355	355.62
2	204		33	355	359.37
3	206		33.1	356	644
4	207		33.1	356	
5	208		33.1	356	362.5
6	211			340	621.25
7	212		41	441	443.75
8	213		41	441	423.33
9	224		35	377	360
10	225		35	377	375
11	226		43.5	468	328.37
12	227		81	872	881
13	228		49	527	528
14	229		49	527	550
15	230		49	527	550
16	231		49	527	528.18
17	232		49	527	550.70
18	233		49	527	529
19	222	<b>AS PER MAINTAINANCE BILL</b>		700	456.75
20	223			560	382.5
21	226 A			400	312
22	234			930	654.75
<b>TOTAL</b>				<b>10846</b>	
<b>TOTAL SALEABLE AREA</b>			<b>14100 SQ. FT.</b>		

**VALUATION**

THE PREVAILING MARKET RATE IN THIS AREA VARIES FROM **RS. 17,000/-**  
**TO RS. 19,000/- SQ. FT.**

BASED ON LOCAL ENQUIRIES WE SHALL ADOPT A RATE OF **RS. 18,000/-**  
**SQ. FT.**

**RS. 18,000/- X 14100 SQ. FT.**  
**= RS. 25,38,00,000/-**

<b>MARKET VALUE:-</b>	<b>RS. 25,38,00,000/-</b>
<b>REALISABLE SALE VALUE :-</b>	<b>RS. 22,84,20,000/-</b>
<b>DISTRESS SALE VALUE :-</b>	<b>RS. 20,30,40,000/-</b>
<b>INSURANCE VALUE :-</b>	<b>RS. 3,10,20,000/-</b>
<b>GOVT. VALUE</b>	<b>RS.. 18,96,16,800/-</b>

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THIS IS TO CERTIFY THAT THE PRESENT MARKET VALUE OF UNIT NO. 203, 204, 206, 207, 208, 211, 212, 213, 222, 223, 224, 225, 226, 226 A , 227,228, 229, 230, 231, 232, 233 & 234 A 2<sup>ND</sup> FLOOR, SEWRI NEELGIRI UDYOG BHAVAN CO. OP. SOC. . LTD., T. J. ROAD, SEWRI, MUMBAI IS **RS. 25,38,00,000/-** (RUPEES TWENTY FIVE CRORES THIRTY EIGHT LAKHS ONLY)

### **DECLARATION**

I HEREBY DECLARE THAT:

- (a) THE OPINION ABOUT VALUATION AND INFORMATION FURNISHED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE & BELIEF.
- (b) WE HAVE NO DIRECT OR INDIRECT INTEREST IN THE PROPERTY VALUED.
- (c) OUR REPORT DOES NOT COVER CHECK OF OWNERSHIP, TITLE CLEARANCE OR LEGALITY. THIS VALUATION REPORT IS PURELY AN OPINION AND HAS NO LEGAL AND CONTRACTUAL OBLIGATIONS ON OUR PART. THE RATES ARE BASED ON CURRENT MARKET CONDITION AND THESE MAY VARY WITH TIME.
- (d) UNLESS OTHERWISE SPECIFIED THE VALUATION IS BASED ON FREE AND TRANSFERABLE TITLE WITHOUT ANY HINDRANCE LIKE TENANCY ETC.
- (e) THE VALUATION IS BASED ON THE SITE VISIT & THE INFORMATION GIVEN BY THE PARTY.
- (f) THE VALUATION IS SUBJECT TO CLEAR AND MARKETABLE TITLE AND ADEQUACY OF ENGINEERING / STRUCTURAL DESIGN, DEED OF DECLARATION FOR COMMON AREAS ETC.
- (g) OUR LIABILITY ON THIS ASSIGNMENT (WHETHER ARISING FROM THIS ASSIGNMENT, NEGLIGENCE OR WHATSOEVER ) IS LIMITED IN RESPECT OF ANY ONE EVENT OR SERIES OF EVENTS TO THE ACTUAL LOSS OR DAMAGE SUSTAINED SUBJECT TO MAXIMUM OF THE 80% OF THE PROFESSIONAL FEES FOR THE SERVICES RENDERED.

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- (h) IN NO EVENT SHALL VALUER BE HELD RESPONSIBLE OR LIABLE FOR SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES AS THE ASSIGNMENT HAS BEEN COMPLETED ON BEST EFFORT, KNOWLEDGE AND BELIEF.
- (i) PHOTO COPY OF DOCUMENTS MENTIONED IN THE REPORT WERE REFERRED BY US & THIS VALUATION REPORT SHOULD BE READ ALONG WITH IT:
- (j) THIS VALUATION REPORT WILL REMAIN VALID ONLY FOR THE PURPOSE FOR WHICH IT IS MADE.
- (k) EMPHASIS OF THIS REPORT IS ON THE VALUE OF THE PROPERTY AND NOT ON THE TITLE VERIFICATION OF THE PROPERTY & IS BASED ON MARKET RATE.
- (l) BANK AUTHORITIES ARE REQUESTED TO CONTACT VALUER IN CASE OF ANY DOUBTS OR DISCREPANCY.

DATE 3<sup>RD</sup> FEBRUARY, 2018. **PRAKSIS CONSULTANTS & VALUERS PVT. LTD.**  
PLACE: MUMBAI **AUTHORISED SIGNATORY**

SERVER-RUTUJA/11850-2018