

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) ROYAL CHAINS PRIVATE LIMITED 203/205/217, BHARAT INDUSTRIAL ESTATE, T J ROAD, SEWREE W, Mumbai,400015 GSTIN/UIN : 27AAGCR6146R1ZL State Name : Maharashtra, Code : 27	Invoice No. PG-5104/22-23	Dated 15-Feb-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 29692 / 45457	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	5,000.00
	CGST			450.00
	SGST			450.00
Total				₹ 5,900.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Five Thousand Nine Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
Total	5,000.00		450.00		450.00	900.00

Tax Amount (in words) : **Indian Rupee Nine Hundred Only**

Company's Bank Details

Bank Name : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

Remarks:

Mrs. Sajjan Futermal Jain & Mrs. Namitha Nilesh Jain -
 Industrial Unit No. 205, 2nd Floor, "Prakash Industrial
 Premises Co-Op. Society Ltd.", Bharat Industrial Estate,
 T.J. Road, Sewri, Mumbai, PIN Code - 400 015, State -
 Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration:

NOTE - AS PER MSME RULES INVOICE NEED TO
 BE CLEARED WITHIN 45 DAYS OR INTEREST
 CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

for **Vastukala Consultants (I) Pvt Ltd**

Batool
 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Sajjan Futermal Jain & Mrs. Namitha Nilesh Jain**

Industrial Unit No. 205, 2nd Floor, "Prakash Industrial Premises Co-Op. Society Ltd.",
Bharat Industrial Estate, T.J. Road, Sewri, Mumbai, PIN Code - 400 015,
State - Maharashtra, Country - India

Longitude Latitude: 18°59'45.3"N 72°50'55.1"E

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Valuation Done for:

State Bank of India

SME Backbay Reclamation Branch

SME Backbay Reclamation Branch, Mittal Court, 'B' Wing, Ground Floor, Nariman Point,
Mumbai - 400 021, State - Maharashtra, Country - India.



Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

Regd. Office : 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Unit No. 205, 2nd Floor, "Prakash Industrial Premises Co-Op. Society Ltd.", Bharat Industrial Estate, T.J. Road, Sewri, Mumbai, PIN Code - 400 015, State - Maharashtra, Country - India belongs to **Mrs. Sajjan Futermal Jain & Mrs. Namitha Nilesh Jain.**

Boundaries of the property.

North	:	Satya House
South	:	Internal Road
East	:	Tokershi Jivraj Road
West	:	Ashok Gardens

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 1,63,08,453.00 (Rupees One Crore Sixty Three Lakh Eight Thousand Four Hundred Fifty Three Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE
LIMITED, ou=INDIA,
2.5.4.20=982786c4ad356d3964239624660134900d13d4
41333113279b17a1805652, postalCode=400099,
st=Maharashtra,
serialNumber=41a56a566ab8c998602a55a8f6c3c6b31f31
bd2e3946282e29a32706250fc, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.02.15 11:13:46 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.



www.vastukala.org

Our Pan India Presence at :

- | | | | |
|-----------|------------|-----------|--------|
| Mumbai | Aurangabad | Pune | Rajkot |
| Thone | Nanded | Indore | Raipur |
| Delhi NCR | Nashik | Ahmedabad | Jaipur |

- Regd. Office : 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,
The Branch Manager,
State Bank of India
(Backbay Reclamation Branch)
Mittal Court, 'B' Wing, Ground Floor,
Nariman Point, Mumbai – 400 021,
State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF INDUSTRIAL UNIT)

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Loan Purpose.
2.	a)	Date of inspection : 09.02.2023
	b)	Date on which the valuation is Made : 15.02.2023
3.	List of documents produced for perusal: i) Copy of Agreement for sale dated 26.08.2004 ii) Copy of Society Share Certificate No. 160 dated 29.04.1969 iii) Copy of Electricity Bill No. 301518053525 dated 17.01.2023 in the name of Royal Chains iv) Copy of Society Maintenance Bill & Receipt No. 100124 dated 08.01.2023 in the name of Mrs. Sajjan Futermal Jain & Mrs. Namitha Nilesh Jain. v) Copy of Previous Valuation Report dated 22.11.2019	
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)	: Mrs. Sajjan Futermal Jain & Mrs. Namitha Nilesh Jain. Industrial Unit No. 205, 2 nd Floor, “ Prakash Industrial Premises Co-Op. Society Ltd. ”, Bharat Industrial Estate, T.J. Road, Sewri, Mumbai, PIN Code - 400 015, State - Maharashtra, Country - India <u>Contact Person:</u> Mr. Satish Dewashi (Staff) Contact No.: 9004363145 Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The Property is Industrial Unit Located on 2 nd Floor. As per site inspection, Unit No. 203, 204 & 205 are internally amalgamated with Single entrance. The composition of amalgamated unit is Working Area + 3 Cabins + Toilet + Loft Area. The property is at 800.00 Mtr. distance from nearest railway station Sewri.
6.	Location of property	:
	a)	Plot No. / Survey No. : -
	b)	Door No. : Industrial Unit No. 205
	c)	C.T.S. No. / Village : C.T.S. No. 207 of Parel Sewri Division

	d)	Ward / Taluka	:	-															
	e)	Mandal / District	:	Mumbai City															
	f)	Date of issue and validity of layout of approved map / plan	:	N.A. Approved Building Plan were not provided and not verified.															
	g)	Approved map / plan issuing authority	:																
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.															
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.															
7.		Postal address of the property	:	Industrial Unit No. 205, 2 nd Floor, " Prakash Industrial Premises Co-Op. Society Ltd. ", Bharat Industrial Estate, T.J. Road, Sewri, Mumbai, PIN Code - 400 015, State - Maharashtra, Country – India.															
8.		City / Town	:	Sewri, Mumbai															
		Residential area	:	No															
		Commercial area	:	No															
		Industrial area	:	Yes															
9.		Classification of the area	:																
	i)	High / Middle / Poor	:	Middle Class															
	ii)	Urban / Semi Urban / Rural	:	Urban															
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Parel Sewri Division Municipal Corporation of Greater Mumbai															
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No															
12.		Boundaries of the property																	
		North	:	Satya House															
		South	:	Internal Road															
		East	:	Tokershi Jivraj Road															
		West	:	Ashok Gardens															
13.		Dimensions of the site		N. A. as property under consideration is an amalgamated Unit in the building.															
				<table border="1"> <thead> <tr> <th></th> <th>A As per the Deed</th> <th>B Actuals</th> </tr> </thead> <tbody> <tr> <td>North</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> </tr> <tr> <td>South</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> </tr> <tr> <td>East</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> </tr> <tr> <td>West</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> </tr> </tbody> </table>		A As per the Deed	B Actuals	North	-	-	South	-	-	East	-	-	West	-	-
	A As per the Deed	B Actuals																	
North	-	-																	
South	-	-																	
East	-	-																	
West	-	-																	
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 3120.00 (Area as per actual site measurement of Amalgamated Unit No. 203, 204 & 205) Built up Area in Sq. Ft. = 906.00 (Area as per Agreement for Sale)															
14.1		Latitude, Longitude & Co-ordinates of Unit	:	18°59'45.3"N 72°50'55.1"E															
15.		Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up Area in Sq. Ft. = 906.00 (Area as per Agreement for Sale)															

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Industrial
2.	Location	:	
	C.T.S. No.	:	C.T.S. No. 207
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Parel Sewri Division Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Industrial Unit No. 205, 2 nd Floor, "Prakash Industrial Premises Co-Op. Society Ltd.", Bharat Industrial Estate, T.J. Road, Sewri, Mumbai, PIN Code - 400 015, State - Maharashtra, Country - India.
3.	Description of the locality Residential / Industrial / Mixed	:	Industrial
4.	Year of Construction	:	1950 (Approx.)
5.	Number of Floors	:	Basement + Ground + 5 Upper Floors
6.	Type of Structure	:	R.C.C. frame Structure
7.	Number of Dwelling units in the building	:	24 units on the 2 nd Floor
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	2 Lifts + 2 Lifts for goods
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Basement & Covered Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes

III	UNIT		
1	The floor in which the Unit is situated	:	2 nd Floor
2	Door No. of the Unit	:	Industrial Unit No. 205
3	Specifications of the Unit	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Marble Tile Flooring
	Doors	:	Teak Wood door frame with Flush doors and glass doors
	Windows	:	Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with part Concealed and part open.
	Finishing	:	Cement Plastering + Neeru Finish
4	House Tax	:	
	Assessment No.	:	Society Maintenance Bill & Receipt No. 100124 dated 08.01.2023
	Tax paid in the name of :	:	Mrs. Sajjan Futermal Jain & Mrs. Namitha Nilesh Jain.
	Tax amount :	:	₹ 7,431.55

5	Electricity Service connection No. :	:	Electricity Bill No. 301518053525
	Meter Card is in the name of :	:	Royal Chains
6	How is the maintenance of the Unit?	:	Normal
7	Sale Deed executed in the name of	:	Mrs. Sajjan Futermal Jain & Mrs. Namitha Nilesh Jain
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Unit?	:	Built up Area in Sq. Ft. = 906.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the Unit?	:	Carpet Area in Sq. Ft. = 3120.00 (Area as per actual site measurement of Amalgamated Unit No. 203, 204 & 205)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Industrial purpose?	:	Industrial purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 45,000.00 Expected Income from the property per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing 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)	:	₹ 17,000.00 to ₹ 21,000.00 per Sq. Ft. on Built up 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).	:	₹ 20,300.00 per Sq. Ft.
3	Break - up for the rate	:	
	I. Building + Services	:	₹ 2,800.00 per Sq. Ft.
	II. Land + others	:	₹ 17,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Unit (an evidence thereof to be enclosed)	:	₹ 2,17,540.00 Per Sq. M. i.e. ₹ 20,210.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's Unit (After Depreciation)	:	₹ 1,23,677.00 Per Sq. M. i.e. ₹ 11,490.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	

a	Depreciated building rate	:	
	Replacement cost of Unit with Services (v(3)i)	:	₹ 2,800.00 per Sq. Ft.
	Age of the building	:	73 years
	Life of the building estimated	:	Future Life can be 11 to 16 years subject to proper, preventing periodic maintenance and structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	82.13%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 501.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 17,500.00 per Sq. Ft.
	Total Composite Rate	:	₹ 18,001.00 per Sq. Ft.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Unit (incl. car parking, if provided)	906.00 Sq. Ft.	18,001.00	1,63,08,453.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total			1,63,08,453.00
	The realizable value of the property			1,46,77,608.00
	Distress value of the property			1,30,46,762.00
	Insurable value of the property			25,36,800.00
	Guideline value of the property			1,04,09,940.00
	Remark - As per Site Inspection the Unit No. 203, 204 & 205 area Internally Amalgamated with Single Entrance. For the Purpose of Valuation, we have considered the area as per Agreement of Unit No. 205 only.			

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same

point of time in part and whereas, Market values change every month.

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.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 17,000.00 to ₹ 21,000.00 per Sq. Ft. on Built up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 18,001.00 per Sq. Ft. (After depreciation) on Built up Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Normal
ii) Likely rental values in future in	₹ 45,000.00 Expected Income from the property per month
iii) Any likely income it may generate	Rental Income

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Actual Site Photographs



Actual Site Photographs

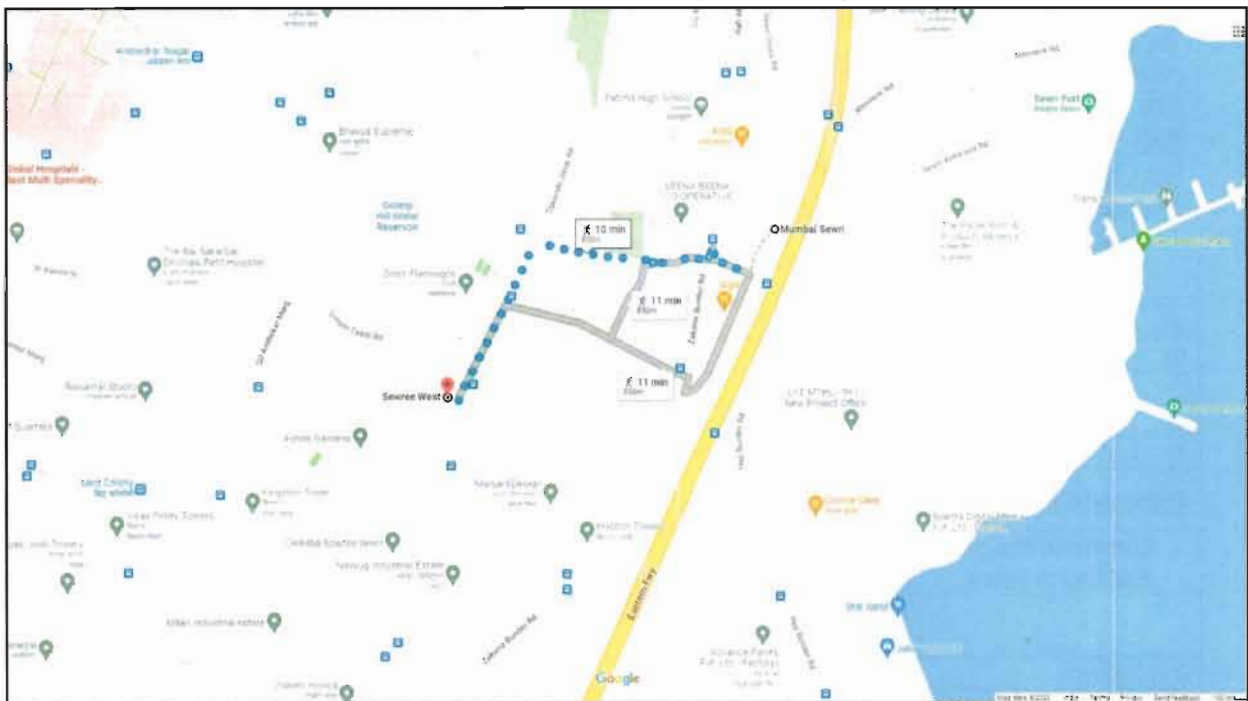
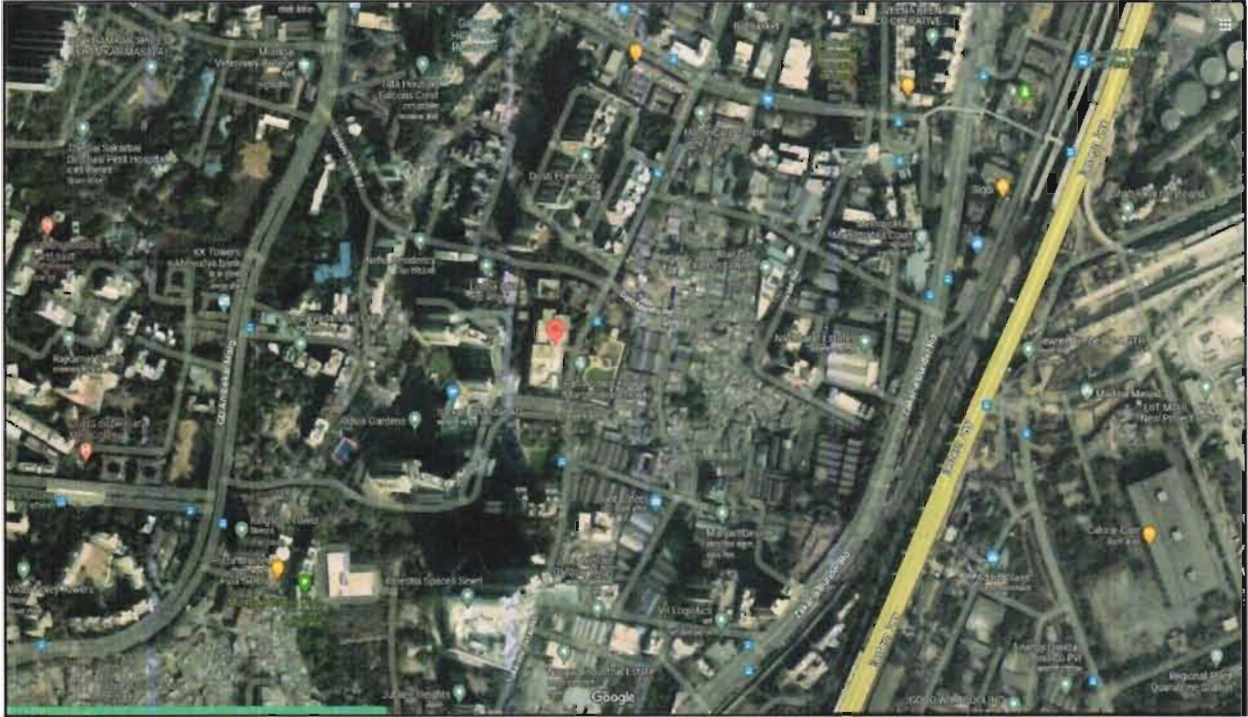


Actual Site Photographs



Think.Innovate.Create

Route Map of the property Site u/r



Longitude Latitude: 18°59'45.3"N 72°50'55.1"E

Note: The Blue line shows the route to site from nearest railway station (Sewri – 800.00 Km.)

Ready Reckoner Rate

Department of Registration & Stamps
Government of Maharashtra
नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close

Year: 20222023 Language: English

Selected District: मुंबई(मिेन)
Select Village: परळ,शिबडी डिस्ट्रीजन
Search By: Survey No Location
Enter Survey No: 207 Search

उपविभाग	पुणे वरील	निवासी	वैशेष	पुढावे	वैशेषिक	दर (Rs./)	Attribute
11/84 -पुभाग: पूर्व वॉर्ड नॉर्थ मार्ग, टि. विठ्ठल मार्ग, रवी अक्षय किडवाई मार्ग, पल्लिमन वी.डी. अंबेकर मार्ग, उत्तरे व नैर्वाई बाईया मार्ग सामधील पुभाग.	88960	217540	250170	271920	217540	नोंदणी मीटर	मि.टी.एस. नंबर
11/85C-पुभाग : मूळ मूल्यदर विभाग क्र. 11/85A (पुभाग) या मधील मुंबई पोर्ट ट्रस्ट यांच्या मालकीच्या मिळकती.	45080	112240	142100	154500	112240	नोंदणी मीटर	मि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Office (A)	2,17,540.00			
Increase by 0% on Unit Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase)	2,17,540.00	Sq. Mtr.	20,210.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	88,960.00			
The difference between land rate and building rate (A - B = C)	1,28,580.00			
Depreciation Percentage as per table (D)	27%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,23,676.60	Sq. Mtr.	11,490.00	Sq. Ft.

Multi-Storied building with Lift

For Commercial premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Unit / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi - Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

99acres Commercial Buy Filter: Locality / Project / Society / Customise

₹2.1 Cr
 Estimated V.M. ₹ 1,87,728
 NOT AVAILABLE Website: mumbai.india.com

Overview Dealer Details Recommendations Articles

Property (4)

Area: Carpet area: 1000 sq.ft. (93 sq.m.)

Configuration: Factory with 1 Washroom

Price: ₹2.1 Crore + Govt Charges & Tax @ 21,000 per sq.ft. (approx.)

Address: Bharat Industrial Sewri West, Mumbai Harbour

Property Age: 10+ Year Old

Places nearby (Sewri, Sewri West, Mumbai Harbour, Mumbai)

- Diamond
- Baradevi Temple
- Buddhist Temple
- Sewri Nursing Home
- Matoshree Clinic
- Dr. Talassum Clinic

Why you should consider this property?

99acres Commercial Buy Filter: Locality / Project / Society / Landmark

₹1.25 Cr
 Estimated V.M. ₹ 70,836
 NOT AVAILABLE Website: mumbai.india.com

Overview Owner Details Articles

Property (3)

Area: Carpet area: 635 sq.ft. (59 sq.m.)

Configuration: Commercial Office/Space with 1 Washroom

Price: ₹1.25 Crore @ 19,686 per sq.ft.

Address: Navnishi Industrial estate Sewri, Mumbai Harbour

Property Age: 10+ Year Old

Photos (1/6)

Original Certificate Resale Property: Sewri Co-operative S. V25631329

About Property
 Address: Unit No- 212, 2nd Floor, Navnishi Industrial Estate, A.D Marg, Sewri West, Mumbai-400015, Sewri, Mumbai Harbour, Mumbai
 Property at prime location, near from sewri railway station and bus depot

Features

- Security / Fire Alarm
- Lift
- Service / Goods Lift
- Visitor Parking
- Water Storage



As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 1,63,08,453.00 (Rupees One Crore Sixty Three Lakh Eight Thousand Four Hundred Fifty Three Only). The Realizable Value of the above property is ₹ 1,46,77,608.00 (Rupees One Crore Forty Six Lakh Seventy Seven Thousand Six Hundred Eight Only). The Distress Value of the above property is ₹ 1,30,46,762.00 (Rupees One Crore Thirty Lakh Forty Six Thousand Seven Hundred Sixty Two Only). The book value (Purchase Value) of Unit No. 205 as of 26.08.2004 is ₹ 15,00,000.00 (Rupees Fifteen Lakh only).

Place : Mumbai

Date : 15.02.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=INDIA,
2.5.4.20=98220b649c155d43a0c759d266691349013e130413
3311527907a1802652, postalCode=400099, st=Maharashtra,
serialNumber=11556564020090201508851030119100
2e39488529a32766256c, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.02.15 11:13:53 +05'30'



Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____

only).

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Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure- IV)	Attached
	Model code of conduct for valuer - (Annexure V)	Attached

(Annexure-IV)

DECLARATION-CUM-UNDERTAKING

I, Mnaoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 15.02.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 09.02.2023 The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. 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.
- s. 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. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mrs. Sajjan Futermal Jain & Mrs. Namitha Nilesh Jain from Mr. Sanjay Suresh Desle vide Sale Deed dated 26.08.2004
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, SME Backbay Reclamation Branch to assess fair market value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Chandan Singh – Valuation Engineer Nitesh Khedekar – Technical Officer Prajakta Patil – Technical Manager
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 09.02.2023 Valuation Date – 15.02.2023 Date of Report - 15.02.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 09.02.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Industrial Unit size, location, upswing in real estate prices, sustained demand for Industrial Unit, all round development of Residential and residential application in the locality etc.
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.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **15th February 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Industrial Unit, admeasuring 906.00 Sq. Ft. Built up Area in the name of Mrs. Sajjan Futermal Jain & Mrs. Namitha Nilesh Jain. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is purchased by Mrs. Sajjan Futermal Jain & Mrs. Namitha Nilesh Jain. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client's representative, we understand that the Industrial Unit, admeasuring 906.00 Sq. Ft. Built up Area.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Unit and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the

subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Industrial Unit, admeasuring 906.00 Sq. Ft. Built up Area.

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