

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : **M/s. Indo German Pharma Equip**

Residential Flat No. 403, 4th Floor, "**Vishwananak Co-op. Hsg. Soc. Ltd.**", I.C.T. Road,
Chakala Road, Gurunanak Wadi , Village - Chakala, Andheri (East), Mumbai,
PIN Code - 400 099, State - Maharashtra, Country - India.

Latitude Longitude : 19°06'42.1"N 72°51'30.7"E

Valuation Done for:

State Bank of India

Krishi Vikas Branch Nalagarh

Nalagarh , Po Nalagarh , District - Solan , Himachal Pradesh
174101, Country - India

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Vastukala Consultants (I) Pvt. Ltd.

Mumbai · Delhi NCR · Aurangabad · Nanded



Vastu/Mumbai/01/2019/013912/29473

24/07-172-P/SH

Date: 24.01.2019

VALUATION OPINION REPORT

The property bearing Residential Flat No. 403, 4th Floor, "**Vishwananak Co-op. Hsg. Soc. Ltd.**", I.C.T. Road, Chakala Road, Gurunanak Wadi, Village - Chakala, Andheri (East), Mumbai, PIN Code - 400 099, State - Maharashtra, Country - India belongs to **M/s. Indo German Pharma Equip.**

Boundaries of the property :

North	B.D. Sawant Marg
South	Compound Wall
East	Cardinal Gracious Road
West	Guru Nanak Nagar

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for MSME Loan purpose at **₹ 1,24,00,000.00 (Rupees One Crore Twenty Four Lac 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


Director



Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

Encl.: Valuation report

Mumbai

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Nanded

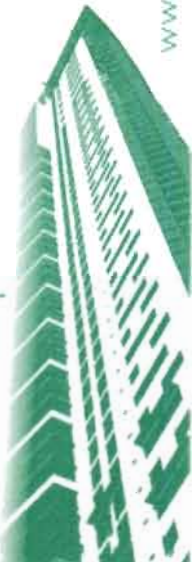
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aurangabad@vastukala.org



Valuation Report of Immovable Property

1 Customer Details									
Name(s) of the owner(s).		M/s. Indo German Pharma Equip							
Application No.									
2 Property Details									
Address		Residential Flat No. 403, 4th Floor, "Vishwananak Co-op. Hsg. Soc. Ltd.", I.C.T. Road, Chakala Road, Gurunanak Wadi , Village - Chakala, Andheri (East), Mumbai, PIN Code - 400 099, State - Maharashtra, Country - India.							
Nearby Landmark / Google Map Independent access to the property		Landmark: Above Model Bank Chakala & Near Hindustan Unilever Ltd. Latitude Longitude: 19°06'42.1"N 72°51'30.7"E							
3 Document Details					Name of Approving Authority				
Layout Plan		N.A.	-		Approval No.		-		
Building Plan		No	Details not provided		Approval No.		Details not provided		
Construction Permission		No	Details not provided		Approval No.		Details not provided		
Legal Documents		Yes	1. Copy of Transfer Deed dated 10.10.2003 (4 Pages from document)						
4 Physical Details									
Adjoining Properties		East		West		North		South	
As on site		Cardinal Gracious Road		Guru Nanak Nagar		B.D. Sawant Marg		Compound Wall	
As per document		Details not provided		Details not provided		Details not provided		Details not provided	
Matching of Boundaries		Plot Demarcated		Yes	Approved land use		Residential purpose	Property Type	
								Residential	
Composition of Residential Flat		As per Site Inspection, Residential Flat used as Commercial Office. The composition of Commercial office is Reception area + 2 Cabins + Pantry + Toilet + Passage area.							
Car Parking									
Total no. of Floors		Ground + 6 upper floors.	Floor on which the property is located		4 th Floor	Approx. Age of the property		29 year(s) (Approx.)	Residual age of the property
								31 years	Type of structure : R.C.C. Foundation
								Subject to proper, preventive periodic maintenance & structural repairs.	
5 Occupancy Details - Tenant(s) Occupied									
Tenant Name(s)		Ms. ASJ & Company LLP Chartered Accountant							





	Status of Tenure	Yes	No. of years of Occupancy	5 years (approx.)	Relationship of tenant with owner	None
	Present Income from the property	₹ 46,305.00 Present Income from the property per month				
6	Stage of Construction					
	Stage of construction			Completed		
	If under construction, extent of completion			N.A.		
7	Violations if any observed					
	Nature and extent of violations			Approved Building plans were not provided and not verified.		
8	Area Details of the Property					
	Carpet Area in Sq. Ft.	Carpet Area = 464.00 (Area as per actual site measurement)	Plinth area / Built up area in Sq. Ft. (Area as per Transfer Deed)		620.00	
	Remarks:	As per Site Inspection, Residential Flat is used as Commercial Office.				
9	Valuation					
	i. Mention the value as per Government Approved Rates also					
	Guideline rate obtained from the Stamp Duty Ready Reckoner			₹ 1,51,300.00 per Sq. M. i.e. ₹ 14,056.00 per Sq. Ft.		
	Guideline rate obtained from the Stamp Duty Ready Reckoner after depreciate			₹ 1,42,904.00 per Sq. M. i.e. ₹ 13,276.00 per Sq. Ft.		
	ii. 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.					
	Indicator					
	Property : Residential Apartment for Sale in Vineeta Apartment, Guru Hargovindji Road, Andheri East Source : www.nobroker.com Area : 1000.00Sq. Ft. Expected Price : ₹ 2,00,00,000.00 Expected Rate/Sq. Ft : ₹ 20,000.00 per Sq. Ft.					
	Considering the above indicator of sale, current market conditions, demand and supply position, Residential 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 ₹ 20,000.00 rate per Sq. Ft. (Inclusive of site and general development, compound walls, MS gates, drainage systems, water tanks and other infrastructure facilities and amenities).					
	Summary of Valuation					
	i. Guideline Value					
			Area in Sq. Ft.	Rate in ₹	Value in ₹	



	Built up area	620.00	13,276.00	82,31,120.00
	ii. Fair Market Value of the Property			
	Built Up Area	620.00 Sq. Ft.		
	Prevailing market rate	₹ 20,000.00		
	iii. Floor Rise Rate per Sq. Ft.	₹ 0.00		
	iv. PLC Rate per Sq. Ft.	₹ 0.00		
	v. Total Rate per Sq. Ft.	₹ 20,000.00		
	Total Value of the property	₹ 1,24,00,000.00		
	vi. Realizable Value of the Property	₹ 1,11,60,000.00		
	vii. Distress / Force Sale Value	₹ 99,20,000.00		
	viii. Insurable Value of the Assets	₹ 16,12,000.00		
10	Assumptions /Remarks			
	i. Qualification in TIR / Mitigation Suggested, if any	TIR not provided		
	ii. Property is SARFAESI compliant	Yes		
	iii. Whether property belongs to social infrastructure like hospital, school, old age home etc.	No		
	iv. Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged	Information not available		
	v. Details of last two transaction in the locality / area to be provided, if available	Details Attached		
	vi. Any other aspect which has relevance on the value or marketability of the property	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.		
11	Declaration	<p>i. The property was inspected by me / my authorized representative personally on 17.01.2019</p> <p>ii. The undersigned does not have any direct / indirect interest in the above property.</p> <p>iii. The information furnished here in is true and correct to the best of our knowledge.</p> <p>iv. I have submitted Valuation report directly to the Bank.</p>		

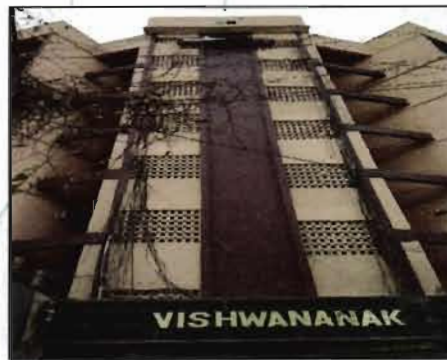


12	Name, address & signature of Valuer	Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093	<p>For VASTUKALA CONSULTANTS (I) PVT. LTD.</p>  C.M.D.  Director	
			Sharad B. Chalikwar Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09 SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193	Date of valuation: 24.01.2019
13	Enclosures Documents & Photographs	<ol style="list-style-type: none"> 1. Valuation Report 2. Location cum Route Map from Nearest Railway Station 3. Satellite Location Map 4. Photographs of the property 		

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Actual Site Photographs

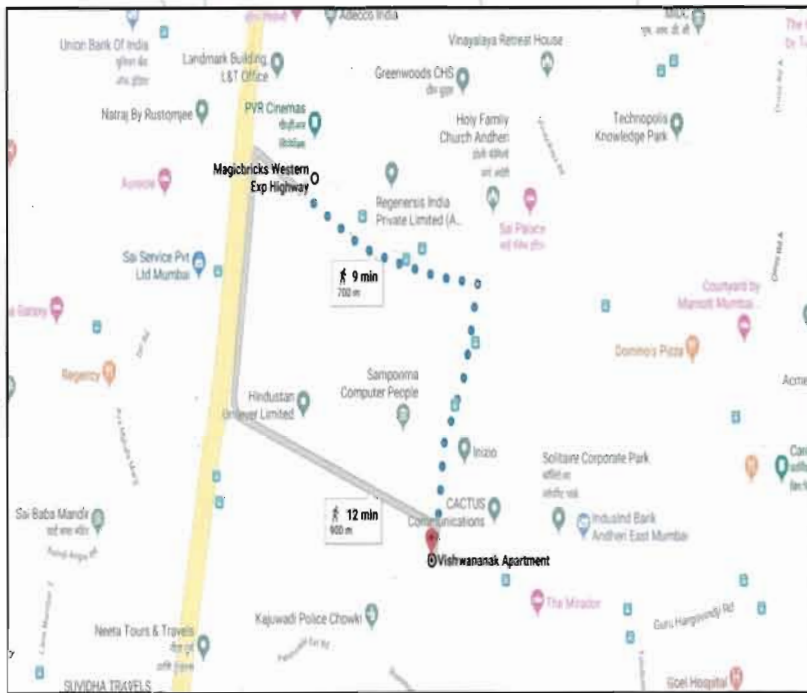
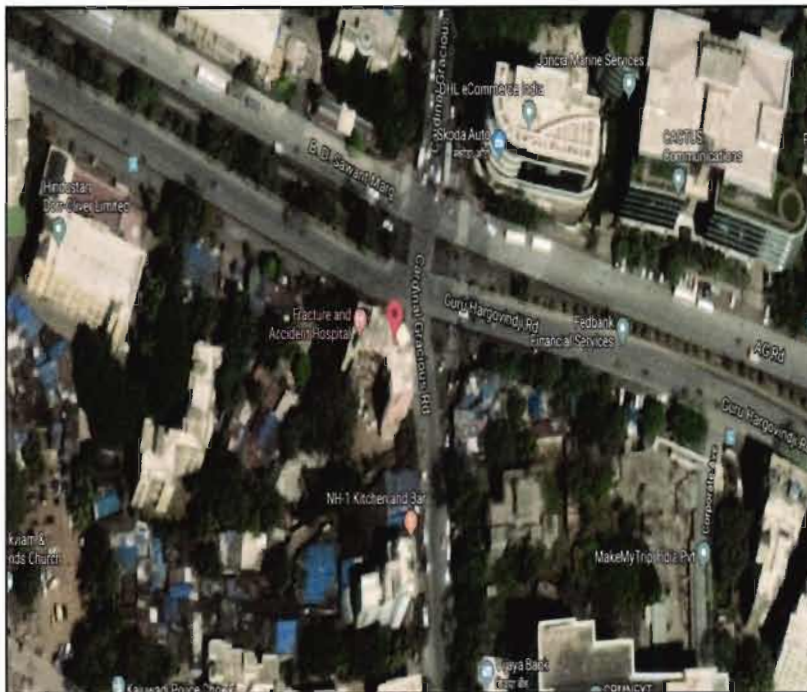


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Route Map of the property

(Note: 📍 shows location)



Latitude Longitude - 19°06'42.1"N 72°51'30.7"E

Note:: The Blue line shows the route to site from nearest railway station (Western Express Highway Metro Station 900 M.)



Price Indicator

NOBROKER

Vineeta Apartments - 2 BHK In Andheri East For Sale

₹ 2 Crores | ₹ 1.55 Lacs/Month | 1,000 Sq. Ft.

2 Bedrooms | 2 Baths | 2 Balconies

Age of the Building: >10 years old | Super Area: 1,000 sq.ft. | Floor: 1/7

Ownership: Self Owned | Furnishing Status: Semi-Furnished | Facing: South-East

Maintenance Charge: 20 per sq.ft/mo | Floor: 1/7 | Water Supply: Corporation

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in parshivada > 1 BHK Flats for Sale in parshivada - 705 Sq.ft

1.10 Cr | **1 BHK Flat for sale in Parsi Wada, Mu...**

Owner: **Raymo Pereira** | [Contact Now](#)

PROPERTY DETAILS | PROJECT DETAILS | LOCALITY DETAILS | OWNER DETAILS | 3 DISCUSSIONS

Bedroom: 1 | Bathrooms: 2 | Balcony: 1

Super area: 705 sqft (± 18.603sqft) | Carpet area: 435 sqft (± 25.287sqft) | Loading: 38%

Society: **Gopeshwar Apartments** | 2 Discussions on forum

Status: Ready to Move | Transaction type: Resale | Floor: 5 (Out of 7 Floors) | Car parking: None

[See Location](#) | [Contact Owner](#) | [View Phone No.](#) | [Share Property Feedback](#)



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **MSME Loan** purpose as on dated **24th January 2019**.

The term Fair Market Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress"

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDERLYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.

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For VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


Director



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Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193



DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Banking Purpose as on day for **₹ 1,24,00,000.00 (Rupees One Crore Twenty Four Lac Only)**.

STATEMENT OF LIMITING CONDITIONS

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The Valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
3. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding traveling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
4. In no event shall the Valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. **If it is proved that there is an apparent negligence on the part of a Valuer**, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of **1,000 (Rupees One Thousand Only)**. **All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.**
6. We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity. We have personally inspected the assets.

For VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


Director



Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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Vastukala Consultants (I) Pvt. Ltd.

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