

TAX INVOICE

(SUPPLY MEANT FOR EXPORT/SUPPLY TO SEZ UNIT OR SEZ DEVELOPER FOR AUTHORISED OPERATIONS ON PAYMENT OF IGST)

VASTUKALA CONSULTANTS (I) PVT LTD 121, 1st Floor, Ackruti Star, Central Road, MIDC Andheri (E) Mumbai 400 093 GSTIN/UIN: 27AADCV4303R1ZX CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.org	Invoice No.	Dated		
	MUM/2223/FEB/251	25-Feb-23		
	Delivery Note	Mode/Terms of Payment		
		AGAINST REPORT		
	Reference No. & Date.	Other References		
	Buyer (Bill to)	Buyer's Order No.	Dated	
D.Navinchandra Jewels Plot No. 2 & 3, Opp Gems and jewellery complex II Seepz Andheri (East) State Name : Maharashtra, Code : 27	Dispatch Doc No.	Delivery Note Date		
	002172 / 2301277			
	Dispatched through	Destination		
Terms of Delivery				


SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	10,000.00
Total				In ₹ 10,000.00

Amount Chargeable (in words) **Indian Rupee Ten Thousand Only** E. & O.E

HSN/SAC	Taxable Value
997224	10,000.00
Total	10,000.00

Tax Amount (in words) : **NIL**

Company's Bank Details
Bank Name : **ICICI BANK**
A/c No. : **123105000319**
Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**




UPI Virtual ID : **vastukala@ICICI**

for **VASTUKALA CONSULTANTS (I) PVT LTD**

Remarks:
M/s. D. Navinchandra Jewels (Formerly known as M/s. International Jewels Unit No. II) - Industrial Building on Plot Nos. 2 (P) & 3, Opp. James & Jewellery Complex II, Seepz Special Economic Zone, M.I.D.C., Marol Industrial Area, Kondivita, Andheri (East), District - Mumbai, PIN Code - 400 096, 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


Authorised Signatory

This is a Computer Generated Invoice

TAX INVOICE

(SUPPLY MEANT FOR EXPORT ONLY TO BE UNIT OR SET DEVELOPER FOR AUTHORIZED OPERATIONS ON 10/01/2001)

VASTUKALA CONSULTANTS (I) PVT LTD
 127, 1st Floor, Akshay Star
 Central Road, MIDC
 Andheri (C) Mumbai 400 082
 GSTIN: UYA1307H9010P10567589
 GSTIN: STAADCV4003912X
 E-Mail: accounts@vastukala.org
 Buyer Bill to:
 D. Navarajadas Jewels
 Plot No. 1 & 2
 Gem and Jewelry Complex II
 Near Andheri East
 State Name : Maharashtra Code : 27

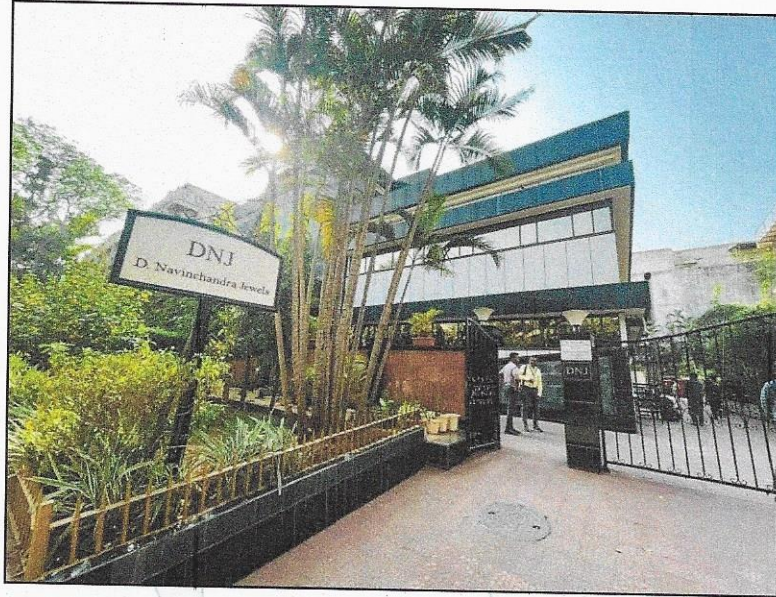
Invoice No: MUM1222378181M
 Date: 28-Feb-23
 Delivery Note
 Reference No: 21516
 Buyer's Cont No
 Date
 Dispatch Date No
 Dispatch Date
 Destination
 Registered through
 00212212301277
 Level of Delivery

SI	Description	HSN/SAC	Rate	Amount
1	VALUATION FEE (Technical inspection and Certification Services)	998999	10.000	10,000.00
Total			10.000	10,000.00
Tax Amount (in words)			10,000	10,000.00
Indian Rupees Ten Thousand Only				
Amount Descending (in words)				

Company's Bank Details
 Bank Name: ICICI BANK
 A/c No: 122102000378
 Branch & IFSC Code: WZ0001, Branch: KJ, Mumbai-400007
 QR Code
 FOR VASTUKALA CONSULTANTS (I) PVT LTD
 Authorised Signatory

Company PAN: AACCV3039R
 Note - As per some rules invoice need to be cleared within 15 days or interest charges applicable as per the rule.
 HSN Registration No - 27222101137
 The is a Computer Generated Invoice

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. D. Navinchandra Jewels**
(Formerly known as M/s. International Jewels Unit No. II)

Industrial Building on Plot Nos. 2 (P) & 3, Opp. Gems & Jewellery Complex II, Seepz - Special Economic Zone, M.I.D.C., Marol Industrial Area, Andheri (East), Mumbai - 400 096, State - Maharashtra, Country - India

Latitude Longitude: 19°07'20.0"N 72°52'34.7"E

Think.Innovate.Create

Valuation Done for:

State Bank of India

SEEPZ Branch

Seepz Gate No. 1, New Bank Building, Andheri (East), Mumbai - 400 096,
State - Maharashtra, Country - India

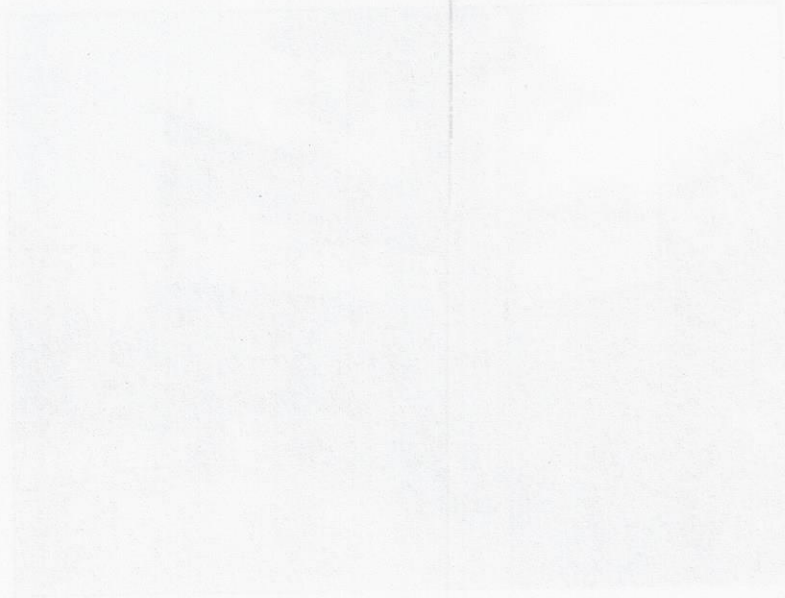


Our Pan India Presence at :

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

📍 **Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), **Mumbai - 400 072, (M.S.), INDIA**
📞 TeleFax : +91 22 28371325/24
✉️ mumbai@vastukala.org

Valuation Report of the Immovable Property



Details of the property to be valued

Name of the owner of the property

Address of the property

Valuation of the property

Valuation date

Date of issue

Signature of the valuer

State - Karnataka



Valuation Report Prepared For: SBI / SEEPZ Branch / M/s. D. Navinchandra Jewels (2172/2301277)

Page 2 of 28

Vastu/Mumbai/06/2023/2172/2301277
26/19-378-VSM
Date: 26.06.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Building on Plot Nos. 2 (P) & 3, Opp. Gems & Jewellery Complex II, Seepz - Special Economic Zone, M.I.D.C., Marol Industrial Area, Andheri (East), Mumbai - 400 096, State - Maharashtra, Country - India belongs to **M/s. D. Navinchandra Jewels (Formerly known as M/s. International Jewels Unit No. II).**

Boundaries of the property.

North : Zenstar Jewellery LLP-2
South : Uni Design
East : Road / Gems & Jewellery Complex II
West : Building and Deval Talao

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 is ₹ 14,55,96,366.00 (Rupees Fourteen Crore Fifty Five Lakh Ninety Six Thousand Three Hundred Sixty Six 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: cn=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=982286c4f9c35d03a0c039c26665913a91c363d4173
3115279b17a1826562, postalCode=400099, st=Maharashtra,
serialNumber=1A36A56ab8cc99d82a558f3e3f6b31f31b02
e894e28f9e9a22766230c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.27 11:01:32 +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
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (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
 SEEPZ Branch
 Seepz Gate No. 1, New Bank Building,
 Andheri (East), Mumbai – 400 096,
 State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF BUILDING)

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Banking Purpose.
2.	a) Date of inspection	: 23.02.2023
	b) Date on which the valuation is made	: 26.06.2023
3.	List of documents produced for perusal i) Copy of Building Completion Certificate vide No. TB / SEEPZ / 2 (P) & 3 / 1649 / 97 dated 29.05.1997 issued by MIDC. ii) Copy of Electricity Bill dated 09.01.2023 in the name of M/s. D. Navinchandra Jewels. iii) Copy of Renewal of Letter of Approval vide No. SEEPZ / SEZ / IA – 1 / NUS / APL / GJ – 17 / 06-07 / VOL-III / 15119 dated 12.09.2022 issued by Office of the Development Commissioner, SEEPZ. iv) Copy of Property Tax for the year 2022 – 23 in the name of International Pvt. Ltd. v) Copy of Sub – Lease dated 27.08.2007 between President of India (Sub Lessor) and International Jewels Unit No. II (Sub – Lessee) vi) Copy of Approved Plan subject to Letter dated 18.09.2019 issued by Industrial Safety & Health.	
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)	: M/s. D. Navinchandra Jewels (Formerly known as M/s. International Jewels Unit No. II). Address: Industrial Building on Plot Nos. 2 (P) & 3, Opp. Gems & Jewellery Complex II, Seepz - Special Economic Zone, M.I.D.C., Marol Industrial Area, Andheri (East), Mumbai - 400 096, State - Maharashtra, Country – India. Contact Person: Mr. Abhay Naik– (Owner's Representative) Contact No. 9359800960 Company Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:
	The property is Industrial Building on Plot Nos. 2 (P) & 3 is located at SEEPZ, Andheri (East). The Building is of Basement + Ground + 2 upper floors of RCC framed structure having glass façade with 1 lift. The building is having CC TV, security, Security cabin at main entrance, The composition of Building is : Basement – Store Room + Locker + Maintenance Department + Service area + Gents & Ladies Toilet	

	<p>Ground floor – Reception + Working Area + Cabins + Accounts Dept. + Store Room + Meeting Room + Packaging Area + Gents & Ladies Toilet etc.</p> <p>First Floor – Cabins + Server Room + CC TV Room + Working Area + Store + Display Room + Casting Room + Gents & Ladies Toilet etc.</p> <p>Second Floor / Terrace - Cabins + Development Area + Gents & Ladies Toilet. It is covered with AC sheet roof used for canteen.</p> <p>The property is at 2 Km. distance from nearest Metro station Chakala.</p>		
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 2 (P) & 3
	b) Door No.	:	N.A.
	c) C.T.S. No. / Village	:	Village Kondivita / Vyarawali / Parjapur
	d) Ward / Taluka	:	Taluka – Andheri
	e) Mandal / District	:	District – Mumbai
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan subject to Letter dated 18.09.2019 issued by Industrial Safety & Health.
	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 Building on Plot Nos. 2 (P) & 3, Opp. Gems & Jewellery Complex II, Seepz - Special Economic Zone, M.I.D.C., Marol Industrial Area, Andheri (East), Mumbai - 400 096, State - Maharashtra, Country – India
8.	City / Town	:	Andheri (East), Mumbai
	Residential area	:	No
	Industrial area	:	Yes
	Commercial 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	:	Village - Kondivita / Vyarawali / Parjapur 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		As per actual Site As per Document
	North	:	Zenstar Jewellery LLP-2 Plot No. 1 & 2
	South	:	Uni Design Plot No. 4
	East	:	Road / Gems & Jewellery Complex II Road in SEEPZ



	West	:	Building and Deval Talao	Plot No. 55																								
13	Dimensions of the site	:	N. A. as property under consideration is a Industrial Unit in the building.																									
			A As per the Deed	B Actuals																								
	North	:	-	-																								
	South	:	-	-																								
	East	:	-	-																								
	West	:	-	-																								
14.	Extent of the site	:	Area as per Site Measurement: <table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet Area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>Basement</td> <td>1,408.00</td> </tr> <tr> <td>Ground</td> <td>6,445.00</td> </tr> <tr> <td>First</td> <td>6,445.00</td> </tr> <tr> <td>Second</td> <td>6,445.00</td> </tr> </tbody> </table> Area as per Building Completion Certificate: <table border="1"> <thead> <tr> <th>Floor</th> <th>Built Up Area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>Basement</td> <td>2,682.00</td> </tr> <tr> <td>Ground – Exist</td> <td>3,754.00</td> </tr> <tr> <td>Ground – Prop.</td> <td>3,847.00</td> </tr> <tr> <td>First</td> <td>7,105.00</td> </tr> <tr> <td>Second</td> <td>1,406.00</td> </tr> <tr> <td>TOTAL</td> <td>18,794.00</td> </tr> </tbody> </table>		Floor	Carpet Area (Sq. Ft.)	Basement	1,408.00	Ground	6,445.00	First	6,445.00	Second	6,445.00	Floor	Built Up Area (Sq. Ft.)	Basement	2,682.00	Ground – Exist	3,754.00	Ground – Prop.	3,847.00	First	7,105.00	Second	1,406.00	TOTAL	18,794.00
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Second	1,406.00																											
TOTAL	18,794.00																											
14.1	Latitude, Longitude & Co-ordinates of Property	:	19°07'20.0"N 72°52'34.7"E																									
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Area as per Building Completion Certificate: <table border="1"> <thead> <tr> <th>Floor</th> <th>Built Up Area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>Basement</td> <td>2,682.00</td> </tr> <tr> <td>Ground – Exist</td> <td>3,754.00</td> </tr> <tr> <td>Ground – Prop.</td> <td>3,847.00</td> </tr> <tr> <td>First</td> <td>7,105.00</td> </tr> <tr> <td>Second</td> <td>1,406.00</td> </tr> <tr> <td>TOTAL</td> <td>18,794.00</td> </tr> </tbody> </table>		Floor	Built Up Area (Sq. Ft.)	Basement	2,682.00	Ground – Exist	3,754.00	Ground – Prop.	3,847.00	First	7,105.00	Second	1,406.00	TOTAL	18,794.00										
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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.	:	Plot No. 2 (P) & 3 of Village - Kondivita / Vyrawali / Parjapur																									
	Block No.	:	-																									
	Ward No.	:	-																									
	Village / Municipality / Corporation	:	Village - Kondivita / Vyrawali / Parjapur Municipal Corporation of Greater Mumbai																									
	Door No., Street or Road (Pin Code)	:	Building on Plot Nos. 2 & 3, Opp. Gems & Jewellery																									



		Complex II, Seepz Special Economic Zone, M.I.D.C., Marol Industrial Area, Andheri (East), Mumbai - 400 096, State - Maharashtra, Country - India
3.	Description of the locality Residential / Residential / Mixed	: Industrial
4.	Year of Construction	: 1997 (As per Building Completion Certificate)
5.	Number of Floors	: Basement + Ground + 2 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: N.A. being independent building
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: 1 lift
	Protected Water Supply	: MIDC Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open Car Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
III	Unit	
1	The floor in which the Property is situated	: N.A. being independent building
2	Door No. of the Property	: Industrial Building on Plot Nos. 2 (P) & 3
3	Specifications of the Property	:
	Roof	: R.C.C. Slab
	Flooring	: Kota, Ceramic, Marble Flooring
	Doors	: Teak Wood door & Glass Door
	Windows	: Alluminum Sliding Window
	Fittings	: Concealed Electrical wiring.
	Finishing	: Good
4	House Tax	: -
	Assessment No.	: KE0914221500000
	Tax paid in the name of:	: InterJewels
	Tax amount:	: ₹ 4,02,532.00
5	Electricity Service connection No.:	: (Account No.) 151284295
	Meter Card is in the name of:	: M/s. D. Navinchandra Jewels
6	How is the maintenance of the Property?	: Good
7	Sale Deed executed in the name of	: M/s. D. Navinchandra Jewels (Formerly known as M/s. International Jewels Unit No. II).
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the Property?	: Area as per Building Completion Certificate:

		Floor	Built Up Area (Sq. Ft.)
		Basement	2,682.00
		Ground – Exist	3,754.00
		Ground – Prop.	3,847.00
		First	7,105.00
		Second	1,406.00
		TOTAL	18,794.00
10	What is the floor space index (app.)	: As per MIDC / SEEPZ / MCGM norms	
11	What is the Carpet Area of the Property?	: Area as per Site Measurement:	
		Floor	Carpet Area (Sq. Ft.)
		Basement	1,408.00
		Ground	6,445.00
		First	6,445.00
		Second	6,445.00
12	Is it Posh / I Class / Medium / Ordinary?	: Middle Class	
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?	: ₹ 4,85,000.00 expected rental income 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)	: ₹ 7,000.00 to ₹ 8,000.00 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).	: ₹ 7,800.00 per Sq. Ft. on Built Up Area	
3	Break – up for the rate	:	
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.	
	II. Land + others	: ₹ 4,800.00 per Sq. Ft.	
4	Guideline rate obtained from the Registrar's Unit (an evidence thereof to be enclosed)	: ₹ 1,47,800.00 per Sq. M. i.e. ₹ 13,731.00 per Sq. Ft.	
4a	Guideline rate (after depreciation)	: ₹ 1,27,640.00 per Sq. M. i.e. ₹ 11,858.00 per Sq. Ft.	

	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.	It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / Regn. Fees. Thus the rates differs from place to place and location. amenities per se as evident from the fact that even RR rates decided by Govt. differs.	
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of Unit with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	26 years
	Life of the building estimated	:	34 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	39.00%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,830.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 4,800.00 per Sq. Ft.
	Total Composite Rate	:	₹ 6,630.00 per Sq. Ft. for Ground & First Floor ₹ 4,641.00 per Sq. Ft. for Basement Floor (70% of ₹ 6,630.00) ₹ 5,304.00 per Sq. Ft. for Second / Terrace Floor having AC sheet roof
	Remark:	<i>Carpet area as per measurement is more than Built up area mentioned in Building Completion Certificate. For the purpose of valuation we have considered the area as per Building Completion Certificate.</i>	

Details of Valuation:

Sr. No.	Description	Qty. (Sq. Ft.)	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Basement Floor	2,682.00	4,641.00	1,24,47,162.00
2	Present value of the Ground Floor (Exist + Prop)	7,601.00	6,630.00	5,03,94,630.00
3	Present value of the First Floor	7,105.00	6,630.00	4,71,06,150.00
4	Present value of the Second Floor	1,406.00	5,304.00	74,57,424.00
5	Showcases			
6	Kitchen arrangements			
7	Superfine finish			
8	Interior Decorations	18,794.00	1,500.00	2,81,91,000.00
9	Electricity deposits / electrical fittings, etc.			
10	Extra collapsible gates / grill works etc.			
11	Potential value, if any			
12	Others			
	Total Value of the property			14,55,96,366.00
	The Realizable value of the property			13,10,36,729.00
	Distress value of the property			11,64,77,093.00
	Insurable value of the property for (18,794.00 X 3,000.00)			5,63,82,000.00
	Govt. Value of the property on Ground, 1st & 2nd Floor (16,112.00 X 11,858.00)			19,10,56,096.00
	Govt. Value of the property on Basement Floor (2,682.00 X 8,300.00)			2,22,60,600.00

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 arrived 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 Industrial Unit, where there are typically many comparables available to analyze. As the property is a Industrial Unit, 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 ₹ 7,000.00 to ₹ 8,000.00 on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Unit size, location, upswing in real estate prices, sustained demand for Industrial Unit, all round development of Industrial and residential application in the locality etc. We estimate ₹ 6,630.00 per Sq. Ft. on Built Up Area for valuation. (After Depreciation)

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	Good
ii) Likely rental values in future	₹ 4,85,000.00 expected rental income per month
iii) Any likely income it may generate	Rental Income

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Actual site photographs - Basement



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Actual site photographs – Ground Floor



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Actual site photographs – First Floor



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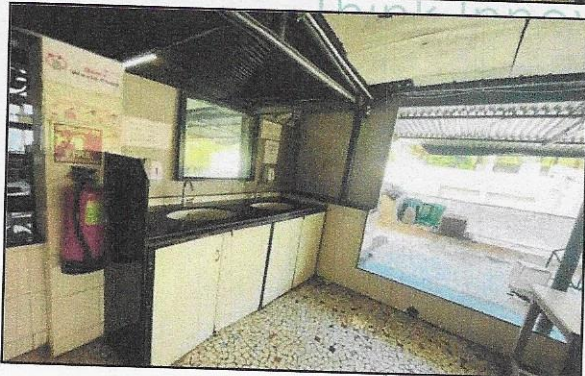
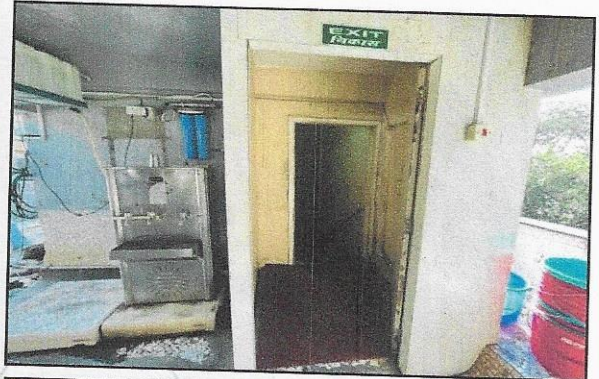
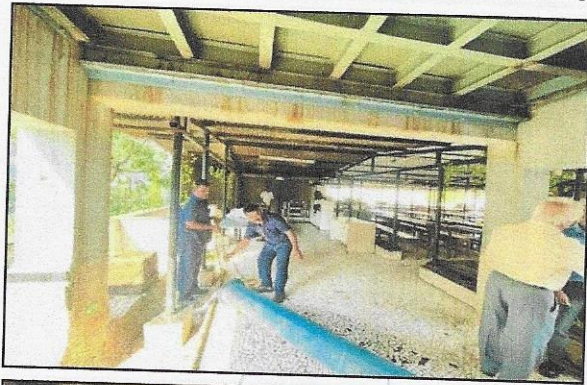
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Actual site photographs – Second Floor



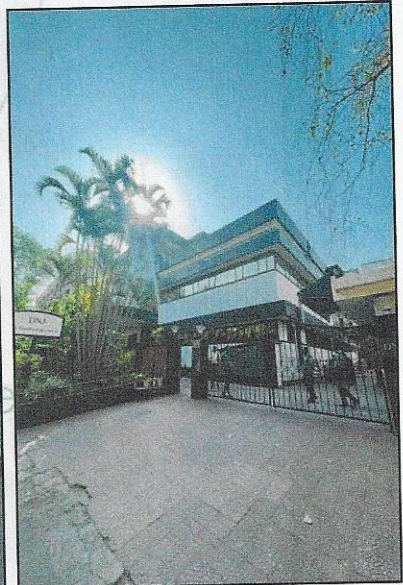
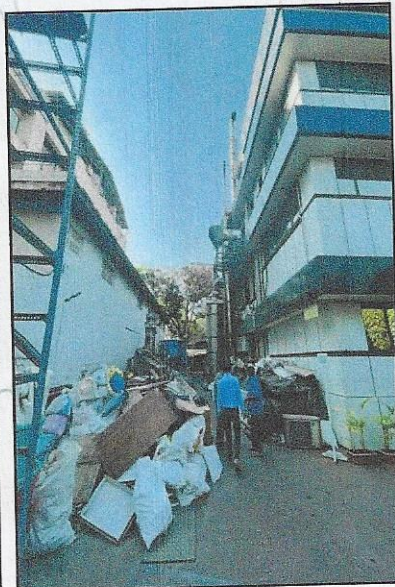
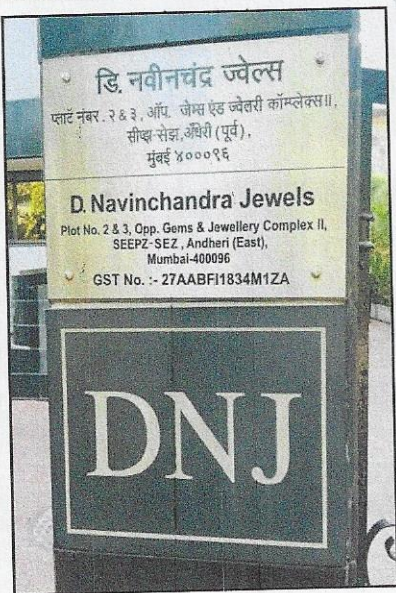
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Actual site photographs – External



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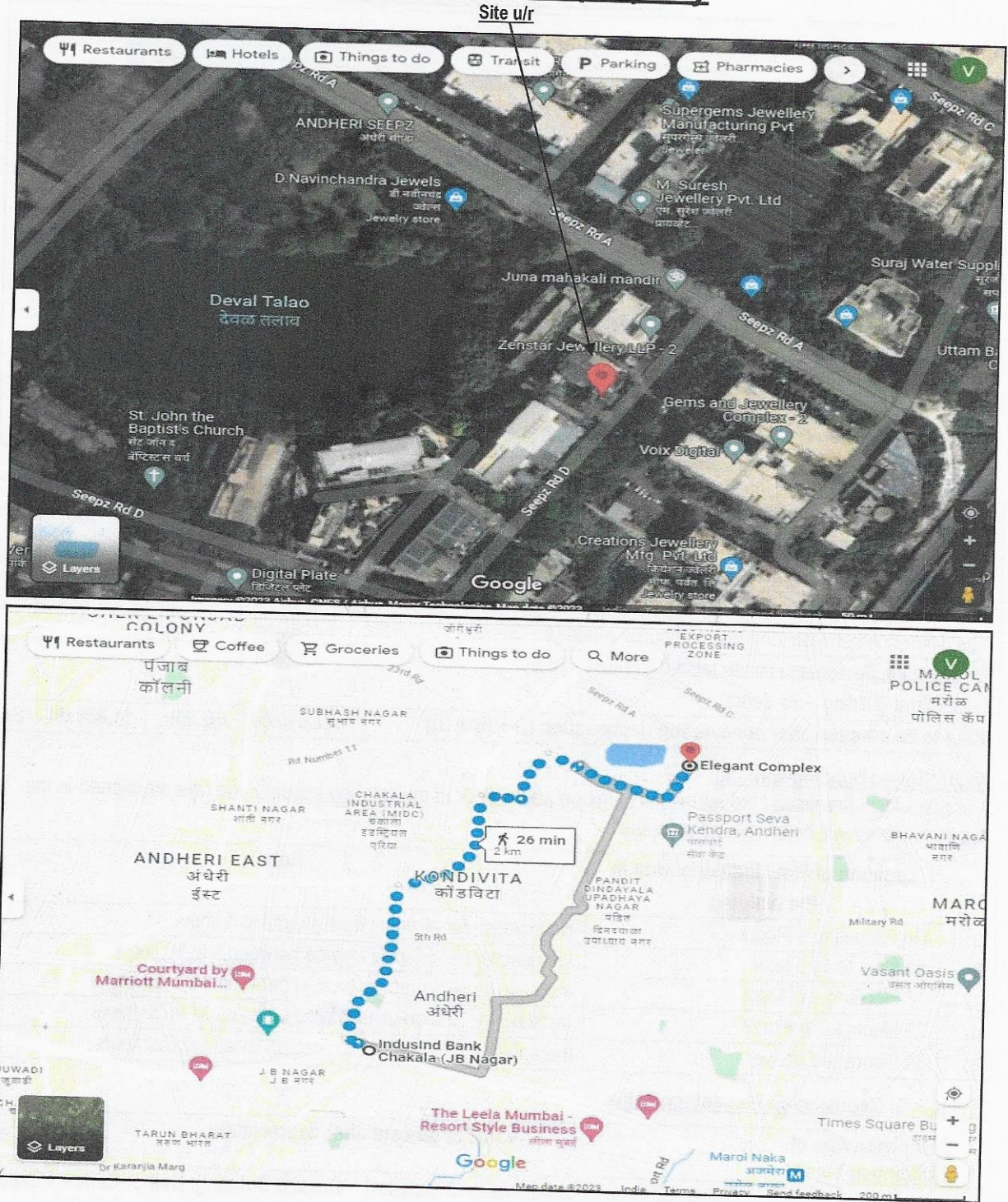
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Route Map of the property



Latitude Longitude: 19°07'20.0"N 72°52'34.7"E

Note: The Blue line shows the route to site walkable distance from nearest Metro station (Chakala – 2 Km.)




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Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 भावनामूल्य दर पत्रक

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Feedback

Annual Statement of Rates

Year: 2022/2023 Language: English

Selected District: मुंबई(उपनगर)

Select Village: ब्यारदली (अंधेरी)

Search By: Survey No Location

Select	उपविभाग	बुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (रु. /)
SurveyNo	45/221-भुभाग: ब्यारदली गावातील सर्व मिळकती.	70260	143670	169530	207300	147800	चौरस मीटर

Stamp Duty Ready Reckoner Market Value Rate for Industrial Unit	1,47,800.00			
No Increase on Unit Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,47,800.00	Sq. Mtr.	13,731.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	70,260.00			
The difference between land rate and building rate (A – B = C)	77,540.00			
Depreciation Percentage as per table (D) [100% - 26%] (Age of the Building – 26 Years)	74%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,27,640.00	Sq. Mtr.	11,858.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / Industrial unit / Unit on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:



	Location of Flat / Industrial 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

Table – D: 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 Indicator

 सत्यमेव जयते	भारत सरकार / GOVERNMENT OF INDIA, सीपज़ - सेज़प्रतिष्ठान / SEEPZ SEZ AUTHORITY, वाणिज्य एवं उद्योग मंत्रालय / MINISTRY OF COMMERCE & INDUSTRY, बंधेरी (पूर्व), मुंबई-400096 / ANDHERI (EAST), MUMBAI - 400 096. टेली/Tel: 022-28294774/28294701, फैक्स/Fax: 28291754, ई-मेल/E-mail : dcaerpz-mah@nic.in वेबसाइट/Web-site : www.seepz.gov.in	 150 YEARS OF CELEBRATING THE MAHATMA																				
No. SEEPZ-SEZ/EMS/HSIPL/169/2008-09/12313		29 th July, 2021																				
<u>Bid Invitation</u>																						
<p>The SEEPZ Authority invites bid for allotment of the following premises from entrepreneurs interested in setting up of export oriented project in the Gems & Jewellery/Electronics Hardware/Computer Software Sectors or any other sector:-</p>																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Sr. No</th> <th style="text-align: center;">Unit no.</th> <th style="text-align: center;">Multistoried Building. SEEPZ SEZ</th> <th style="text-align: center;">Buildt up area (sq. mtr.)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">305</td> <td style="text-align: center;">Multistoried</td> <td style="text-align: center;">735</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">306</td> <td style="text-align: center;">Multistoried</td> <td style="text-align: center;">783</td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">307</td> <td style="text-align: center;">Multistoried</td> <td style="text-align: center;">812</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">308</td> <td style="text-align: center;">Multistoried</td> <td style="text-align: center;">728</td> </tr> </tbody> </table>	Sr. No	Unit no.	Multistoried Building. SEEPZ SEZ	Buildt up area (sq. mtr.)	1	305	Multistoried	735	2	306	Multistoried	783	3	307	Multistoried	812	4	308	Multistoried	728		
Sr. No	Unit no.	Multistoried Building. SEEPZ SEZ	Buildt up area (sq. mtr.)																			
1	305	Multistoried	735																			
2	306	Multistoried	783																			
3	307	Multistoried	812																			
4	308	Multistoried	728																			
<p>Reserve Price in respect of all the aforesaid Units is Rs. 5500/- per sq. ft. each, as requested by the surrendering unit holder.</p>																						
<p>A single applicant for all units, as requested by the surrendering unit, shall be preferred for ease of transference/process. There is a single sub-lease agreement in respect of all 4 units.</p>																						
<p>In addition to the bid amount, administrative charges amounting to 10% on differential amount i.e. bid amount by the incoming entrepreneur less originally allottees price, shall also be paid by the incoming entrepreneur to the SEEPZ Authority. If the bid amount is less then Rs. 6733/- sq. ft., then for the purpose of calculation of the Authority charges, the bid amount shall be taken as Rs. 6733/- only</p>																						
Cont...2/-																						

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 ₹ 14,55,96,366.00 (Rupees Fourteen Crore Fifty Five Lakh Ninety Six Thousand Three Hundred Sixty Six Only). The Realizable Value of the above property is ₹ 13,10,36,729.00 (Rupees Thirteen Crore Ten Lakh Thirty Six Thousand Seven Hundred Twenty Nine Only) and the Distress Value is ₹ 11,64,77,093.00 (Rupees Eleven Crore Sixty Four Lakhs Seventy Seven Thousand Ninety Three Only).

Place: Mumbai

Date: 26.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=Admin,
2.5.4.20=9822b6c6a4354608e4f19c3685913409d3d324419
3331327901781864652, postalCode=400069, st=Maharashtra,
serialNumber=11a55a766ab8c89382a558f6c3dfeb31131b0
7a39ba282a29a3275623b6c, cm=MANOJ BABURAO
CHALIKWAR
Date: 2023.06.27 11:03:22 +0530'

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.

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- I)	Attached
Model code of conduct for valuer - (Annexure II)	Attached



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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Manoj 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 26.06.2023 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 23.02.2023. 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
- a. My PAN Card number as applicable is AERPC9086P
- b. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- c. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- d. 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.
- e. 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.
- f. 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)
- g. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- h. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- i. I am Director of the company, who is competent to sign this valuation report.
- j. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- k. Further, I hereby provide the following information.

SI No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration owned by M/s. D. Navinchandra Jewels (Formerly known as M/s. International Jewels Unit No. II)
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, SEEPZ 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 Aniket Navale - Valuation Engineer Vaishali Sarmalkar - 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 - 23.02.2023 Valuation Date - 26.06.2023 Date of Report - 26.06.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 23.02.2023
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 Industrial 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 **26th June 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 advise 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 and site visit conducted, we understand that the subject property is Industrial Building, admeasuring **Total Built Up Area (As per valuation table)** in the name of **M/s. D. Navinchandra Jewels (Formerly known as M/s. International Jewels Unit No. II)**. 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 owned by **M/s. D. Navinchandra Jewels (Formerly known as M/s. International Jewels Unit No. II)**. 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, we understand that the Industrial Building, admeasuring **Total Built Up Area (As per valuation table)**

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 Current use / Exiting use premise is considered for this assignment.

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



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