

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Mr. Raman R. Jain & Mrs. Kamni R. Jain**

Industrial Unit No. 110/A, 1<sup>st</sup> Floor, "**Akshay Mittal Industrial Premises Co-op. Soc. Ltd.**", Sanjay Building  
No. 5, Mittal Industrial Estate, Andheri – Kurla Road, Andheri (East), Mumbai, PIN Code – 400 059,  
State - Maharashtra, Country – India.

Latitude Longitude: 19°06'14.3"N 72°52'54.8"E

## Valuation Prepared for:

**Bank of Baroda**

**SME Branch -1 Fort Branch**

SME Branch-1 ,1st Floor 10/12, Mumbai Samachar Marg, Fort, Mumbai - 400001,  
State - Maharashtra, Country - India.

Draft

Vastu/Mumbai/03/2023/30106/45969  
10/22-162-PAVS  
Date: 16.06.2023

## **VALUATION OPINION REPORT**

This is to certify that the property bearing Industrial Unit No. 110/A, 1<sup>st</sup> Floor, "**Akshay Mittal Industrial Premises Co-op. Soc. Ltd.**", Sanjay Building No. 5, Mittal Industrial Estate, Andheri – Kurla Road, Andheri (East), Mumbai, PIN Code – 400 059, State - Maharashtra, Country – India belongs to **Mr. Raman R. Jain & Mrs. Kamni R. Jain.**

### **Boundaries of the property.**

North : Internal Road & Building No. 3  
South : Internal Road & Mithi River  
East : Wing - B  
West : Internal Road & Mittal Commercial Building

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 for this particular purpose at ` **2,11,02,640.00 (Rupees Two Crore Eleven Lakh Two Thousand Six Hundred Forty 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

To,  
**The Chief Manager,**  
**Bank of Baroda**  
 SME Branch -1 Fort Branch  
 SME Branch-1 ,1st Floor 10/12, Mumbai Samachar Marg,  
 Fort, Mumbai - 400001, State - Maharashtra, Country - India.

### VALUATION REPORT (IN RESPECT OF UNIT)

I		General	
1.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	:	02.06.2023
	b) Date on which the valuation is made	:	16.06.2023
3.	List of documents produced for perusal: 1) Copy of Agreement for sale dated 06.07.2007 2) Copy of Occupancy Certificate Document No. CE / 5323 / BSII / AK / AH dated 21.04.1987 issued by Municipal Corporation of Greater Mumbai		
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)	:	<b>Mr. Raman R. Jain &amp; Mrs. Kamni R. Jain</b>  <b>Address:</b> Industrial Unit No. 110/A, 1 <sup>st</sup> Floor, "Akshay Mittal Industrial Premises Co-op. Soc. Ltd.", Sanjay Building No. 5, Mittal Industrial Estate, Andheri – Kurla Road, Andheri (East), Mumbai, PIN Code – 400 059, State - Maharashtra, Country – India  <b>Contact Person:</b> Mr. Dinesh Jain (Manager) Contact No. 9323289194  Joint Ownership Details of share of ownership (as per Agreement) Mr. Raman R. Jain – 50% & Mrs. Kamni R. Jain – 50%
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is an Industrial Unit located on 1 <sup>st</sup> Floor. The composition of Unit is 4 Cabins + 2 Toilets + Pantry Area + Passage + Staircase + Loft Area. The property is at 650 Mt. travelling distance from nearest metro station Marol Naka.
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is free hold.
6.	Location of property		
	a) Plot No. / Survey No.	:	Survey No. 86, Hissa No. 17 (Part), 22, Survey No. 87, Hissa No. 3D(Part), 3C(Part), 3B(Part), 2A(Part), 3D(Part), Survey No. 26, Hissa No. 21



			<b>(Area as per Agreement for Sale)</b>
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built Up Area in Sq. Ft. = 1030.00 (Area as per Agreement for Sale)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Industrial
2.	Location	:	
	C.T.S. No.	:	Survey No. 86, Hissa No. 17 (Part), 22, Survey No. 87, Hissa No. 3D(Part), 3C(Part), 3B(Part), 2A(Part), 3D(Part), Survey No. 26, Hissa No. 21 & CTS No. 1637 of Village – Marol
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Marol Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Industrial Unit No. 110/A, 1 <sup>st</sup> Floor, " <b>Akshay Mittal Industrial Premises Co-op. Soc. Ltd.</b> ", Sanjay Building No. 5, Mittal Industrial Estate, Andheri – Kurla Road, Andheri (East), Mumbai, PIN Code – 400 059, State - Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	:	Industrial
4.	Year of Construction	:	1987 (As per Occupancy Certificate)
5.	Number of Floors	:	Ground + 1 upper floor.
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	26 Units on 1 <sup>st</sup> Floor
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>UNIT</b>		
1	The floor in which the Unit is situated	:	1 <sup>st</sup> Floor
2	Door No. of the Unit	:	Industrial Unit No. 110/A
3	Specifications of the Unit	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring

	Doors	:	Teak Wood door framed with Glass doors
	Windows	:	Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Unit?	:	Normal, Dampness were found at ceiling
7	Sale Deed executed in the name of	:	<b>Mr. Raman R. Jain &amp; Mrs. Kamni R. Jain</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Unit?	:	<b>Built Up Area in Sq. Ft. = 1030.00 (Area as per Agreement for Sale)</b>
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. = 957.00 Loft Area in Sq. Ft. = 998.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Industrial purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	` 52,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
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
<b>V</b>	<b>Rate</b>	:	
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)	:	` 20,000.00 to ` 22,000.00 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).	:	` 22,000.00 Per Sq. Ft.
3	Break – up for the rate	:	
	i) Building + Services	:	` 2,800.00 per Sq. Ft.
	ii) Land + others	:	` 19,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	` 1,66,420.00 per Sq. M. i.e. ` 15,461.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	` 1,34,002.00 per Sq. M. i.e. ` 12,449.00 per Sq. Ft.
5	Registered Value (if available)	:	Purchase Value – 8,01,000.00 (for 50% undivided share) Document No. – 6810/2007 Agreement Date – 06.07.2007
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of Unit with Services (v(3)i)	:	` 2,800.00 per Sq. Ft.
	Age of the building	:	36 Years
	Life of the building estimated	:	24 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	54.00%
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	` 1,288.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	` 19,200.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>` 20,488.00 per Sq. Ft.</b>
<p><b>Remarks:</b> <u>The Industrial unit is constructed with Ground + Loft area. As there is no documentary evidence regarding area of Loft area, it is not considered for the purpose of valuation. The area as per agreement is only taken into consideration for the purpose of valuation. Hence, to give proper weightage to the value of the property higher rate ` 20,488.00 per Sq. Ft. is considered for valuation.</u></p>			



**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Unit (A)	1030.00 Sq. Ft.	20,488.00	2,11,02,640.00
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			
11	As per current stage of work completion the value of the Unit (if Unit is under construction)			
12	After 100% completion final value of Unit			
13	<b>Total (A) + (B)</b>			<b>2,11,02,640.00</b>

**Value of Unit**

<b>Fair Market Value of the property</b>	<b>2,11,02,640.00</b>
<b>Realizable value of the property</b>	<b>1,89,92,376.00</b>
<b>Distress Value of the property</b>	<b>1,68,82,112.00</b>
<b>Guideline value of the property</b>	<b>1,28,22,470.00</b>
<b>Insurable value of the property</b>	<b>28,84,000.00</b>

**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

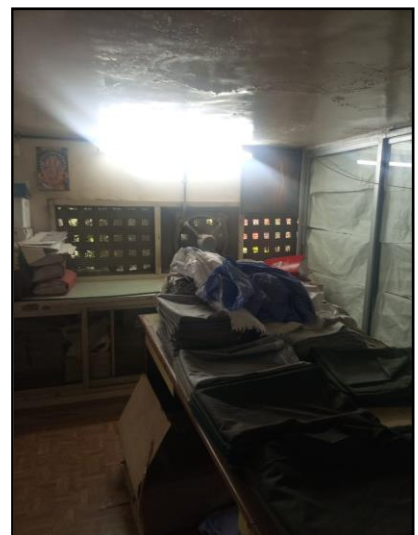
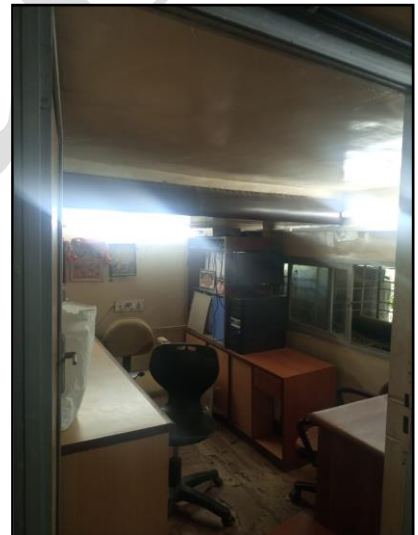
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must 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 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 ` 20,000.00 to ` 22,000.00 per Sq. Ft. 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 commercial and Industrial application in the locality etc. We estimate ` 20,488.00 per Sq. Ft. 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	There is no threat of acquisition by Govt. CRZ Provisions not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	` 52,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

## Actual site photographs



## Actual site photographs



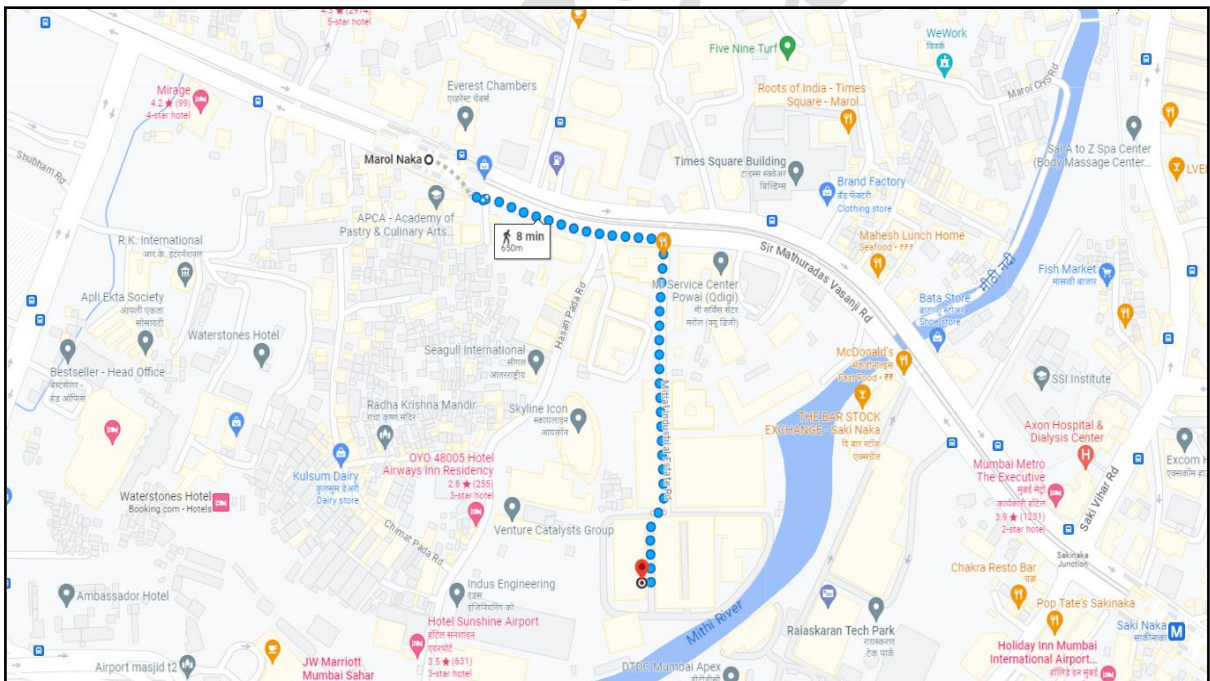
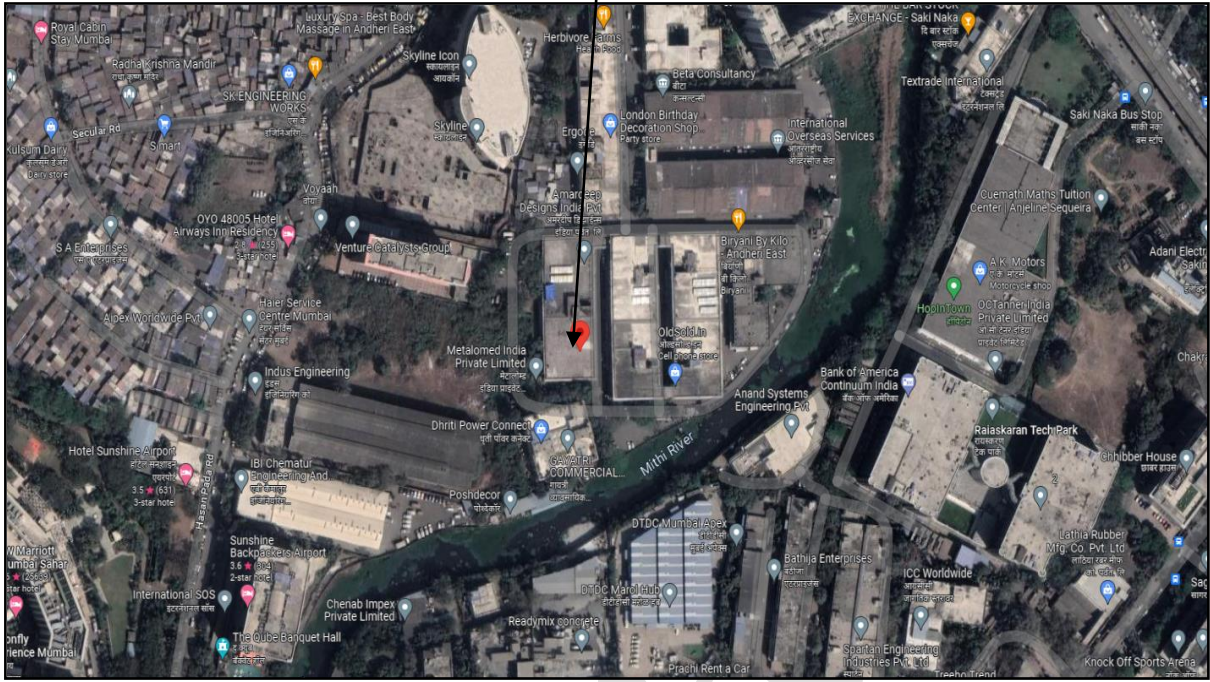


## Actual site photographs



# Route Map of the property

Site u/r



**Latitude Longitude: 19°06'14.3"N 72°52'54.8"E**

**Note: The Blue line shows the route to site from nearest metro station (Marol Naka – 650 Mt.)**

## Ready Reckoner Rate

DIVISION / VILLAGE : MAROL						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban	Local Body Type	Corporation "A" Class			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: On North Village Boundary, on East Village Boundary, on South and West Village Boundary, and Pipe Line.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
43	43/219	76370	158490	191380	208020	166420
1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1599, 1600, 1601, 1603, 1604, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1648, 1649, 1650, 1651, 1653, 1657, 1658, 1660, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1671, 1673, 1675, 1676, 1859						

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# Price Indicators

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Property ID: 15561

## On Sale 815 sq ft + 600 sq ft (Mezzanine) Industrial Gala at Mittal Industrial Estate near Marol Metro Station in Andheri East

A 815 sq ft (Carpet area) + 600 sq ft (Mezzanine) Industrial Gala at Mittal Industrial Estate for Sale.  
Located near Marol Metro Station in Andheri East  
Price Rs.1,30,00,000

Click to show more images

₹ 1.30 Cr
For Sale

For Sale Commercial Shop / Showroom / Space For Sale at Mittal Industrial Estate, Near Marol Metro Station, Andheri East, Mumbai

Carpet Area  
815 Sq-ft

Send an enquiry for this property?  
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Your Name

Email ID

+91

Describe your requirement in detail, to help us serve you better

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₹2.25 Cr [Apply for loan](#)
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Industrial Building For Sale in [Marol MIDC Industrial Estate, Mumbai](#)

Ready to Move

Super Built-Up Area	Transaction Type	Age Of Construction
1265 sqft - ₹17,787/sqft	Resale	10 to 15 years
Type Of Ownership		
Freehold		

Contact Owner
Get Phone No.
Last contact made 78 days ago

**Contact Owner**

Soniya Adav +91-96XXXXXXX

Get Phone No.

### More Details

Price	₹ 2.25 Cr
Address	Gokul Industrial Estate, off Andheri Kuria Road, Marol, MIDC, Andheri East, Mumbai-400059, Marol MIDC Industrial Estate, Mumbai - Western Mumbai, Maharashtra

## Sale Instances

5076514 06/06/2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि. अंधेरी 7 दस्त क्रमांक : 5076/2023 नोदणी : Regn:63m
<b>गावाचे नाव : मरोळ</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	16400000		
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते ममुद करावे)	12284292.3		
(4) भू.मापन,पोटोहिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव-Mumbai Ma.na.pa. इतर वर्णन .सदनिका नं. : इंडस्ट्रियल गाला युनिट नं बी 131,बी विंग, माळा नं: पहिला, इमारतीचे नाव: अक्षय मित्तल इंडस्ट्रियल प्रिमा. को-ऑप. सोसा. लि. ब्लॉक नं. संजय बिल्डिंग नं 5,अंधेरी पूर्व,मुंबई - 400 059, रोड : मित्तल इंडस्ट्रियल इस्टेट,अंधेरी. कुर्ला रोड, इतर माहिती: क्षेत्रफळ 77.70 चौ. मी. बांधीव(836 चौ. फूट बांधीव),विभागाचे नाव मरोळ,उपविभागाचे नाव 43/219,दर 1,66,420/- ( ( C.T.S. Number : 1637 ; ) )		
(5) क्षेत्रफळ	77.70 चौ मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा.या शिद्दुन ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-श्रीकृटी टेक्स्टाईल्स प्रा. लि. तर्फे त्याचे संचालक श्री रसिकलाल दत्तपराराम ठक्कर वय.-72 पत्ता.-प्लॉट नं. 46, माळा नं. -, इमारतीचे नाव: चंद्र धुवन, रूम नं 19/20, ब्लॉक नं. ओल्ड हनुमान गल्ली, मुंबई, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड.-400002 पॅन नं.-AAAACG0622P		
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-नाथलाल लक्ष्मीनारायण खेतान वय.-69; पत्ता.-प्लॉट नं. ए-304, माळा नं. -, इमारतीचे नाव: शिव पार्वती को-ऑप. हाऊसिंग सोसायटी लि. , ब्लॉक नं. शिवसेना ऑफिस जवळ, सोनी कॉलोन्स, मालाड पश्चिम, रोड नं. चिंचोली बंदर रोड, महाराष्ट्र, MUMBAI. पिन कोड.-400064 पॅन नं.-AEXPK6417N 2): नाव.-विल्पा खेतान वय.-37; पत्ता.-प्लॉट नं. ए-304, माळा नं. -, इमारतीचे नाव: शिव पार्वती को-ऑप. हाऊसिंग सोसायटी लि. , ब्लॉक नं. शिवसेना ऑफिस जवळ, सोनी कॉलोन्स, मालाड पश्चिम, रोड नं. चिंचोली बंदर रोड, महाराष्ट्र, मुंबई. पिन कोड.-400064 पॅन नं.-APWPK6979D		
(9) दस्तऐवज करून दिल्याचा दिनांक	23/03/2023		
(10)दस्त नोंदणी के त्याचा दिनांक	23/03/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	5076/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	984000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)धेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is ` **2,11,02,640.00 (Rupees Two Crore Eleven Lakh Two Thousand Six Hundred Forty Only)**. The **Realizable Value** of the above property is ` **1,89,92,376.00 (Rupees One Crore Eighty Nine Lakh Ninety Two Thousand Three Hundred Seventy Six Only)** and the **Distress value** ` **1,68,82,112.00 (Rupees One Crore Sixty Eight Lakh Eighty Two Thousand One Hundred Twelve Only)**.

Place: Mumbai

Date: 16.06.2023

Enclosures		
	Declaration from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

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).

Date

Signature  
(Name Branch Official with seal)

(Annexure – I)

### DECLARATION FROM VALUERS

I, declare that:

- a. The information furnished in my valuation report dated 16.06.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 02.06.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Mr. Raman R. Jain & Mrs. Kamni R. Jain from Mrs. Lalita B. Jain vide Agreement for sale dated 06.07.2007
2.	purpose of valuation and appointing authority	As per the request from Bank of Baroda, SME Branch -1 Fort Branch to assess value of the property for Bank Loan purpose
3.	identity of the valuer and any other experts involved in the valuation;	
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 – 02.06.2023 Valuation Date - 16.06.2023 Date of Report - 16.06.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 02.06.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
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 commercial and Industrial application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	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