



# GYAN PRAKASH & CO.

Govt. Approved Valuers & Chartered Engineers

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- Fellow Member , Institution of Valuers
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- Associate Member, Indian Institute of Insurance Surveyors & Loss Assessors

## Format-C

To,  
State Bank of India ,SME, MIDC , Andheri East, Mumbai .

### VALUATION REPORT

I. GENERAL		
1.	Purpose for which the valuation is made	To assess present market value for the purpose of Collateral Security .
2.	a) Date of inspection	03/09/2022.
	b) Date on which the valuation is made	<u>05/09/2022</u>
List of documents produced for perusal		
3.	1. Deed of Sale dated 01/12/1997 between M/s. Ajay Enterprises as the Vendor and Mr. Parasmal B. Sirohia as The Purchaser .(For Gala No.6 & Gala No.7 )	
	2. Part Occupancy Certificate No. ATP/OC/DADRA/S No.202/1/971/1357, Dated 25/11/1997 Issued by .TCPD.	
	3. Property Tax No.939 Dated 23/01/2013 in the name of Mr. Parasmal B. Sirohia.	
4.	<b>Name of the Owner</b> and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<b>M/s. Cruise Electricals Pvt .Ltd .</b> <b>Proprietor : Mr. Parasmal B.Sirohia.</b>  <b>Industrial Amalgamated Gala No.6 &amp; Gala No.7, on Ground floor, Building No. A, Dadra Industrial Estate, Plot No.1 , Survey No.202 Near Mutual Industries &amp; Dadra Check Post, Union Territory of Dadra &amp; Nagar Haveli -396230.</b>
5.	Brief description of the property	The subject Building is a Industrial Building comprises of Ground + Third Upper Floors in which the subject property is situated on Ground floor + mezzanine floor.



6.	<b>Location of property</b>	
	a) Plot No. / Survey No.	Plot No.1 , Survey No.202
	b) Door No.	Industrial Amalgamated Gala No.6 & Gala No.7 .
	c) C.T. S. No. / Village	Village- Dadra of the Union Territory of Dadra & Nagar Haveli.
	d) Ward / Taluka	Dadra & Nagar Haveli.
	e) Mandal / District	Union Territory of Dadra & Nagar Haveli.
7.	Postal address of the property	<b>Industrial Amalgamated Gala No.6 &amp; Gala No.7</b> , on Ground floor, Building No. A, Dadra Industrial Estate, Plot No.1 , Survey No.202 Near Mutual Industries & Dadra Check Post, Union Territory of Dadra & Nagar Haveli - 396230.
8.	City / Town	: Dadra & Nagar Haveli.
	Residential Area	: No
	Commercial Area	: Yes.
	Industrial Area	: Yes.
9.	<b>Classification of the area</b>	
	i) High / Middle / Poor	Middle.
	ii) Urban / Semi Urban / Rural	Urban.
10	Coming under Corporation limit/Village Panchayat / Municipality	: Dadra & Nagar Haveli.
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	: State Govt.enactments
12	<b>Boundaries of the property</b>	
	North	: Service Road of Dadra Industrial Estate.
	South	: Service Road of Dadra Industrial Estate.
	East	: Open Space
	West	: Service Road.
13	Latitude, Longitude	: 20.32455, 72.96144

निरीक्षण/रफ़्त  
18 JUL 2022



14	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	: Owner Occupied.
<b>II. APARTMENT BUILDING</b>		
1.	Nature of the Apartment	: Industrial Gala.
2.	Location	: Near Mutual Industries & Dadra Check Post
	C.T. S. No./Plot No.	: Plot No.1 , Survey No.202
	Block No.	: Dadra & Nagar Haveli.
	Village/ Municipality / Corporation (Pin Code)	: Dadra & Nagar Haveli. Union Territory of Dadra & Nagar Haveli - 396230.
3.	Description of the locality Residential / Commercial / Mixed	: Commercial
4.	Year of Construction	: 1997
5.	Number of Floors	: Ground + Mezzanine Floor .
6.	Type of Structure	: RCC
8.	Quality of Construction	: Good.
9.	Appearance of the Building	: Good.
10	Maintenance of the Building	: Good.
11	<b>Facilities Available</b>	
	Lift	: No.
	Protected Water Supply	: Yes.
	Underground Sewerage	: Yes.
	Car Parking - Open/ Covered	: No.
	Is Compound wall existing?	: Yes.
	Is pavement laid around the Building	: Yes.
<b>III Industrial Gala.</b>		
1	The floor on which the Property is situated	: Ground + Mezzanine Floor .
2	Door No. of the Property	: <b>Industrial Amalgamated Gala No.6 &amp; Gala No.7</b>
3	Specifications of the Property	: The subject Building is a Industrial Building comprises of Ground + Third Upper Floors in which the subject property is situated on Ground floor + mezzanine floor. At the time of inspection we found that subject Gala no.7 & Gala No. 6 are internally





		attached with each other .Gal no.7 is Provided with R.C.C. Loft. The ceiling height is 25 feet The subject Industrial Estate is covered with compound wall & M.S. Gate.
	Roof	: RCC slab
	Flooring	: C.C Flooring
	Doors	: M.S. Rolling Shutter.
	Windows	: Powder coated sliding Windows.
	Fittings	: Good Fittings.
	Finishing	: Good.
4	How is the maintenance of the Property ?	: Good.
5	Sale Deed executed in the name of	: <b>M/s. Cruise Electricals Pvt .Ltd .</b> <b>Proprietor : Mr. Parasmal B.Sirohia.</b>
6	What is the Area of the Property ?	: <b>As per Deed of sale</b> <b>(For Gala no.6)</b> <b>Built up area : 1463.80 sq.ft</b> <b>(For Gala no.7)</b> <b>Built up area : 1463.80 sq.ft</b> <b>Mezzanine floor : 928 sq.ft</b>
7	What is the Floor Space Index (FSI)	: ----
8	Is it Posh/ I class / Medium / Ordinary?	: Medium .
9	Is it being used for Residential or Commercial purpose?	: Industrial Purpose
10	Is it Owner-occupied or let out?	: Owner-occupied.
11	If rented, what is the monthly rent?	: Rs.20,000/- per month only .
<b>IV</b>	<b>MARKETABILITY</b>	
1	How is the marketability?	: Good.
2	What are the factors favoring for an extra Potential Value?	: The above subject property is a Industrial Gala situated in Dadra Industrial estate at ground floor .It is surrounded with industrial units with approach road for transportation of goods.
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 type of property 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)	<b>Rs.3,000/- to Rs.4 ,000/- Per sq.ft. on Built up area</b> for similar type of Properties depending upon locality & amenities provided. <b>So we have considered Rs.3,500 per sq.ft on Built up area for Industrial property.</b>
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	In most of the cases the actual deal amount or Transaction value is not reflected in Index II because if various Market practices. We always try to arrive a value which is nearly correct reflection of actual transaction value irrespective of any factors in market.
Break - up for the rate		
3	i) Building + Services	Rs.2000/- per sq.ft for construction cost.
	ii) Land + Others	Rs.1,500 /- per sq.ft for Undivided share of Land.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Revenue department of Silvassa has fixed Circle rate of Dadra & Nagar Haveli is Rs.1940 per sq.mtr of N.A Land in the year 2015. Therefore Rate per sq.mtr of Land in year 2022 (as per 6% increased every year ) is <b>Rs.2916 per sq.mtr of N.A Land.</b>
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
a.	Depreciated building rate	: Rs.1280 /- per sq.ft for Construction cost.
	Replacement cost of Property with Services {V (3)i}	: Rs. 2,000 /-per sq.ft for similar type of new construction.
	Age of the building	: 25 Years old
	Life of the building estimated	: 60 Years.
	Depreciation percentage assuming the salvage value as 10%	: 40 % depreciation.
	Depreciated Ratio of the building	: 40/60.
b.	Total composite rate arrived for valuation	: Rs. 2780 /-per sq.ft on Built up area for Subject Property
	Depreciated building rate VI (a)	: Rs.1280/- per sq.ft for Construction Cost.
	Rate for Land & other V (3)ii	: Rs.1,500/- per sq.ft for Undivided share of Land.
	Total Composite Rate	: <b>Rs. 2780/-per sq.ft on Built up area.</b>



**Details of Valuation:**

Sr. No.	Description	Built up area in sq.ft	Rate per unit Rs.	Estimated Value Rs.
1	Industrial Gala No.6	1463.80 sq.ft	Rs.2780/- per sq.ft	Rs.40,69,364 /-
2.	Industrial Gala No.7	1463.80 sq.ft	Rs.2780/- per sq.ft	Rs.40,69,364 /-
3.	Mezzanine floor	928 sq.ft	Rs.500/- per sq.ft	Rs.4,64,000 /-
<b>Total</b>				<b>Rs.86,02,728 /-</b>

Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) Saleability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed.  
Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

As a result of my appraisal and analysis, it is my considered opinion that the present

- i) Fair Market Value is Rs.86,02,728 /- ( Rs. Eighty six lakhs & two thousand only )
- ii) Realizable Value is Rs. 77,42,455 /-( Rs. Seventy seven lakhs & forty two thousand only )
- iii) Distress Sale Value is Rs. 68,82,182 /-(Rs. Sixty eight lakhs & eighty two thousand only)
- iv) Rental Value per month is Rs.20,000/- (Twenty thousand per month only)

Place : Mumbai  
Date : 05/09/2022

Signature  
(Name and Official Seal of the Approved Valuer)



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 Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only).

Date:05/09/2022

Signature  
(Name of the Branch Manager with office Seal)

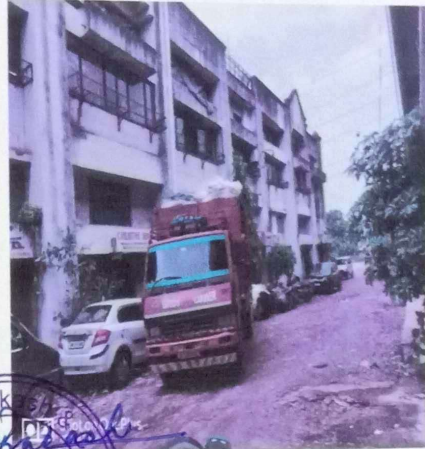


Photographs for the Property of M/s. Cruise Electricals Pvt.Ltd .  
Proprietor : Mr. Parasmal B.Sirohia.

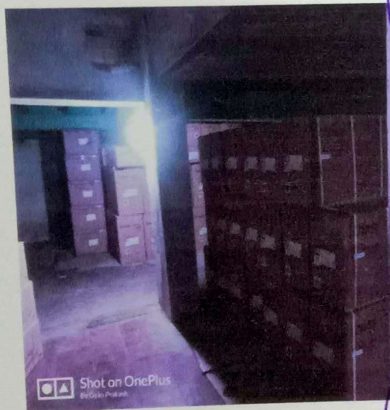




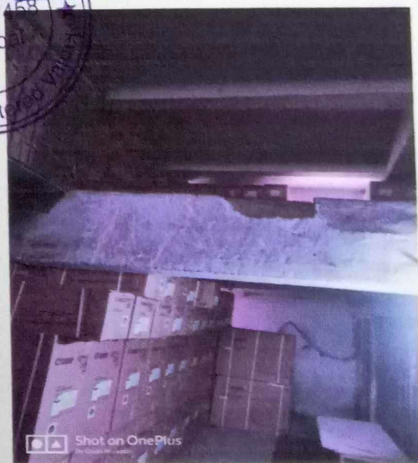
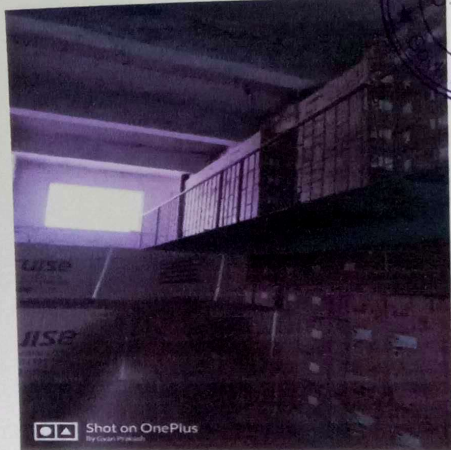
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