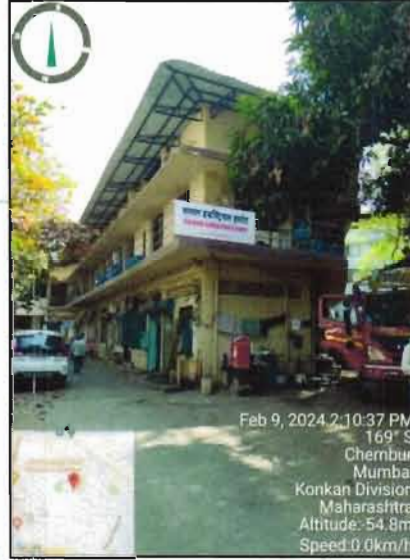


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Anrisa Estates Private Limited**

Industrial Gala No. 111 A & B, 1st Floor, "**Satyam Industrial Estate**", Near Malhotra Chambers, Govandi Station Road (Now Bhaktakavi Shivjibhai Devshi Marg), Govandi (East), Village - Deonar, Taluka – Kurla, Mumbai – 400088, State - Maharashtra, Country – India.

Latitude Longitude - 19°03'00.6"N 72°54'58.5"E

Valuation Done for:

Cosmos Bank




Chembur (East) Branch

Plot No. 239, Ground Floor, Central Avenue Road, Near Ambedkar Garden, Chembur (East), Mumbai – 400071, 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 OPINION REPORT

The property bearing Industrial Gala No. 111 A & B, 1st Floor, "Satyam Industrial Estate", Near Malhotra Chambers, Govandi Station Road (Now Bhaktakavi Shivjibhai Devshi Marg), Govandi (East), Village - Deonar, Taluka – Kurla, Mumbai – 400 088, State - Maharashtra, Country – India belongs to **Anrisa Estates Private Limited**.

Boundaries of the property.

North	:	Station Road
South	:	Satyam Tower
East	:	Satyam Industrial Annex Building
West	:	IIPS Staff Quarters

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 banking purpose for **₹ 2,01,31,762.00 (Rupees Two Crore One Lakh Thirty One Thousand Seven Hundred Sixty Two 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
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.13 15:32:14 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report



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Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation Report of Industrial Gala No. 111 A & B, 1st Floor, "Satyam Industrial Estate", Near Malhotra Chambers, Govandi Station Road (Now Bhaktakavi Shivjibhai Devshi Marg), Govandi (East), Village - Deonar, Taluka – Kurla, Mumbai – 400 088, State - Maharashtra, Country – India.

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 13.02.2024 for Bank Loan Purpose
2	Date of inspection	08.02.2024
3	Name of the owner/ owners	Anrisa Estates Private Limited
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Pvt. Ltd. Co. Ownership
5	Brief description of the property	Address: Industrial Gala No. 111 A & B, 1 st Floor, "Satyam Industrial Estate", Near Malhotra Chambers, Govandi Station Road (Now Bhaktakavi Shivjibhai Devshi Marg), Govandi (East), Village - Deonar, Taluka – Kurla, Mumbai – 400 088, State - Maharashtra, Country – India Contact Person: Mr. Rohan Kordak (Office staff) Contact No. 8692881178
6	Location, street, ward no	Near Malhotra Chambers, Govandi Station Road (Now Bhaktakavi Shivjibhai Devshi Marg)
7	Survey/ Plot no. of land	S. No. 24, H. No. 2, CTS No. 331, Village Deonar
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Industrial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Gala No. 111 A in Sq. Ft. = 501.00 Gala No. 111 B in Sq. Ft. = 501.00 (Carpet Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 1,341.00 (62.30 Sq. M. each aggregating 124.60 Sq. M.) (Area of Gala Nos. 111A & B as per

		Agreement)
13	Roads, Streets or lanes on which the land is abutting	Govandi Station Road (Now Bhaktakavi Shivjibhai Devshi Marg)
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
IMPROVEMENTS		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant - Dye Chem India
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per MCGM norms Percentage actually utilized – Details not available
26	RENTS	
(i)	Names of tenants/ lessees/ licensees, etc	N.A.

	(ii)	Portions in their occupation	N.A.
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	Details of rental income per month not available.
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	No lift
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		SALES	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is a industrial gala in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.

COST OF CONSTRUCTION		
41	Year of commencement of construction and year of completion	Year of Completion – 1979 (As per site information)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
Remark: 1. The building is Ground + 1 upper floor having AC sheet roof. 2. Legal documents of loft are not provided, hence same is not considered for valuation.		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Chembur (East) Branch to assess fair market value as on 13.02.2024 for Industrial Gala No. 111 A & B, 1st Floor, “**Satyam Industrial Estate**”, Near Malhotra Chambers, Govandi Station Road (Now Bhaktakavi Shivjibhai Devshi Marg), Govandi (East), Village - Deonar, Taluka – Kurla, Mumbai – 400088, State - Maharashtra, Country – India belongs **Anrisa Estates Private Limited**.

We are in receipt of the following documents:

1	Copy of Agreement dated 07.02.2024 between Anrisa Estates Private Limited (Transferee) and Mrs. Veena Saboo (Transferor)
2	Copy of Index II vide No. 2811 / 2024 dated 07.02.2024
3	Copy of Maintenance Bill dated 01.11.2023 in the name of Mrs. Veena Saboo for Gala Nos. 111 A – B each.

LOCATION:

The said building is located at S. No. 24, H. No. 2, CTS No. 331, Village Deonar. The property falls in Industrial Zone. It is at a travelling distance 900 M. from Govandi Railway Station.

BUILDING:

The building under reference is having Ground + 1 Upper Floors having AC sheet roof. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building external condition is good. The building is used for industrial purpose. 1st Floor is having 14 industrial galas. Building is without lift.

Industrial Gala:

The industrial gala under reference is situated on the 1st Floor. Gala No. 111 & 111 B are separate with separate entrance. Each gala consists of working Area + Loft. The height of gala is approx. 20 ft. It is finished with Vitrified flooring, M. S. Rolling Shutter, concealed electrical wiring.

Valuation as on 13th February 2024

The Built up area of the Industrial Gala	:	1,341.00 Sq. Ft.
--	---	------------------

Deduct Depreciation:

Year of Construction of the building	:	1976 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	45 Years
Cost of Construction	:	1,341.00 X 2,500.00 = ₹ 33,52,500.00
Depreciation	:	67.50%
Amount of depreciation	:	₹ 22,62,938.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,07,880.00 per Sq. M. i.e., ₹ 19,313.00.00 per Sq. Ft.
Guideline rate obtained after depreciation	:	₹ 1,55,770.00 per Sq. M. i.e., ₹ 14,471.00.00 per Sq. Ft.
Prevailing market rate	:	₹ 16,700.00 per Sq. Ft.
Value of property as on 13.02.2024	:	1,341.00 Sq. Ft. X ₹ 16,700.00 = ₹ 2,23,94,700.00

(Area of property x market rate of developed land & Residential premises as on 2023 – 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated Value of the property	:	₹ 2,23,94,700.00 (-) ₹ 22,62,938.00 = ₹ 2,01,31,762.00
The realizable value of the property	:	₹ 1,81,18,586.00
Distress value of the property	:	₹ 1,61,05,410.00
Insurable value of the property (1,341.00 X 2,500.00)	:	₹ 33,52,500.00
Guideline value of the property (1,341.00 X 14,471.00)	:	₹ 1,94,05,611.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Gala No. 111 A & B, 1st Floor, "Satyam Industrial Estate", Near Malhotra Chambers, Govandi Station Road (Now Bhaktakavi Shivjibhai Devshi Marg), Govandi (East), Village - Deonar, Taluka – Kurla, Mumbai – 400 088, State - Maharashtra, Country – India for this particular purpose at **₹ 2,01,31,762.00 (Rupees Two Crore One Lakh Thirty One Thousand Seven Hundred Sixty Two Only)** as on 13th February 2024.

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **13th February 2024 is ₹ 2,01,31,762.00 (Rupees Two Crore One Lakh Thirty One Thousand Seven Hundred Sixty Two Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 1 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is an industrial gala situated on 1 st Floor
3	Year of construction	1979 (As per site information)
4	Estimated future life	15 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Wooden flush doors, M. S. Rolling Shutter.
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP finishing
12	Roofing and terracing	AC sheet roof on 1 st floor
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	Not Provided
18	No. of lifts and capacity	No lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

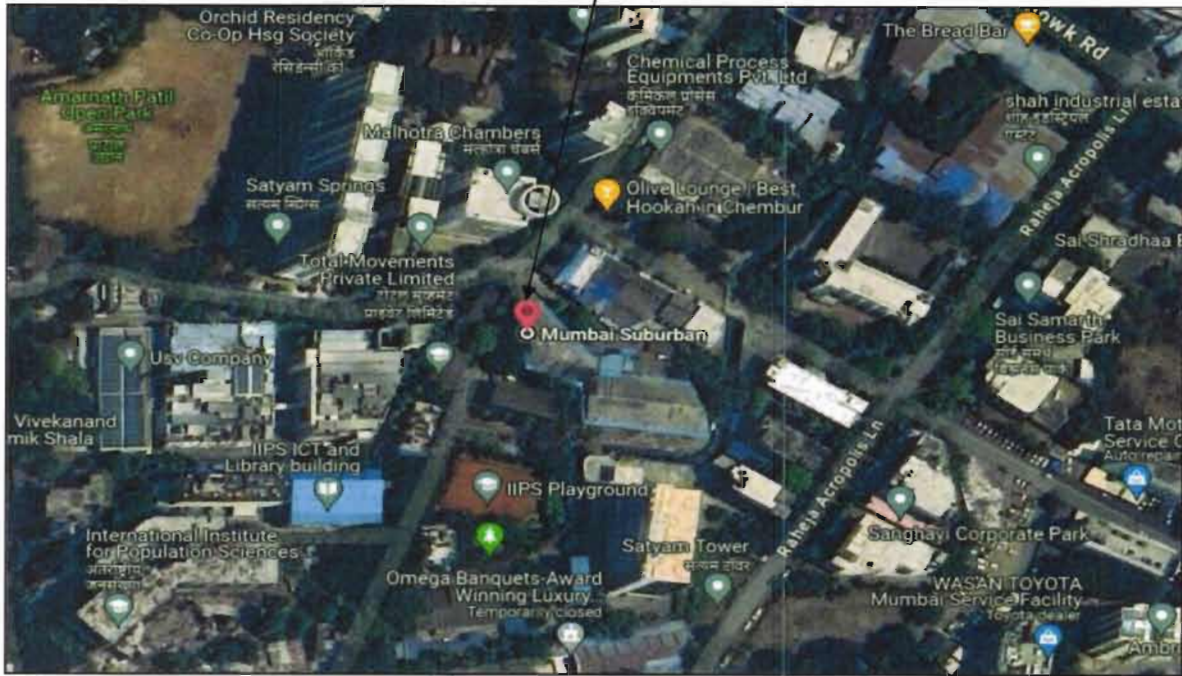


Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude - 19°03'00.6"N 72°54'58.5"E


Note: The Blue line shows the route to site from nearest Railway station (Govandi – 900 M.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home

Valuation Guidelines | User Manual

Year: 2023-2024 | Language: English

Selected District: MumbaiSubUrban

Select Village: देवघाट - कुर्वा

Search By: Survey No. Location

Enter Survey No: 24 Search

वर्णनांक	पुणे जमीन	निवासी इमारतिका	श्रीश्रीय	पुण्या	श्रीश्रीय	एक (Re./)	Attribute
100/471 - पुण्या: उपरोक्त हार्बर देवघाट, पुणे 13.40मी. वि. रस्ता, वसतिगृह वही एम. पुणे भाग 3 वसतिगृह गावाची सीमा.	92080	207880	239080	259850	207880	श्री श्रीय	वि.टी.एम. मंत्र

Stamp Duty Ready Reckoner Market Value Rate for Gala	2,07,880.00			
No increase on gala located on 1 st floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (A)	2,07,880.00	Sq. Mtr.	19,313.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	92,080.00			
The difference between land rate and building rate	1,15,800.00			
Depreciation Percentage as per table	55%			
Rate to be adopted after considering depreciation	1,55,770.00	-	14,471.00	Sq. Ft.

Multi-Storied building with Lift

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

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

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

Sale Instance

गावाचे नाव : देवनार	
17206520	सूची क्र.2
08-02-2024	दुयम नेबंधक : राह दु.नि.कुर्ला 5
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	दस्त क्रमांक : 17206/2023
	नोंदणी : Regn:63m
(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	7600000
(3) बाजारभाव,भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9008585.6
(4) मूमापना,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: गाला नं 102, माळा नं: 1 ला मजला, इमारतीचे नाव: द सत्यम इंडस्ट्रियल प्रिमायसेस को ऑफिसो लिमिटेड, ब्लॉक नं: गोवडी स्टेशन रोड,गोवडी, रोड : मुंबई 400088. इतर माहिती: मौजे देवनार,क्षेत्रफळ 600 चौ फूट बिल्ट अप((C.T.S. Number : 331 ;))
(5) क्षेत्रफळ	600 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणाऱ्या/पक्षकाराचे ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव -केलासनाथ रामसजीवन शिवाजी बघ.-64 पत्ता -प्लॉट नं 21, माळा नं. 3 रा मजला , इमारतीचे नाव- नुतून शॉपिंग सेंटर, ब्लॉक नं: गोवडी पूर्व , रोड नं: . महाराष्ट्र, MUMBAI पिन कोड -400088 पॅन नं:-AABPT8141/ 2): नाव -सत्येंद्र केलासनाथ शिवाजी बघ.-39 पत्ता -प्लॉट नं 21, माळा नं. 3 रा मजला , इमारतीचे नाव- नुतून शॉपिंग सेंटर, ब्लॉक नं: गोवडी पूर्व , रोड नं: . महाराष्ट्र, MUMBAI पिन कोड -400088 पॅन नं:-ADXPTR468M
(8)दस्तऐवज करून देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव -तरुण प्रकाश रजनी बघ -46, पत्ता-प्लॉट नं: 703, माळा नं: ., इमारतीचे नाव: वैकुंठ अॅनेक्स, ब्लॉक नं: सिधी सोसायटी, चेंबूर रोड नं: . महाराष्ट्र, MUMBAI. पिन कोड -400071 पॅन नं:-AJHDPR0545H
(9) दस्तऐवज करून दिल्याचा दिनांक	14/08/2023
(10)दस्त नोंदणी केलाचा दिनांक	14/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	17206/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	540600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)थोरा	
नृत्पाळनासाठी विचारता घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

https://eesearchngservice.maharashtra.gov.in/sarite/HTMLReportSuchiKramank2_RegLive.aspx

1/2

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NOBROKER Find Best Property

Industrial Building in Vikrant Industrial Estate, Mumbai For Sale
₹ 1.87 Crores (18.70 Lakh)
₹ 1.48 Lacs/Month (₹ 1,48,000)
1,075 Sq Ft (30.20 Sq Yd)

Home Commercial Properties for Sale in Mumbai Commercial Properties for Sale in Greater Mumbai Industrial Building for Sale in Greater Mumbai Property Details

Photos Location

Industrial Building
Freehold
Unfurnished
Dec 27, 2023

Public And Reserved
More Than 20 Year
Immediately

Get Owner Details

Report what was not correct in this property
Listed by Broker Sold Out Wrong Info

₹ 1.87 Crores (18.70 Lakh)

₹ 1.48 Lacs/Month (₹ 1,48,000)

1,075 Sq Ft (30.20 Sq Yd)

Home Commercial Properties for Sale in Mumbai Commercial Properties for Sale in Greater Mumbai Industrial Building for Sale in Greater Mumbai Property Details

Photos Location

Industrial Building
Freehold
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₹ 1.87 Crores (18.70 Lakh)

₹ 1.48 Lacs/Month (₹ 1,48,000)

1,075 Sq Ft (30.20 Sq Yd)

NOBROKER Find Best Property

Industrial Building in Gowand East, Mumbai For Sale
₹ 1.25 Crores (12.50 Lakh)
₹ 83,867/Month (₹ 83,867)
500 Sq Ft (14.65 Sq Yd)

Home Commercial Properties for Sale in Mumbai Commercial Properties for Sale in Greater Mumbai Industrial Building for Sale in Greater Mumbai Property Details

Photos Location

Industrial Building
Freehold
Semi-Furnished
Nov 17, 2022

Public
Ground Floor
More Than 10 Year
Immediately

Get Owner Details

Report what was not correct in this property
Listed by Broker Sold Out Wrong Info

₹ 1.25 Crores (12.50 Lakh)

₹ 83,867/Month (₹ 83,867)

500 Sq Ft (14.65 Sq Yd)

Home Commercial Properties for Sale in Mumbai Commercial Properties for Sale in Greater Mumbai Industrial Building for Sale in Greater Mumbai Property Details

Photos Location

Industrial Building
Freehold
Semi-Furnished
Nov 17, 2022

Public
Ground Floor
More Than 10 Year
Immediately

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₹ 1.25 Crores (12.50 Lakh)

₹ 83,867/Month (₹ 83,867)

500 Sq Ft (14.65 Sq Yd)

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **13th February 2024**.

The term 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 knowledgeable 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.

UNDER LYING 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.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

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 neighborhood 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 **₹ 2,01,31,762.00 (Rupees Two Crore One Lakh Thirty One Thousand Seven Hundred Sixty Two Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.13 11:10:33 +05'30'


Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Cosmos Emp. No. H.O./Credit/67/2019-20

Think.Innovate.Create

PREMISES CO-OP. SOCIETY LTD.

NO.: Dom / W.M / GNL / (0) / 012 DT. 25.2.03)
 Industrial Estate, Govind Station Road, Govind, Mumbai
 Email: satyamindustrial@gmail.com

Bill No. 132

Shri/Smt. Mrs. Veena Saboo

Gala No. 111-B

Date 01-11-23

Qnt. 550

400 000. करल - 9		
<u>2649</u>	<u>20</u>	<u>2020</u>
2028		

Bill for the month of July to September 23

PARTICULARS		Rs.	P.
1. Municipal Taxes	@ Rs. _____	853	00
2. Water Charges	@ Rs. _____	243	00
3. Electricity Charges	@ Rs. _____	290	00
4. Sinking Fund	@ Rs. _____	242	00
5. Major Repair	@ Rs. _____	412	00
6. General maintenance or service charges	@ Rs. _____	1331	00
7. Parking Charges (Car/Scooter)	@ Rs. _____		
8. Levy for non-occupancy/ Commercial use	@ Rs. _____		
9. Interest on arrears (Rs. _____)			
10. Any other (I) _____			
(II) _____			
(III) _____			
Total...		3359	00
Add. Previous Due...		4266	00
Add Penalty/ Loss Adjust...			
Balance Payable		9665	00



P. T. O.

For, SATYAM INDUSTRIAL PREMISES CO-OP. SOCIETY LTD.

Hon. Secretary / Treasurer

Receipt

Cheque Date _____ No _____ Amt _____ Bank _____

Received Dt _____

Ravind Bill

SATYAM INDUSTRIAL PREMISES CO-OP. SOCIETY LTD.

REG. NO.: Bom / W-M / GNL / (0) / 012 DT. 25.2.03
 Satyam Industrial Estate, Govandi Station Road, Govandi, Mumbai - 400 080.
 Email: satyamindustate@gmail.com

Bill No. 092 Date 07/10/23
 Shri/Smt. Mn. Veena Saboo
 Gala No. G-111A Sqft. 550 | 21 | 00
 Bill for the month of April to June 23 2028

PARTICULARS		Rs.	P.
1. Municipal Taxes	@ Rs. _____	853.	00
2. Water Charges	@ Rs. _____	247.	50
3. Electricity Charges	@ Rs. _____	247.	00
4. Sinking Fund	@ Rs. _____	247.	50
5. Major Repair	@ Rs. _____	412.	50
6. General maintenance or service charges	@ Rs. _____	1331.	00
7. Parking Charges (Car/Scooter)	@ Rs. _____		
8. Levy for non-occupancy/ Commercial use	@ Rs. _____		
9. Interest on arrears (Rs. _____)			
10. Any other (i) _____			
(ii) _____			
(iii) _____			
Total...		3389.	00
Add. Previous Due...		29651.	00
Add Penalty/ Less Adjust...			
Balance Payable		33040.	00



P. T. O. For, SATYAM INDUSTRIAL PREMISES CO-OP. SOCIETY LTD.

Hon. Secretary / Treasurer

Receipt

Cheque Date _____ No _____ Amt _____ Bank _____

Received Dt _____