

VALUATION REPORT OF COMMERCIAL BUILDING



Commitment & Quality

- ❖ *REPORT NO* : *CQ/MUMBAI/UBI/BV-177(16-16-16)24*
- ❖ *OWNERS NAME* : *M/S ESSE TRADING IMPEX LLP*
- ❖ *BORROWERS NAME* : *M/S ESSE TRADING IMPEX LLP*
- ❖ *BANK NAME* : *UNION BANK OF INDIA*
- ❖ *BRANCH NAME* : *MAHALAXMI BRANCH , MUMBAI*
- ❖ *MARKET VALUE* : *Rs.5,60,01,000.00*
- ❖ *REALIZABLE VALUE* : *Rs.5,32,01,000.00*
- ❖ *DISTRESS VALUE* : *Rs.4,20,01,000.00*

C&Q ASSOCIATES

REGD. VALUER & ENGINEERING CONSULTANT

AT-Commercial permises No. B, 4th Floor, Shree Samarth Complex, Malang Road, Near RTO
Office, Adiwali Dhokali, Kalyan (East) , thane- 421306

Branch Office: Delhi, Kolkata, Bhubaneswar & Jamshedpur

Mob-9338189428,9861926716 9910310233



REGD. VALUER, ENGINEERING CONSULTANT

REF. No. C&Q/MUMBAI/UBI/BV-177(16-16-16)24

DATE: 22/05/2024

Office at: AT- Commercial permises No. B, 4th Floor, Shree Samarth Complex, Malang Road, Near RTO Office, Adiwali Dhokali, Kalyan (East) , thane- 421306

Mob-9338189428, 9861926716,9910310233 Email: cqrvaluer@gmail.com

Name Of Bank-UNION BANK OF INDIA

Name Of Branch- MAHALAXMI BRANCH , MUMBAI

VALUATION REPORT -(IN RESPECT OF OFFICE)

I.GENERAL

01	Purpose for which the valuation is made	:	Upon Request of U.B.I., Mahalaxmi Branch , Mumbai , To Know Fair Market Value
02	a) Date of Inspection	:	20/05/2024
	b) Date on which the valuation is made	:	22/05/2024
03	List of documents produced For perusal	:	Xerox copy of i) Deed Of Agreement Of Sale Of Dt-10/08/2021, ii) Copy Of Full Oc Certificated No-CE/8315/WS/AK,Dt-24/06/2009 Approved By MCGM
04.	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 ESSE TRADING IMPEX LLP , Office no - 204, 2nd Floor ,Building Know As Crystal Point , Situated At New Link Road , Village - Ambivali, Taluka-Andheri, Dist - Mumbai, Maharashtra.
05.	Brief description of the property	:	Office no - 204, 2nd Floor ,Building Know As Crystal Point , Situated At New Link Road , Village - Ambivali, Taluka-Andheri, Dist - Mumbai, Maharashtra.
06	Location of the property		
a)	Plot No/H.No.	:	CTS No-824/1,824/2,824/3,824/4,
b)	Door No	:	Office no - 204, ,
c)	T.S. No. / Village	:	Village - Ambivali
d)	Ward / Taluka	:	Andheri,
e)	District	:	Dist - Mumbai,
f	Date of issue and validity of layout of approved map / plan	:	Copy Of Full Oc Certificated No-CE/8315/WS/AK, Dt-24/06/2009
g	Approved map / plan issuing authority	:	Approved By MCGM
h	Whether genuineness or authenticity of approved map / plan is verified	:	Yes
i	Any other comments by our empanelled valuers on authentic of approved plan	:	No
07	Postal address of the property	:	Office no - 204, 2nd Floor ,Building Know As Crystal Point , Situated At New Link Road , Village - Ambivali, Taluka-Andheri, Dist - Mumbai, Maharashtra.
08	City/Town/Village	:	Andheri West
8b	Residential area/ Commercial area/Industrial area	:	Commercial



	Classification of the area	Below	
9	i) High/Middle/Poor	:	Middle
	ii) Urban/Semi-Urban/Rural	:	Urban
10	Coming under Corporation limit/Village Panchayat/Municipality	:	Coming under Municipality limit
11	Whether covered under any State/Central Govt. enactment's (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area	:	Municipality
12	Boundary of properties- As Per Deed	:	As per physical
	North :- Land Bearing CTS No-844,		North :- Nallah and Shivshakti bldg
	South :- JP Road		South :- Tata Power
	East :- Link Road & Tata Electric Receiving Station & Municipal Sewerage Pumping station		East :- New Link Road
	West :- Vacant Land Reserved For Sewerage Pumping station Bearing No-111/D,CTS No-866		West :- RTO ground and Bhudhargad Soc.
13	Dimensions of the site	:	A
			B
			As per Deed.
			Actual
	North:		As Per Map
	South:		As Per Map
	East:		As Per Map
	West:		As Per Map
14	Extent of the site	:	125.69 Sq.mt Or Say 1353 Sq.ft Built up area
14.1	Latitude, longitude & co-ordinates of Residential Unit	:	Googol Map Attached Latitude -19.130942 , & Longitude-72.830963,
15	Extent of the site considered for Valuation (Least of 14 A & 14 B)	:	125.69 Sq.mt Or Say 1353 Sq.ft Built up area
16	Weather occupied by the owner/tenant? If occupied by tenant since how long? Rent received per month	:	Owner Self.

PART-B (VALUATION OF FLAT)

TECHNICAL DETAILS OF THE BUILDING:			
01	Nature of apartment	:	Commercial Building
02	Location	:	Situated At New Link Road , Village - Ambivali,
a	t.s.no.	:	--



	Block no.	:	---
	Ward no.	:	-----
	Village/Municipality/ Corporation	:	Municipality
	Door no street or road (pin code)	:	-----
03	Description of the locality Residential or Commercial Mixed	:	Commercial Area
	Year of construction	:	2009
	Number of floors	:	Building 2 Level Basement + Ground + 5 (pt) Upper floors
	Type of Structure	:	Rcc Structure
	Number of Dwelling units in the building	:	-----
	Quality of Construction	:	Good
	Appearance of the Building	:	RCC (Column Structure)
	Maintenance of the Building	:	Good
	Facilities Available	:	AS Per Annexure
	Lift	:	Yes
	Water Supply	:	Yes
	Underground sewerage	:	Yes
	Car parking	:	Yes
	Is compound wall existing	:	Yes
	Is Pavement Laid around the Building	:	Yes

PART-C (VALUATION OF Flat)

1.	The floor in which the Office is situated	2nd Floor ,
2.	Door No. of Office permises/Municipal No.	Office no - 204,
3.	Specification of the Office	Detail given Given below
	Windows :	Al. Glaz. window
	Flooring :	Tiles flooring
	Doors & Windows	Teak wood door
	Fitting :	Yes
	Finishing :	Yes
4.	House Tax	As Per House Tax Receipt
	Assessment No.	As Per House Tax Receipt
	Tax Paid in the name of	As Per House Tax Receipt
	Tax amount (Rs.)	As Per House Tax Receipt
5.	Electricity Service Connection Name of	As Per Electricity Bill
	Meter Card is in the Name of	As Per Electricity Bill
6.	How is the maintenance of the Flat ?	Good
7.	Sale deed executed in the name of	M/S ESSE TRADING IMPEX LLP ,
8.	What is the Undivided Area of land as per Sale deed	As Per Deed



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9.	What is the plinth area of the Flat?	125.69 Sq.mt Or Say 1353 Sq.ft Built up area
10.	What is the floor space index (app.)	NA
11.	What is the carpet area of the Flat?	1127 Sq.ft Carpet Area .
12.	Is it Posh / I Class /Medium /Ordinary ?	Medium
13.	Is it being Used for Residential or Residential Purpose?	Commercial
14.	Is it Owner -occupied or let out?	owner
15.	If rented, What is the monthly rent?	NA

MARKETABILITY

1.	How is marketability?	Marketability is good.
2.	What are the factors favoring for an extra potential value?	Located In Well Developed Area
3.	Any negative factor are observed which affect the market value in general?	No

RATE

1	After analyzing the comparable sale instances what is the composite rate for a similar Flat with same specifications in the adjoining locality	:	Market rate of Office in concerning area is running between Rs.35,000 to Rs.40,000 Per Sq. Ft. (References of recent transactions not available.)
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	:	Rs.38,000 Per Sq. Ft.- Office's Market rate is Estimated by Adopting Suitable unit Plinth area rate depending upon the specifications & Zone.
3	BREAK UP FOR THE RATE i) Building + Services ii) Land + Other	:	Rs.38,000 Per Sq. Ft.- Office's Market rate. Value of Undivided proportionate share in land already included with Office's Market rate.
4	Guideline rate obtained from the Registrar's Flat (an evidence thereof to be enclosed)	:	Rs.1,95,520Per Sq. Mt. Or Say 18,164 sq.ft- Govt. Rate. 1353 Sq. Ft. X Rs. 18,164 Per Sq. Ft. =Rs.2,45,75,892.00- Govt. value of Office



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Details In Valuation:- Cost OF Construction

Descript ion	Plinth area in sq ft.	Roof Ht.	Age of buildi ng	Estimated replacemen t rate of constructio n	Replacement cost Rs.	Depreciatio n @ %	Net value after depreciation Rs.
Office	1353 Sq ft	10' Ft.	15 Years	@3000/-	Rs.40,59,000	Rs.9,13,275	Rs.31,45,725
Total							Rs. 31,45,725.00

Details In Valuation

Descript ion	Plinth area in sq ft.	Roof Ht.	Age of buildi ng	Estimated replacemen t rate of constructio n	Replacement cost Rs.	Depreciati on @ %	Net value after depreciation Rs.
Office	1353 Sq ft	10' Ft.	15 Years	@ 38000 /- per sq f	Rs.5,14,14,000	Rs.9,13,275	Rs.5,05,00,725
Total							Rs.5,05,00,725.00

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Sr. No.	description	Qty.	Rate per unit Rs.	Estimated value Rs.
1a	Present value of the Residential Flat	1353	Rs.37,325.00	Rs.5,05,00,725.00
b	Car Parking	2nos	Rs.15,00,000	Rs.30,00,000.00
2	Estimated Interior decorations		Lumsum	Rs.25,00,000.00
	total			RS.5,60,00,725.00
	Or Say			RS.5,60,01,000.00
Realizable value				RS.5,32,01,000.00
Distress Value				RS.4,20,01,000.00



Valuation: Here the Approved valuer should discuss in details his approach to valuation of the property indicate how the value has been arrived at supported by necessary calculation Also, Such aspects as

- i) Salability
- ii) Likely rental value in future
- iii) Any Likely income it may generate may be discussed.
- iv) Photograph of owner/representatives with property in background to be enclosed
- V) Screen shot of latitude & longitude and co-ordinates of property using GPS/Various App/Internet sites.
- vi) As a result of my appraisal and analysis it is my consider opinion that
- vii) The Present fair Market value of the above Property in the Prevailing Condition with aforesaid Specifications **Rs.5,60,01,000.00 (Rs. Five Crore Sixty lakh One Thousand Only).** in my opinion.
- Viii) Realizable Value of the property **Rs.5,32,01,000.00 (Rs. five Crore thirty two Lakhs One Thousand Only).** in my opinion.
- IX) Distress Value of the property **Rs.4,20,01,000.00 (Rs. Four Crore Twenty Lakhs One Thousand Only).** in my opinion.

Signature

(Name and Official/Seal of the Approved Valuer)

The Undersigned have inspected the property detailed in the Valuation Report dated on I have gone through the report and am satisfied, to the best of my knowledge that the value of the property stated at Rs. by the approved valuer is realistic.

Date :

Chief Manager/ Officer-in-charge of Advance
Department



DECLARATION FROM VALUERS

I hereby declare that

- a. The information furnished in my valuation report dated 22/05/2024 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. Our Representative Mr.Sanklap Mob-7488567526 inspected the property on 20/05/2024
- 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 respect 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 III- A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.



Sl. No.	Particulars	Valuer comment
1	background information of the asset being valued;	Commercial Unit
2	purpose of valuation and appointing authority	As per request from u.b.i., Mahalaxmi Branch , Mumbai
3	identity of the valuer and any other experts involved in the valuation;	C & Q Associates
4	disclosure of valuer interest or conflict, if any;	Not any.
5	date of appointment, valuation date and date of report;	D.O.A.- 20/05/2024 D.O.R.- 22/05/2024
6	inspections and/or investigations undertaken;	D.O.I.- 20/05/2024
7	nature and sources of the information used or relied upon;	Local Market enquiry & physical site observations.
8	procedures adopted in carrying out the valuation and valuation standards followed;	As per Documents provided by the bank of my physical site enquiries.
9	restrictions on use of the report, if any;	Construction's Market rate.
10	major factors that were taken into account during the valuation;	For banking Purposes only.
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.	Local Enquiry & Market Opinion.

Signature

(Name of the Approved Valuer
and Seal of the Firm / Company)



MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services. Professional Competence and Due Care
6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers. Independence and Disclosure of Interest



12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.

13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider

Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.

17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.

18. As an independent valuer, the valuer shall not charge success fee (Success fees maybe defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to

disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a

reasonable person to take a view on the appropriateness of his/its decisions and actions.

22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.

23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for

production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation.— For the purposes of this code the term ‘relative’ shall have the same

meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Date: 22/05/2024

Place: Mumbai

Signature

(Name of the Approved Valuer and Seal of
the Firm / Company)



REGD. VALUER, ENGINEERING CONSULTANT

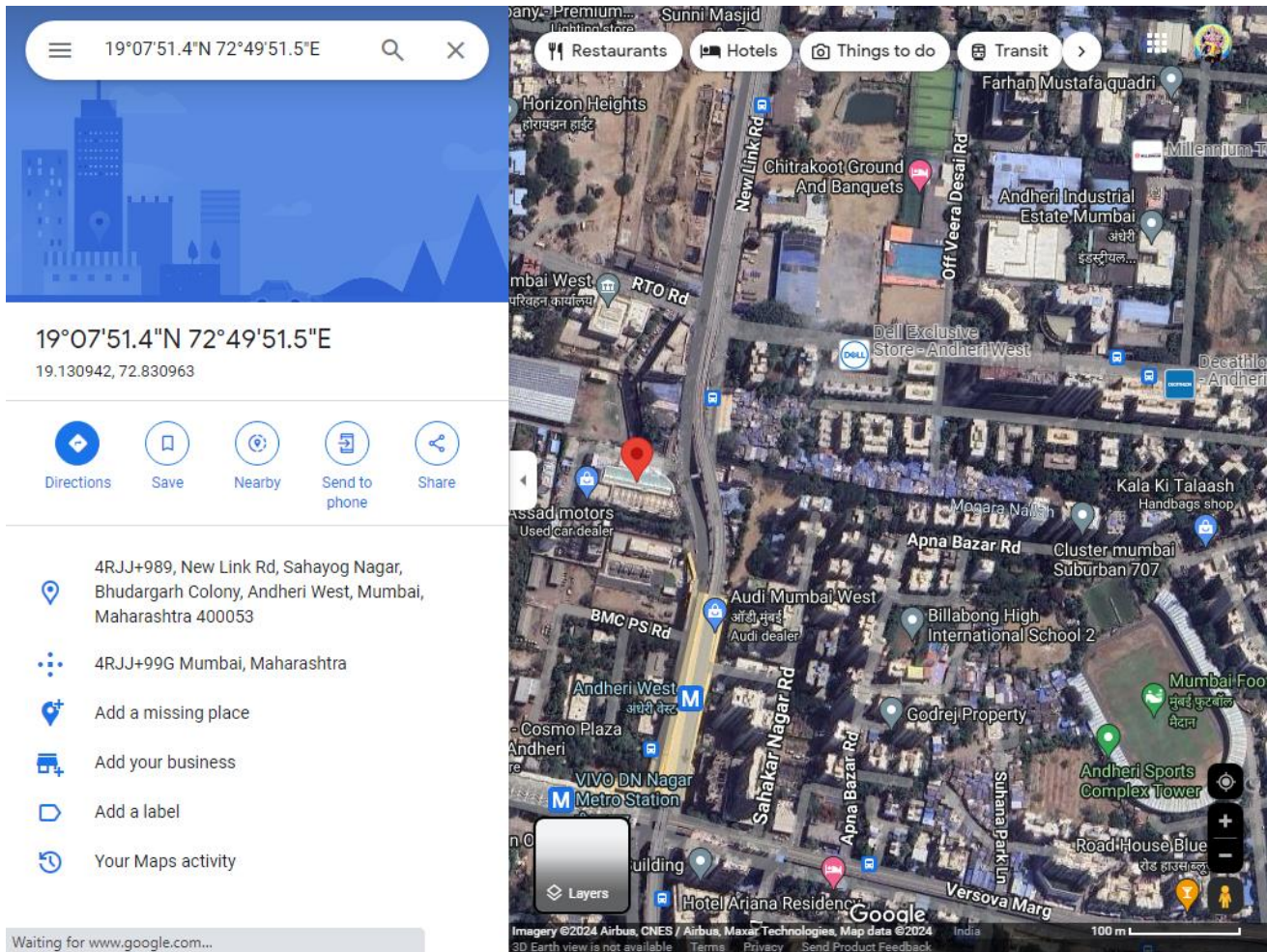
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GOOGLE LOCATION



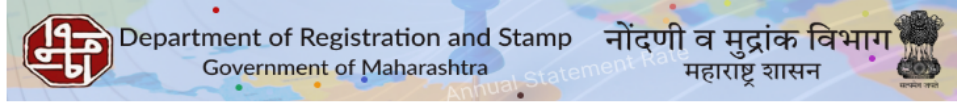


MARKET REFERENCES

The screenshot displays the NOBROKER website interface. At the top, the NOBROKER logo is on the left, and navigation links for 'Pay Rent', 'Post Your Property', 'Sign up', 'Log in', and 'Menu' are on the right. Below the header, a search bar contains 'Crystal Point ...' and 'Add more...'. A 'Search' button is prominent. The left sidebar features a 'Filters' section with 'Premium Filters' and a 'Reset' button. The filters include: Property Type, Price Range (₹ 0 to ₹ 100 Cr), Built Up Area (0 sq. ft. to 1,00,000 sq. ft.), Furnishing (Full, Semi, None), Building Type, Availability (Immediate, Within 15 Days, Within 30 Days, After 30 Days), and Parking (Public, Reserved). The main content area shows a listing for 'Office In Andheri West, Mumbai For Sale'. The listing details include: ₹60 Lacs (₹40,000.00 / sq.ft.), ₹45,056/Month (Estimated EMI), and 150 sqft (Builtup). A photo of the office interior is shown with a 'Request Photos' button. Below the photo, there are buttons for 'Get Owner Details' and a heart icon. The bottom of the page features a banner for 'Discover services at NOBROKER' with options for 'Get free home loan', 'Legal Assistance', and 'Free Pers'.



Government Rate



Annual Statement of Rates Ver. 2.0 (Market Value Rate Sheet Version 2.0)

[Home](#) [Valuation Guidelines](#) | [User Manual](#)

Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban

Select Village: Malad (East) (Borivali)

Search By: Survey no. Location

Select	subdivision	open land	Residential Flats	Office	shops	Industrial	Unit (Rs./)
SurveyNo	62/291-Land: Expressway on the East, Ward Boundary on the North, Village Boundary on the South and Railway on the West.	62930	132420	151910	166300	132420	Sq. meter
SurveyNo	62/292-Land: Partly Ward Boundary and Village Boundary on the North, Village Boundary on the East, Village Boundary on the South and Road North of Pathan Wadi and Expressway on the West.	51260	121520	139260	151900	121520	Sq. meter
SurveyNo	62/293 -Land: Bounded by Pathanwadi Road on the North, 36.60 m. Vs. Yo. Road, ward boundary on the south and village boundary on the west.	64200	136940	157480	223470	136940	Sq. meter
SurveyNo	62/294 -Land: Ward boundary on North, Ward boundary on East, Village boundary on South and West.	79320	159760	183730	199710	159760	Sq. meter
SurveyNo	62/295-Land: Village boundary on the east, west and north and division boundary on the south.	30250	85970	100300	127300	88350	Sq. meter

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