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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. S.S.B. Metal Works**

Industrial Unit No. 4, 5 & 6, Ground Floor, "**Kalpana Industrial Estate**", Golani Naka, Near Merchant Industrial Estate, Village – Waliv, Vasai (East), Palghar – 401 208, State – Maharashtra, Country – India

Longitude Latitude: 19°24'54.5"N 72°51'32.7"E

Intended User:

**Union Bank of India
UBI-GOREGAON (EAST)**

172/73, Shree Sadan, Shantaben Estate, Goregoan (East), Mumbai - 400 063,
State - Maharashtra, Country – India.

Our Pan India Presence at :

- | | | | |
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| Mumbai | Nashik | Rajkot | Raipur |
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Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Unit No. 4, 5 & 6, Ground Floor, "**Kalpna Industrial Estate**", Golani Naka, Near Merchant Industrial Estate, Village – Waliv, Vasai (East), Palghar – 401 208, State – Maharashtra, Country – India belongs to **M/s. S.S.B. Metal Works**.

Boundaries of the property.

North	: Sangeeta Industry
South	: Merchant Industrial Estate
East	: Waliv Road
West	: Merchant Industrial Estate

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 4,22,04,580.00 (Rupees Four Crore Twenty-Two Lakh Four Thousand Five Hundred Eighty 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.

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Union Bank of India Empanelment No.: ROS:ADV:Valuer/033:008:2021-22

Encl: Valuation report.

Auth. Sign.




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- | | | | |
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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,
The Branch Manager,
Union Bank of India
UBI-GOREGAON (EAST)
 172/73, Shree Sadan, Shantabehn Estate,
 Goregoan (East), Mumbai - 400 063,
 State - Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF INDUSTRIAL 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 : 08.07.2024								
	b)	Date on which the valuation is made : 12.07.2024								
3.	List of documents produced for perusal: i) Copy of Agreement for sale date 01.06.2004 between M/s. Ayrton Agencies Pvt. Ltd. (The Vendors) and M/s. S.S.B. Metal Works (The Purchaser's). ii) Copy of Occupancy Certificate No. CIDCO / VVSR / BP – 1417 / E / 1255 dated 12.01.1998 issued by CIDCO.									
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. S.S.B. Metal Works Address: Amalgamated Industrial Unit No. 4, 5 & 6, Ground Floor, " Kalpna Industrial Estate ", Golani Naka, Near Merchant Industrial Estate, Village – Waliv, Vasai (East), Palghar – 401 208, State – Maharashtra, Country – India. Contact Person: Mr. Pandurang Narvekar (Owner's Manager) Contact No. 8698637708 Company Ownership Details of share not available								
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is an amalgamated Industrial Unit No. 4, 5 & 6 located on Ground Floor. At the time of inspection, Unit Nos. 4, 5 & 6 on Ground floor is internally merged having separate entrances. Both the units can easily demarcate. The composition of Unit is as follows: <table border="1" data-bbox="849 1800 1445 1942"> <thead> <tr> <th>Unit</th> <th>Composition</th> </tr> </thead> <tbody> <tr> <td>Unit No. 4</td> <td>Working Area + 1 Toilet</td> </tr> <tr> <td>Unit No. 5</td> <td>Working Area</td> </tr> <tr> <td>Unit No. 6</td> <td>Working Area + Cabin</td> </tr> </tbody> </table> The property is at 8.3 Km. distance from nearest railway	Unit	Composition	Unit No. 4	Working Area + 1 Toilet	Unit No. 5	Working Area	Unit No. 6	Working Area + Cabin
Unit	Composition									
Unit No. 4	Working Area + 1 Toilet									
Unit No. 5	Working Area									
Unit No. 6	Working Area + Cabin									

			station Vasai.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 10, Hissa No. 13(Part)
	b) Door No.	:	Industrial Unit No. 5 & 6
	c) C.T.S. No. / Village	:	Village – Waliv
	d) Ward / Taluka	:	Taluka – Vasai
	e) Mandal / District	:	District – Palghar
	f) Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.
	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	:	Amalgamated Industrial Unit No. 4, 5 & 6, Ground Floor, "Kalpana Industrial Estate", Golani Naka, Near Merchant Industrial Estate, Village – Waliv, Vasai (East), Palghar – 401 208, State – Maharashtra, Country – India.
8.	City / Town	:	Vasai
	Residential area	:	No
	Commercial area	:	No
	Industrial 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 – Waliv CIDCO
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 Site As per Documents
	North		Sangeeta Industry Details not available
	South		Merchant Industrial Estate Details not available
	East		Waliv Road Details not available
	West		Merchant Industrial Estate Details not available
13	Dimensions of the site		N. A. as property under consideration is a Industrial Unit in a building.
			A B
			As per the Deed Actuals
	North	:	- -

	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 1,590.00 (Unit No. 4) Carpet Area in Sq. Ft. = 1,538.00 (Unit No. 5) Carpet Area in Sq. Ft. = 1,518.00 (Unit No. 6) Mezzanine Area in Sq. Ft. = 1,892.00 (Area of as per actual site measurement) Built Area in Sq. Ft. = 4,679.00 (Area as per Agreement for Sale)	
14.1	Latitude, Longitude & Co-ordinates of Unit	:	19°24'54.5"N 72°51'32.7"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Area in Sq. Ft. = 4,679.00 (Area as per Agreement for Sale)	
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.	:	-	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Waliv CIDCO	
	Door No., Street or Road (Pin Code)	:	Amalgamated Industrial Unit No. 4, 5 & 6, Ground Floor, " Kalpna Industrial Estate ", Golani Naka, Near Merchant Industrial Estate, Village – Waliv, Vasai (East), Palghar – 401 208, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Industrial	
4.	Year of Construction	:	1998 (As per Occupancy Certificate)	
5.	Number of Floors	:	Ground Floor + Mezzanine Floor	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	12 Units on Ground 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 Car parking space	

	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	UNIT		
1	The floor in which the Unit is situated	:	Ground Floor
2	Door No. of the Unit	:	Amalgamated Industrial Unit No. 4,5 & 6
3	Specifications of the Unit	:	
	Roof	:	AC. Sheet Roof
	Flooring	:	Green Kota Marble
	Doors	:	M. S. Rolling Shutter
	Windows	:	Openable Window
	Fittings	:	Open plumbing & Open Electrification
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not provided
	Tax paid in the name of:	:	Details not provided
	Tax amount:	:	Details not provided
5	Electricity Service connection No.:	:	Details not provided
	Meter Card is in the name of:	:	Details not provided
6	How is the maintenance of the Unit?	:	Normal
7	Sale Deed executed in the name of	:	M/s. S.S.B. Metal Works
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Unit?	:	Built Area in Sq. Ft. = 4,679.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	:	As per CIDCO norms
11	What is the Carpet Area of the Unit?	:	Carpet Area in Sq. Ft. = 1,590.00 (Unit No. 4) Carpet Area in Sq. Ft. = 1,538.00 (Unit No. 5) Carpet Area in Sq. Ft. = 1,518.00 (Unit No. 6) Mezzanine Area in Sq. Ft. = 1,892.00 (Area of 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?	:	Details not available
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)	:	₹ 9,000.00 to ₹ 10,000.00 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).	:	₹ 9,800.00 per Sq. Ft. on Built Up Area ₹ 9,020.00 per Sq. Ft. (After Depreciation)
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000.00 per Sq. Ft.
	II. Land + others	:	₹ 7,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed)	:	₹ 49,700.00 per Sq. M. i.e., ₹ 4,617.00 per Sq. Ft.
	Guideline rate after Depreciation	:	₹ 38,905.00 per Sq. M. i.e., ₹ 3,614.00 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 the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus, the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of Unit with Services (v(3)i)	:	₹ 2,000.00 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)	:	₹ 1,220.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 7,800.00 per Sq. Ft.
	Total Composite Rate	:	₹ 9,020.00 per Sq. Ft.
	Remark: As there are no permission documents are available for the mezzanine floor, it is not considered for the purpose of valuation. For the purpose of valuation, we have considered the area as per agreement.		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present total value of the Units (Gala No. 4,5 6)	4,679.00 Sq. Ft.	9,020.00	4,22,04,580.00
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			
Total Value of the Property				4,22,04,580.00
The realizable value of the property				3,79,84,122.00
Distress value of the property				3,37,63,664.00
Insurable value of the property				93,58,000.00
Guideline value of the property				1,69,09,906.00

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 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



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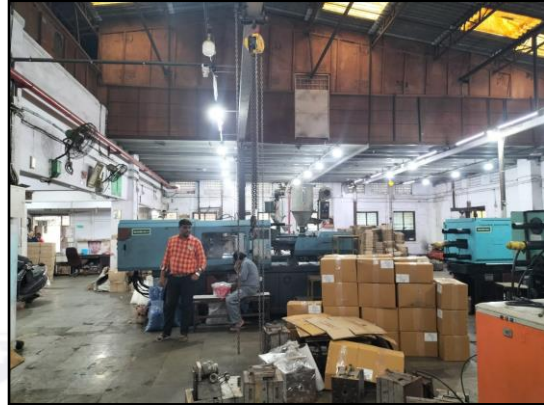
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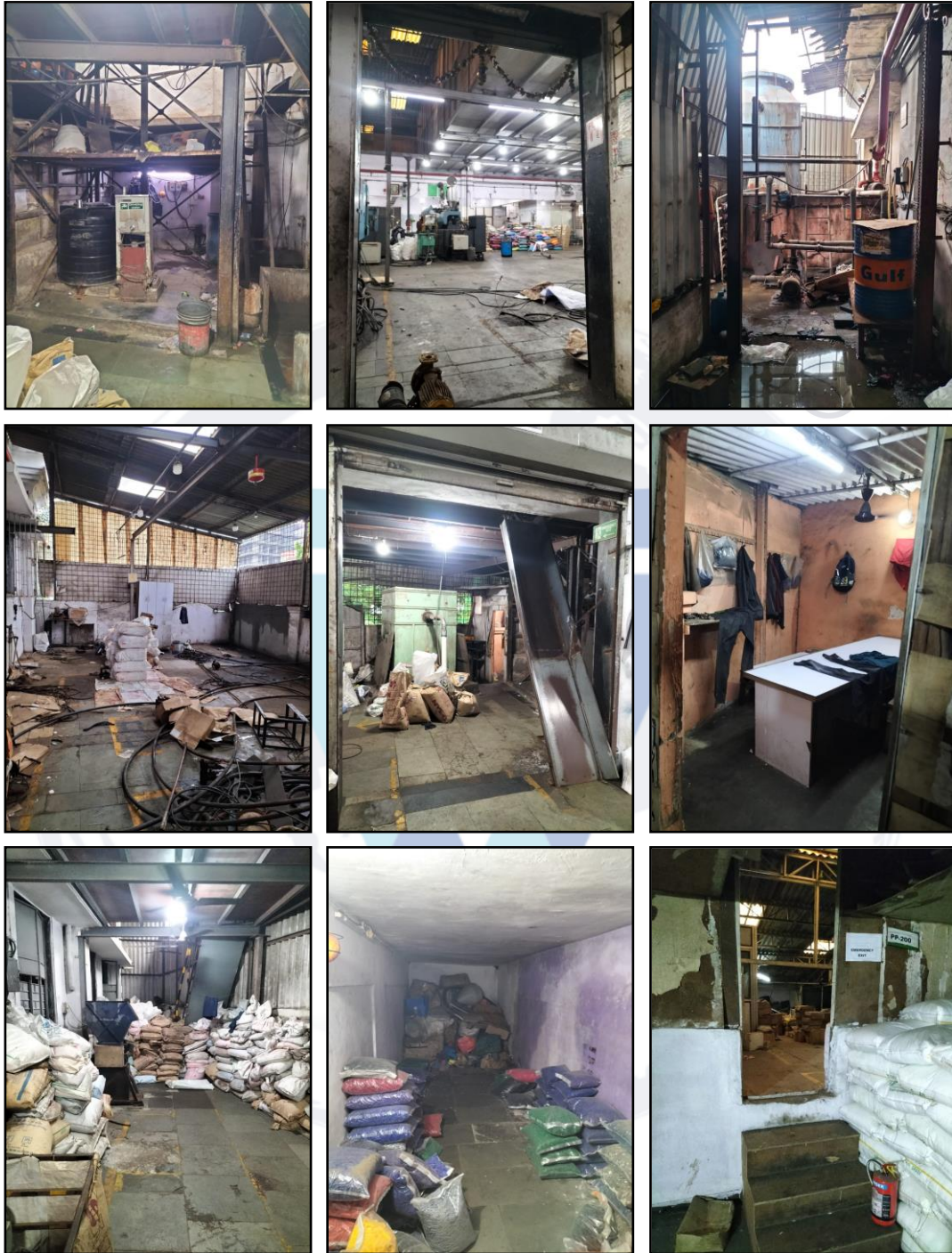
needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for 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 ₹ 9,000.00 to ₹ 10,000.00 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 Industrial application in the locality etc. We estimate ₹ 9,020.00 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	Normal
ii) Likely rental values in future in	₹ 90,000.00 Expected Monthly Income per Month from the property.
iii) Any likely income it may generate	Rental Income

Actual Site Photographs



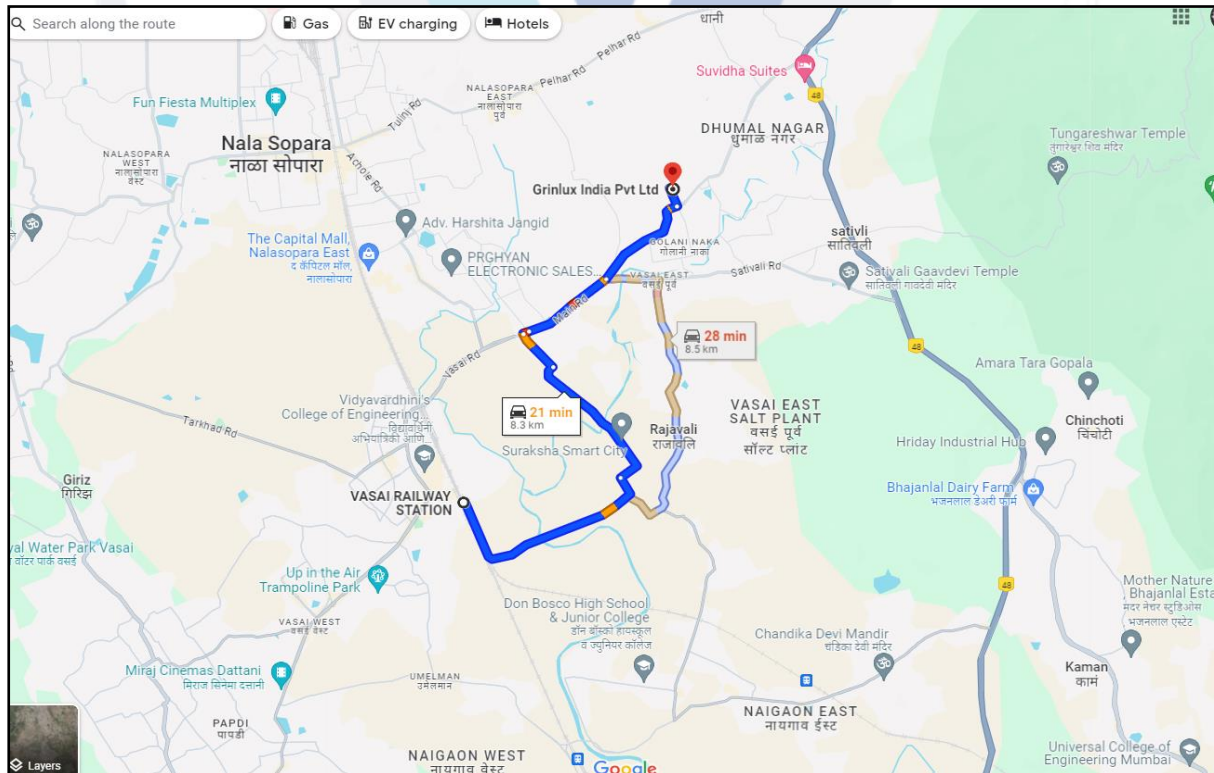
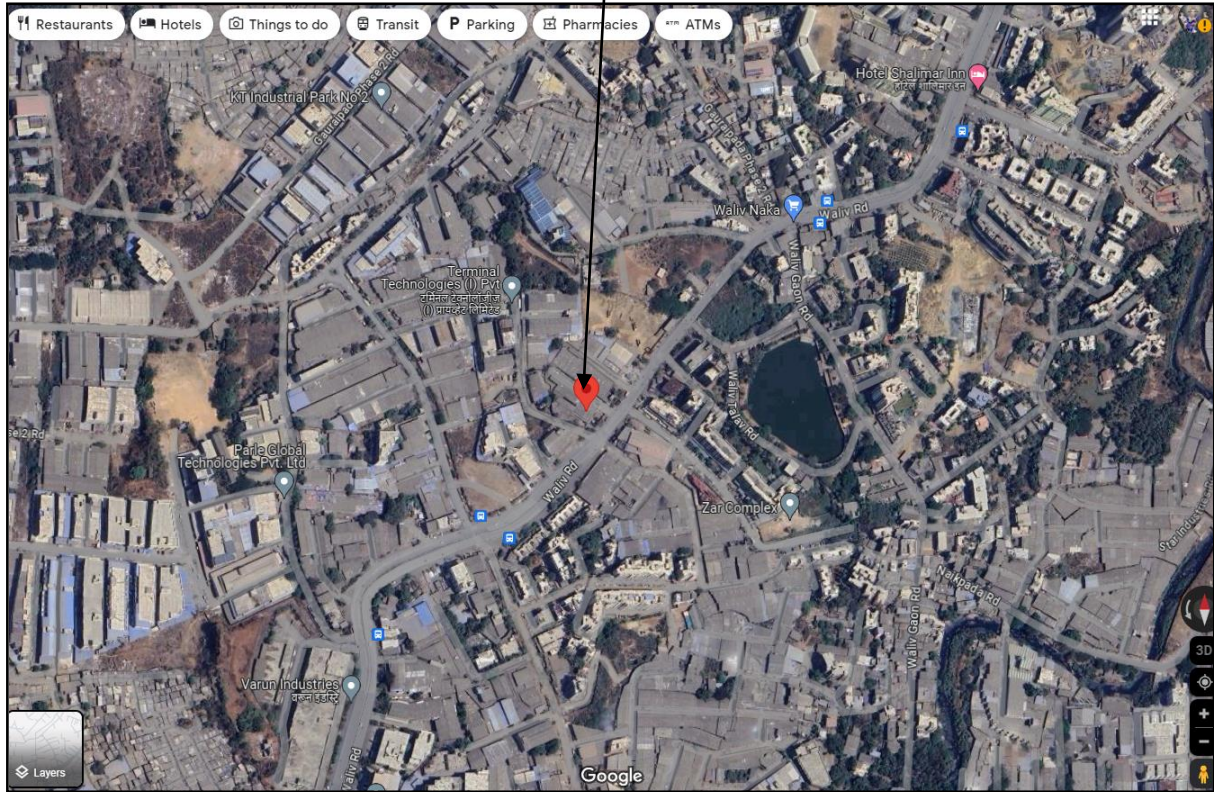
Actual Site Photographs



Actual Site Photographs



Route Map of the property site u/r



Longitude Latitude: 19°24'54.5"N 72°51'32.7"E

Note: The Blue line shows the route to site from nearest railway station (Vasai – 8.3 Km.)



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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: 2024-2025 Language: English

Selected District: Palghar

Select Taluka: Vasai

Select Village: Gavache Nav - Mauje Waliv (69) (Vasai)

Search By: Survey No. SubZones

Enter Survey No: 10

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
8-विकसित/विकसन क्षमता असलेल्या जमिनी	8180	43300	49700	54100	49700	ची. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Ground	49,700.00			
No Reduced by Unit Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	49,700.00	Sq. Mtr.	4,617.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	8,180.00			
The difference between land rate and building rate (A – B = C)	41,520.00			
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)]	38,905.00	Sq. Mtr.	3,614.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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 Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Hi, B!

₹1.92 Cr | EMI - ₹ 87k | [How much loan can I get?](#)

Industrial Building For Sale in **Vasai East, Mumbai**

🏠 Ready to Move | 📍 Main Road Facing

Super Built-Up Area 2030 sqft - ₹ 9,642/sqft	Plot Area 10,000 sqft -	Transaction Type New Property
Age Of Construction New Construction	Type Of Ownership Freehold	

+4 Photos

📍 Near By Varun Company.

Contact Agent
Get Phone No.

More Details

Price	₹1.92 Cr
Booking Amount	₹11.0 Lac
Address	Chinch Pada Vasai East, Vasai East, Mumbai - Mira Road and Beyond, Maharashtra
Landmarks	Near By Varun Company.
Facilities	Lift, Reserved Parking, Security, Service/Goods Lift
Pre Leased Property	No

Description: Industrial gala for Sale at Chinchpada Naka near to Varun Company. Property Details VVCMC Approved Carpet area 1400 sq.ft. Builtup area 2030 sq.ft. Power 25 HP. Height 16 ft. Connec... [Read more](#)

Contact Agent

Tools to Help You Decide Better

Property	Unit			
Source	magicbricks			
Floor	-			
		Carpet	Built Up	Saleable
Area		1409.00	1691.00	2030.00
Percentage		-	20%	20%
Rate Per Sq. Ft.		13,620.00	₹ 11,350.00	₹ 9,458.00

Price Indicators


Property	Unit		
Source	No Broker		
Floor	-		
	Carpet	Built Up	Saleable
Area	1000.00	1200.00	1440.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	10,000.00	₹ 8,333.00	₹ 6,944.00

Price Indicators

magicbricks
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B

₹1.20 Cr EMI - ₹ 54k | [Get pre-approved loan](#)

Industrial Building For Sale in **Vasai East, Mumbai**



+10 Photos

Ready to Move | **Main Road Facing**

Super Built-Up Area	Plot Area	Transaction Type
1855 sqft - ₹ 6,509/sqft	5000 sqft -	Resale
Age Of Construction	Type Of Ownership	
New Construction	Freehold	

Contact Agent
Get Phone No.


More Details

Price	₹1.2 Cr
Booking Amount	₹5.5 Lac
Address	Chinch Pada Vasai East, Vasai East, Mumbai - Mira Road and Beyond, Maharashtra
Landmarks	Varun Company.
Facilities	Lift, Reserved Parking, Security
Pre Leased Property	No

Description: Industrial gala for Sale at Chinchpada Naka near to Varun Company. Property Details 1st floor gala Carpet area 900 sq.ft. Saleable area 1305 sq.ft. Balcony area 100 sq.ft. Builtup ar... [Read more](#)

Contact Agent

Property	Unit		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	1288.00	1545.00	1855.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	9,315.00	₹ 7,763.00	₹ 6,469.00




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VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
U/1720 MH2010 PTC23789

Sales Instance

2658533 08-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु.नि.वसई 4 दस्त क्रमांक : 2658/2022 नोंदणी : Regn:83m
गावाचे नाव : वालीव		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3278000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे वालीव,गाला नं. 109,पहिला मजला,बिल्डींग नं. 11/ए,प्रीया इंडस्ट्रीयल इस्टेट नं. 3,प्रीया इंडस्ट्रीयल इस्टेट नं. 3 को. ऑप. सोसा. लि.,के. टी. पार्क फेस 2,राज प्रभा उद्योग नगर मागे,वालीव,वसई पू. पालघर 401208. एकूण क्षेत्रफळ 73.790 चौ. मी. बिल्टअप आहे.((Survey Number : Survey No. 15, Hissa No. 1 ;))	
(5) क्षेत्रफळ	73.790 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सीया राहुल मिरचंदानी तर्फे कु. मु. म्हणून राहुल हरेश मिरचंदानी - - वय:-43 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 23, सिल्हर सी, जुहू रोड, सांताक्रूस प. मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400049 पॅन नं:-AZCPM3104A 2): नाव:-दीपा हरेश मिरचंदानी तर्फे कु. मु. म्हणून राहुल हरेश मिरचंदानी - - वय:-43 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 23, सिल्हर सी, जुहू रोड, सांताक्रूस प. मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400049 पॅन नं:-AAQPM1354H	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रामचंद्र भेरुलालजी मेहता - - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. बी/604, सहावा मजला, साई आकृती को. ऑप. हौ. सोसा. लि., इंद्रलोक फेस 6, आर. बी. के. ग्लोबल स्कूल समोर, भाईंदर पू. ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AGNPM1196N	
(9) दस्तऐवज करुन दिल्याचा दिनांक	02/03/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	02/03/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	2658/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	270000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)सोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Property	Unit		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	661.00	794.00	953.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	6,799.00	₹ 5,666.00	₹ 4,721.00

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 **₹ 4,22,04,580.00 (Rupees Four Crore Twenty-Two Lakh Four Thousand Five Hundred Eighty Only)**. The **Realizable Value** of the above property is **₹ 3,79,84,122.00 (Rupees Three Crore Seventy-Nine Lakh Eighty-Four Thousand One Hundred Twenty-Two Only)** and the **Total Distress Value ₹ 3,37,63,664.00 (Rupees Three Crore Thirty-Seven Lakh Sixty-Three Thousand Six Hundred Sixty-Four only)**.

Place: Mumbai

Date: 12.07.2024

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**



Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Union Bank of India Empanelment No.: ROS:ADV:Valuer/033:008:2021-22

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).

Date

Signature

(Name of the Branch Manager with Unit Seal)

Enclosures		
	Declaration From Valuers (Annexure- II)	Attached
	Model code of conduct for valuer - (Annexure III)	Attached



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Annexure-II

DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 12.07.2024 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. I/ my authorized representative has personally inspected the property on 08.07.2024 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. The valuation report is submitted in the prescribed format of the bank.
- 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 Chairman & Managing Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.



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Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. S.S.B. Metal Works from M/s. Ayrton Agencies Pvt. Ltd. vide Agreement for sale dated 01.06.2004.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, UBI-GOREGAON (EAST) to assess Fair Market Value value of the property for Bank Loan purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Anwar Shaikh – Valuation Engineer Binu Surendran – Technical Manager Pradnya Rasam – Technical Officer
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 – 08.07.2024 Valuation Date – 12.07.2024 Date of Report – 12.07.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done 08.07.2024
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 Industrial 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 **12th July 2024** 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 advice 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's representative and site visit conducted, we understand that the subject property is Industrial Unit, **Built Up Area = 4,679.00 Sq. Ft** in the name **M/s. S.S.B. Metal Works**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. S.S.B. Metal Works**. 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's representative, we understand that the Industrial Unit, **Built Up Area = 4,679.00 Sq. Ft.**

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 an Units 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

subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Industrial Unit, **Built Up Area = 4,679.00 Sq. Ft.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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.

Annexure - III**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 endeavour 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.



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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 may be 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 authorised by the authority, the registered valuers organisation 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 organisation 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 organisation discredits the profession.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Union Bank of India Empanelment No.: ROS:ADV:Valuer/033:008:2021-22