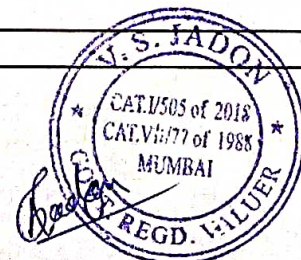


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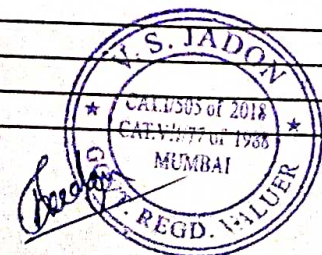
1302-ELLORA FIESTA, PLOT NO. 8, SECTOR 11, OPP. JUINAGAR RAILWAY STATION, SANPADA, NAVI MUMBAI 400 706. TEL: 022-27758396/5 Email: vsjcvluer@gmail.com. Web site: www.vsjadon.com		
STATE BANK OF INDIA BRANCH:		BTIE Branch
VALUATION REPORT (IN RESPECT OF SHOPS) (To be filled in by the Approved Valuer)		
I. GENERAL		
1	Purpose for which the valuation is made	Assessment of Fair Market Value of the property for mortgage.
2	Date of inspection	29-07-2021
	Date on which the valuation is made	03-08-2021
3	List of documents produced for perusal	
	Discriptions	Name of Approving Authority
		Approval No. & Date
i)	Copy of Agreement of sale	The seal of joint sub-registrar Andheri II
		No. 8404 dated. 30/09/2019
ii)	Copy of OC	MIDC
		No. MIDC/SPA/MRL/75/2010 dated. 23/12/2010
4	Name of the owner(s) and borrower his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	City Elevator Private Limited Ground floor, Krishna Niwas, Kadamwadi Lane, Behind Leela Business Park, Near Airport Metro Station, Off Andheri Kurla road, Andheri E, Mumbai 400 059.
	Name of Borrower	City Elevator Private Limited
5	Brief description of the property	Subjected property is commercial office.
6	Location of property	Andheri East
a)	Plot No. / Survey No. /CTS No.	96B (PT), 144, 145, 146, 249
b)	Room no.	506
c)	T. S. No. / Village	Mulgaon
d)	Ward / Taluka	Andheri
e)	Mandal / District	Mumbai Suburban
f)	Date of issue and validity of layout of approved map /	N A.
g)	Approved map / plan issuing authority	MIDC
h)	Whether genuineness or authenticity of approved map	Not checked
i)	Any other comments by our empanelled valuers on	-





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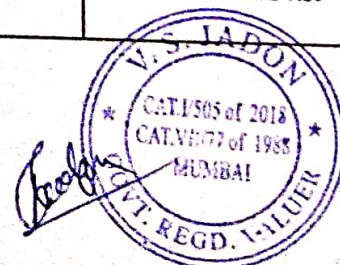
10	Maintenance of the Building	Good	
11	Facilities Available		
	Lift	Yes	
	Protected Water Supply	Yes	
	Underground Sewerage	Yes	
	Car Parking - Open/ Covered	Yes (3 no.s)	
	Is Compound wall existing?	Yes	
	Is pavement laid around the Building	Yes	
III	FLAT		
1	The floor on which the flat is situated	5th	
2	Room No.	506	
3	Specifications of the flat	Subjected property is commercial	
	Roof	RCC	
	Flooring	Marble	
	Doors	Wooden	
	Windows	wooden centre opening with grill	
	Fittings	poor	
	Finishing	poor	
	Stage of construction	Completed	
	% Work completed	100%	% Disbursement Recommended
			100%
4	House Tax	-	
	Assessment No.	-	
	Tax paid in the name of	-	
	Tax amount	-	
5	Electricity Service Connection no.	Details not provided to us	
	Meter Card is in the name of	Details not provided to us	
6	How is the maintenance of the flat?	Good. Interiors were going on.	
7	Sale Deed executed in the name of	City Elevator Private Limited	
8	What is the undivided area of land as per Sale Deed?	NA	
9	What is the Builtup area of the flat?	1794 Sq. ft (20% loading on carpet area @Agreement of sale)	
	At site area(Sq. Ft.)	1636 Sq. ft Carpet area (Approx)	
	As per Plan	NA	
	As per documents(Sq. Ft.)	1495 Sq. ft Carpet area	
	Saleable rea	2990 Sq. ft.	
10	What is the floor space index(FSI) (app.)	NA	
11	Is it Posh/ I class / Medium / Ordinary?	Medium	
12	Is it being used for Residential or Commercial purpose?	Commercial	
13	Is it Owner-occupied or let out?	Owner	
14	If rented, what is the monthly rent?	-	
IV	MARKETABILITY		





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1	How is the marketability?	Good		
2	What are the factors favouring for an extra Potential Value?	NA		
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 flat 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)	Rs. 16,000/- to /17,000/- Per Sq.ft on Saleable area.		
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 per Sq. ft on saleable area (give details)	17500		
3	Break - up for the rate			
i)	Building + Services per Sq. ft.	4000		
ii)	Land + Others per Sq. ft.	13500		
4	Guideline rate obtained from the Registrar's office	14755/- Rs. per Sq.ft on Builtup area.		
	Guideline Value	=1794*14755 =2,64,70,470/		
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
a.	Depreciated building rate per Sq. ft.	3267		
	Replacement cost of flat with Services {V (3)i} per Sq. ft.	4000		
	Age of the building (Approx)	11		
	Life of the building estimated	60		
	Depreciation percentage assuming the salvage value as	18		
	Depreciated Ratio of the building	82		
b.	Total composite rate arrived for valuation			
	Depreciated building rate VI (a)	3267		
	Rate for Land & other V (3)ii	13500		
	Total Composite Rate	16767		
VII	Details of Valuation:			
Sr.No	Description	Qty. (Saleable area Sq.ft)	Rate per unit saleable area	Estimated Value Rs.





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1	Present value of the flat	2990	16,767	5,01,32,333
2	Car parking	3	800000	24,00,000
3	Showcases		0	
4	Kitchen Arrangements		0	
5	Superfine Finish		0	
6	Interior Decorations		0	
7	Electricity deposits / electrical fittings, etc.,		0	
8	Extra collapsible gates / grill works etc.,		0	
9	Potential value, if any		0	
10	Others		0	
	Total			5,25,32,333
11	Market Value in Rs.			5,25,32,333
12	Insurable Value In Rs	Builtup area	Cost of Construction	
		1,794	4,000	71,76,000

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

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

As a result of my appraisal and analysis, it is my considered opinion that the Market value of the above property in the prevailing condition with aforesaid specifications is Rs.

5,25,32,333

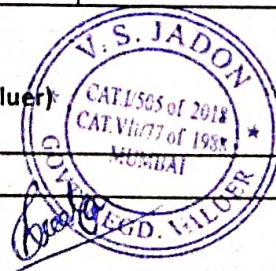
Remark:

1. We have released report on the basis of provided documents i.e Agreement of Sale, OC and Maintenance bill. CC & Approved plan not provided to us.
2. Property inspected by Mr. Dhananjay.
3. Property identified by Kamla Kumari (Employee).
4. Maintenance of property is good. Interior work is in progress.
5. We have considered area from agreement for sale for valuation.

Place: Navi Mumbai Date: 03-08-2021

Signature
(Name and Official Seal of the Approved Valuer)

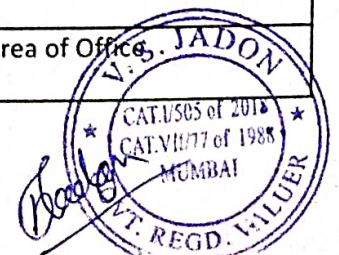
For Bank Use





16	I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
17	I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
18	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
19	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
20	I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
21	I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
22	I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
23	My CIBIL Score and credit worthiness is as per Bank's guidelines.
24	I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
25	I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
26	Further, I hereby provide the following information.

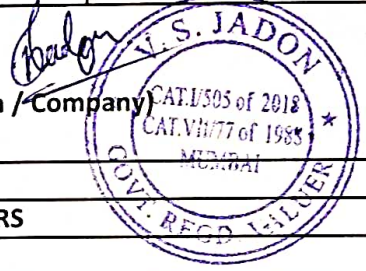
Sr.No	Particulars	Valuer comment
1	background information of the asset being valued;	Subjected property is commercial office.
2	purpose of valuation and appointing authority	Assessment of Fair Market Value of the property for mortgage.
3	identity of the valuer and any other experts involved in the valuation;	Self
4	disclosure of valuer interest or conflict, if any;	No
5	date of appointment, valuation date and date of report;	Date of Appointment - 28-07-2021 Valuation date - 03-08-2021 Date of Report - 03-08-2021
6	inspections and/or investigations undertaken;	Physically site Verified.
7	nature and sources of the information used or relied upon;	Surrounding locality, Present Market condition & our judgement
8	procedures adopted in carrying out the valuation and valuation standards followed;	Composite Rate
9	restrictions on use of the report, if any;	No
10	major factors that were taken into account during the valuation;	Present Market enquiries & Area of Office.





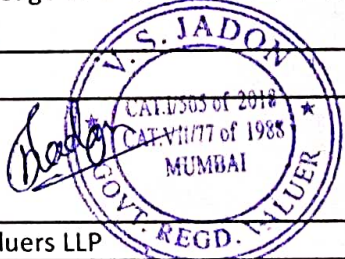
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11	major factors that were not taken into account during the valuation;	-		
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	-		
	Place:	Navi Mumbai	Date	03-08-2021
	Signature (Name of the Approved Valuer and Seal of the Firm / Company)			
	(Annexure-II)			
	MODEL CODE OF CONDUCT FOR VALUERS			
	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			
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			





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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.		
Miscellaneous			
31	A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.		
32	A valuer shall follow this code as amended or revised from time to time		
Signature of the valuer			
Name of the Valuer	V.S Jadon & Co. Valuers LLP		
Address of the valuer	1302-ELLORA FIESTA, PLOT NO. 8, SECTOR 11, OPP. JUINAGAR RAILWAY STATION, SANPADA, NAVI MUMBAI 400 706.		
Place:	Navi Mumbai	Date	03-08-2021



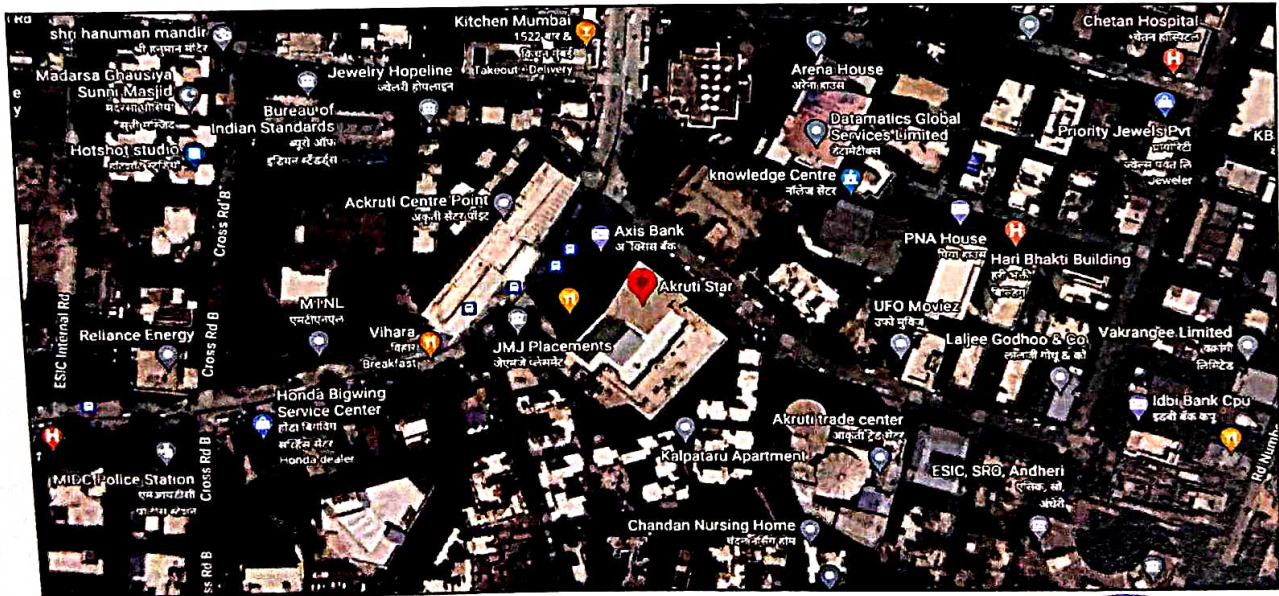
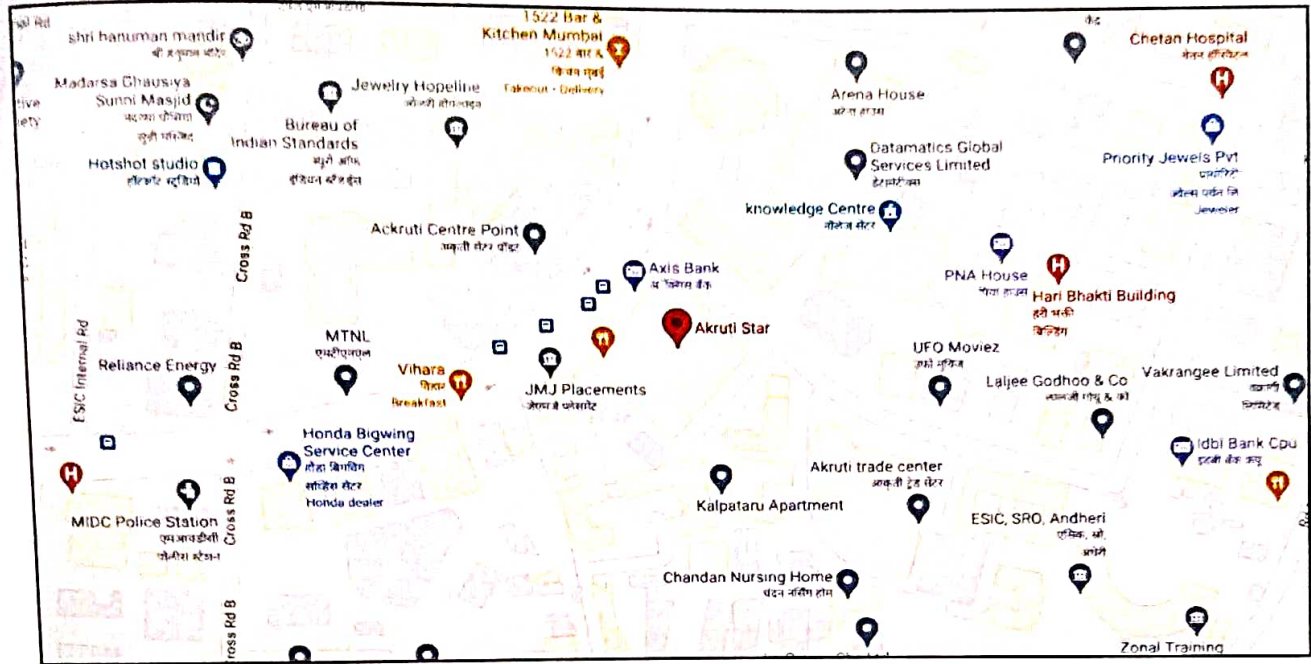
Photographs:





V. S. JADON & CO. VALUERS LLP


Google Maps:






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Government Rate:



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुतांक विभाग
महाराष्ट्र शासन



Registration and Stamp Department, Government of Maharashtra
Market Price Rate Sheet

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Annual Statement of Rates

Year: 2021-2022 Language: English

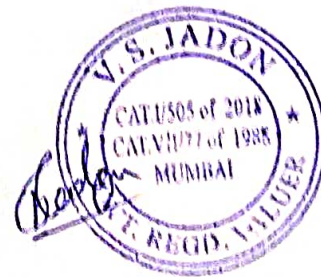
Selected District: Mumbai (suburbs)

Select Village: Khandivite (dak)

Search By: Survey No Location

Enter Survey No: 96

Subdivision	Open ground	Residential flat	Office	Shops	Industrial	Unit (Sq./)	Attribute
42-215-Territory: Village boundary on the north, Tuishti pipeline on the east, Mathurdax Vasantji road on the south and village boundary on the west	65760	143120	158830	173940	143120	Square meters	CTS No.





Total Price Rs. 2,29,99,644
Rs 17,267 per Sqft

Aahilya Properties

Description

Ideally crafted for office purpose. This well-furnished office space is structured on the super built up area of 1,32,24 Sq. Ft. with all modern electrical fixtures for a vibrant & cheerful working ambience. This office space lies on the 1st floor of a high-rise 10 story building.

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Office Space For Sale in Andheri East, Mumbai ₹ 7 Crores ₹ 5.26 Lacs/Month 4,150 Sq.Ft
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Home Mumbai Andheri-east / Property Details

Photos **Location**

Request For Photos

- Office Space Property Type
- Reserved Parking 13 Slots
- Freehold Ownership Type
- 5 of Total 10 Floors
- Unfurnished Furnishing
- 5 To 19 Year Age of Property
- Apr 3, 2021 Posted On
- Immediately Available From

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Listed by Broker Sold Out Wrong Info

