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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **M/s. Indian Solvents & Packaging And International Imex Agents**

Commercial Unit No. 107, 1st Floor, "T. V. Industrial Estate ", Plot No. 248/A, New/Current Survey No. 3050 & 3051, CTS No. 1/1629, Worli Scheme 52, Junction of S. K. Ahire Marg & Worli Road, Behind Glaxo Lab, Village - Lower Parel Division, Municipality Ward No. G Ward Nos. 1471 & 1472(1), Street Nos. 470 & 471, Taluka - Mumbai, District - Mumbai, Worli, PIN - 400 030, State - Maharashtra, India.

Latitude Longitude : 19°0'30.4"N 72°49'15.9"E

Valuation Prepared For:

Private Valuation

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
| Nanded | Thane | Ahmedabad | Delhi NCR |
| Mumbai | Nashik | Rajkot | Raipur |
| Aurangabad | Pune | Indore | Jaipur |

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 Commercial Unit No. 107, 1st Floor, "T. V. Industrial Estate ", Plot No. 248/A, New/Current Survey No. 3050 & 3051, CTS No. 1/1629, Worli Scheme 52, Junction of S. K. Ahire Marg & Worli Road, Behind Glaxo Lab, Village - Lower Parel Division, Municipality Ward No. G Ward Nos. 1471 & 1472(1), Street Nos. 470 & 471, Taluka - Mumbai, District - Mumbai, Worli, PIN - 400 030, State - Maharashtra, India belongs to **M/s. Indian Solvents & Packaging And International Imex Agents.**

Boundaries of the property

North	: Hind Cycle Marg
South	: Media Research Users Council
East	: Blue Dart Express Limited
West	: Sudam Kalu Ahire Marg

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 **₹ 2,43,60,000.00 (Rupees Two Crore Forty Three Lakh Sixty Thousand 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 report.

Hence certified

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

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl.: Valuation report




Our Pan India Presence at :

- | | | | |
|--|--|---|---|
|  Nanded |  Thane |  Ahmedabad |  Delhi NCR |
|  Mumbai |  Nashik |  Rajkot |  Raipur |
|  Aurangabad |  Pune |  Indore |  Jaipur |

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Vastukala Consultants India Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.

VALUATION REPORT (IN RESPECT OF UNIT)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for MSME Loan Purpose.
2	a) Date of inspection : 06.09.2024
	b) Date of which the valuation is made : 16.09.2024
3	List of documents produced for perusal: I) Copy of Agreement Registration No.- Dated 24.05.1980 between M/s. Worli Industrial Properties Private Limited(The Seller) And M/s. Indian Solvents & Packagings And International Imex Agents(The Purchaser). II) Copy of Other. III) Copy of Society Maintenance Bill No.1212 Dated 16.07.2024for Unit No. 107 on 1st Floor in the name of Indian Solvent & Packeging Impex Agents issued by Worli Industrial Properties Ltd..
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. Indian Solvents & Packaging And International Imex Agents Commercial Unit No. 107, 1 st Floor, "T. V. Industrial Estate", Plot No. 248/A, New/Current Survey No. 3050 & 3051, CTS No. 1/1629, Worli Scheme 52, Junction of S. K. Ahire Marg & Worli Road, Behind Glaxo Lab, Village - Lower Parel Division, Municipality Ward No. G Ward Nos. 1471 & 1472(1), Street Nos. 470 & 471, Taluka - Mumbai, District - Mumbai, Worli, PIN - 400 030, State - Maharashtra, India. <u>Contact Person :</u> Mr. Nachiket Vyas (Representative of the Company) Mobile No. 9819014024 company ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Commercial Unit located on 1 st Floor. (Single Unit) The property is at 2.4 km. distance from Prabhadevi Railway Station.
6	Location of property
a)	Plot No. / Survey No. : Plot No - 248/A New Survey No - 3050 & 3051
b)	Door No. : Commercial Unit No. 107
c)	C.T.S. No. / Village : CTS No - 1/1629, Village - Lower Parel Division
d)	Ward / Taluka : Municipality Ward No - G Ward Nos. 1471 & 1472(1), Street Nos. 470 & 471 Taluka - Mumbai
e)	Mandal / District : District - Mumbai



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f)	Date of issue and validity of layout of approved map / plan	:	Approved Building Plan were not provided and not verified.	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	No	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
7	Postal address of the property	:	Commercial Unit No. 107, 1 st Floor, "T. V. Industrial Estate", Plot No. 248/A, New/Current Survey No. 3050 & 3051, CTS No. 1/1629, Worli Scheme 52, Junction of S. K. Ahire Marg & Worli Road, Behind Glaxo Lab, Village - Lower Parel Division, Municipality Ward No. G Ward Nos. 1471 & 1472(1), Street Nos. 470 & 471, Taluka - Mumbai, District - Mumbai, Worli, PIN - 400 030, State - Maharashtra, India.	
8	City / Town	:	City - Worli	
	Residential area	:	No	
	Commercial area	:	Yes	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Lower Parel Division Municipal Corporation of Greater Mumbai (MCGM)	
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 Document
	North	:	Hind Cycle Marg	By 40 feet wide public road
	South	:	Media Research Users Council	By the remaining portion of the said Plot No. 248 and beyond the property partly by Century Mills Chawls and partly by Worli Wireless Station
	East	:	Blue Dart Express Limited	Plot No. 249 of the said Worli Estate in occupation of the Metal Box Company of India Limited

	West	:	Sudam Kalu Ahire Marg	By 40 feet wide public road and which pieces of land forms portion of New Survey Nos. 3050 and 3051 and Cadastral Survey No 1/1629 of Lower Parel Division
13	Dimensions of the site	:	N. A. as property under consideration is a Commercial Unit in a building.	
		:	As per the Deed	As per Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14	Extent of the site	:	Carpet Area in Sq. Ft. = 773.50 (Area as per Site measurement) Built Up Area in Sq. Ft. = 870.00 (Area As Per Agreement)	
14.1	Latitude, Longitude & Co-ordinates of Unit	:	19°0'30.4"N 72°49'15.9"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 870.00 (Area As Per Agreement)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied Tenant Name : M/s. Kautilya Leadership Centre Pvt. Ltd.	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Commercial	
2.	Location			
	C.T.S. No.	:	CTS No - 1/1629	
	Block No.	:	-	
	Ward No.	:	Municipality Ward No - G Ward Nos. 1471 & 1472(1), Street Nos. 470 & 471	
	Village / Municipality / Corporation		Village - Lower Parel Division, Municipal Corporation of Greater Mumbai (MCGM)	
	Door No., Street or Road (Pin Code)	:	Commercial Unit No. 107, 1 st Floor, " T. V. Industrial Estate ", Plot No. 248/A, New/Current Survey No. 3050 & 3051, CTS No. 1/1629, Worli Scheme 52, Junction of S. K. Ahire Marg & Worli Road, Behind Glaxo Lab, Village - Lower Parel Division, Municipality Ward No. G Ward Nos. 1471 & 1472(1), Street Nos. 470 & 471, Taluka - Mumbai, District - Mumbai, Worli, PIN - 400 030, State - Maharashtra, India	

3.	Description of the locality Residential / Commercial / Mixed	:	Industrial
4.	Year of Construction	:	1973 (As per site information)
5.	Number of Floors	:	1 Basement + Ground + 3 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	1 st Floor is having 28 Units
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available		
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Commercial Unit		
1.	The floor in which the Unit is situated	:	1 st Floor
2.	Door No. of the Unit	:	Commercial Unit No. 107
3.	Specifications of the Unit		
	Roof	:	R.C.C. slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak wood door frame with flush shutters
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering + POP Finish
4.	House Tax		
	Assessment No.	:	Information not available
	Tax paid in the name of	:	Information not available
	Tax amount	:	Information not available
5.	Electricity Service connection No.	:	Information not available
	Meter Card is in the name of	:	Information not available

6.	How is the maintenance of the Unit?	:	Good
7.	Sale Deed executed in the name of	:	M/s. Indian Solvents & Packaging And International Imex Agents
8.	What is the undivided area of land as per Sale Deed?	:	Information not available
9.	What is the plinth area of the Unit?	:	Built Up Area in Sq. Ft. = 870.00 (Area as per Agreement)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Unit?	:	Carpet Area in Sq. Ft. = 773.50 (As per Area actual site measurement)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Commercial use
14.	Is it Owner-occupied or let out?	:	Tenant Occupied
15.	If rented, what is the monthly rent?	:	₹ Rs. 1,20,000/- Present rental income per month.
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favoring 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)	:	₹ 29760/- to ₹ 43200/- per Sq. Ft. on Carpet Area ₹ 24800/- to ₹ 36000/- 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).	:	₹ 28,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 25,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 3,27,610/- per Sq. M. i.e. ₹ 30,436/- per Sq. Ft.

	Guideline rate(an evidence thereof to be enclosed)	:	₹ 2,24,845/- per Sq. M. i.e. ₹ 20,889/- per Sq. Ft.
5.	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	:	No justification require as variation is less than 20%
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Unit with Services (v(3)i)	:	₹ 2,500/- per Sq. Ft.
	Age of the building	:	51 years
	Life of the building estimated	:	9 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	-
	Depreciation Ratio of the building	:	-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,500/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 25,500/- per Sq. Ft.
	Total Composite Rate	:	₹ 28,000/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Unit	870.00 Sq. Ft.	28,000.00	2,43,60,000.00
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 / Car Parking			
	Total value / Realizable value of the property			2,43,60,000.00



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	Insurable value of the property (870.00 X 2,500.00)	21,75,000.00
	Guideline value of the property (870.00 X 20,889.00)	1,81,73,430.00



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Actual Site Photographs



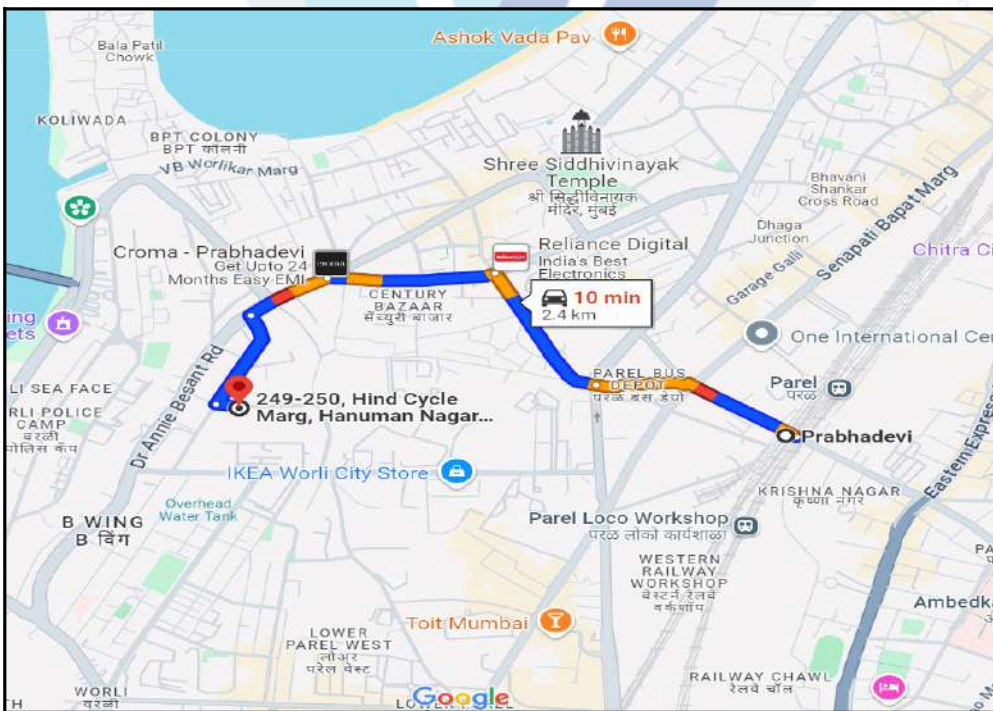
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°0'30.4"N 72°49'15.9"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Prabhadevi - 2.4 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: Language:

Selected District:

Select Village:

Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
12.91H-भूभाग :पूर्वेस ना म जोशी मार्ग, पश्चिमेस शिवराम शेठ अमृतवार मार्ग, उत्तरेस पांडुरंग बुधकर मार्ग व दक्षिणेस गणपतराव कदम मार्ग	126110	323420	374860	439100	327610	चौ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Unit	327610			
Unit Located on 1 st Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	3,27,610.00	Sq. Mtr.	30,436.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	126110			
The difference between land rate and building rate(A-B=C)	201,500.00			
Percentage after Depreciation as per table(D)	51%			
Rate to be adopted after considering depreciation [B + (C X D)]	2,24,845.00	Sq. Mtr.	20,889.00	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



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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

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



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Price Indicators

Property	Unit		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	416.67	500.00	600.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹43,200.00	₹36,000.00	₹30,000.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Hi, BINU S... ▾ Post P

Posted on: Jul 22, 24

₹1.80 Cr [EMI - ₹81k](#) | [Get pre-approved loan](#)

Industrial Building For Sale in [Lotus Colony Worli, Mumbai](#)

Ready to Move

Super Built-Up Area	Transaction Type	Age Of Construction
800 sqft - 722,500/sqft	Resale	Above 20 years

Contact Owner
Get Phone No.
Last contact made 4 days ago

More Details

Price: ₹1.8 Cr

Address: Lotus Colony Worli, Mumbai - South Mumbai, Maharashtra

[Contact Owner](#)

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Property Valuation

Know the right value for your Property before you Buy or...

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EMI Calculator

Know how much you'll have to pay every month on your...

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Disclaimer: Magicbricks has endeavoured to ascertain the requirement of RERA registration. However, the advertiser claims that there is no such registration. Users are cautioned accordingly... [Read more](#)

Price Indicators

Property	Unit		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	520.00	624.00	748.80
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹33,654.00	₹28,045.00	₹23,371.00

99acres

Commercial Buy | Enter Locality / Project / Society / Landmark

Post property

Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in Worli
Posted on Aug 24, 2024

₹1.75 Cr @ 33,653 per sq.ft.

Estimated EMI ₹ 1,39,773

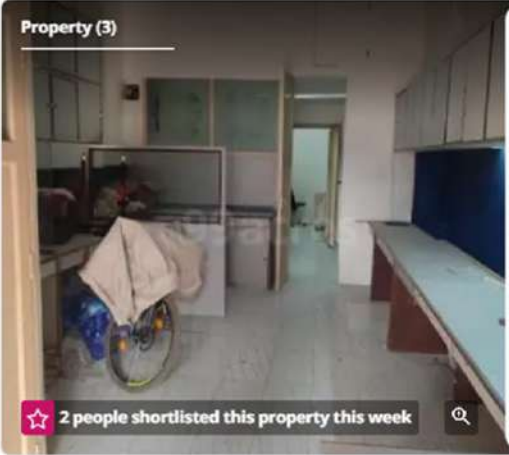
RERA STATUS NOT AVAILABLE | Website: <https://maharera.maharashtra.gov.in/>

Ready to move Office Space for sale

in Shah And Nahar Industrial Estate, Worli, Mumbai

[Contact](#)

Overview
Dealer Details
Recommendations
Articles



Property (3)

2 people shortlisted this property this week

- Number of seats
7 - 8 seats
- Carpet Area
520 sq.ft. (48.31 sq.m.)
- Super Builtup Area
762 sq.ft. (70.79 sq.m.)
- Area spread over
1 floor (1st / 6 floors building)
- Meeting rooms & cabins
1 meeting room and 1 cabin available
- Washrooms
1 private washroom available

Places nearby
Worli Naka, Worli, Mumbai

Palladium
Sbi ATM
Radhakrishna Clinic. Dr Bina Pansare
Mhaskar Hospital
Dr Nerurkars Harish Nursing H

Why you should consider this property?

Key Highlights
of the property

✓ siddhivinayak Nearby
✓ Feng Shui/ Vaastu Compliant

Transaction Type : Resale | Property Ownership : Freehold | Property Code : A71909680
www.99acres.com/A71909680

Sale Instances

Property	Unit		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	729.17	875.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹29,760.00	₹24,800.00	-

15623319 08-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2 दस्त क्रमांक : 15623/2023 नोदणी : Regn:63m
गावाचे नाव : लोअर परेल		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	21700000	
(3) बाजारभाव(भाडेपट्ट्याच्या वाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	23709670.76	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: युनिट न. 126, माळा नं: 1, इमारतीचे नाव: टी व्ही इंडस्ट्रियल इस्टेट, ब्लॉक नं: , रोड : सुदाम कालू अहिरे मार्ग वरळी रोड मुंबई 400030, इतर माहिती: एकूण क्षेत्रफळ 875 चौ फूट बिल्टअप((C.T.S. Number : 1/1629 ;))	
(5) क्षेत्रफळ	81.31 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मीनाक्षी मेनन वय:-64 पत्ता:-प्लॉट नं: 2302, माळा नं: 23, इमारतीचे नाव: आरएन ए मिराज , ब्लॉक नं: , रोड नं: एस के अहिरे मार्ग वरळी मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400030 पॅन नं:-AFNPM0963L	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चेतन देवेंद्र तोलिया वय:-46; पत्ता:-प्लॉट नं: 5 बी, माळा नं: 5 वा मजला, इमारतीचे नाव: अभिलाषा सीएचएस , ब्लॉक नं: , रोड नं: 46 ऑगस्ट क्रांती मार्ग मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400026 पॅन नं:-AAEPT1331K 2): नाव:-पूजा चेतन तोलिया वय:-44; पत्ता:-प्लॉट नं: 5 बी,, माळा नं: , इमारतीचे नाव: अभिलाषा सीएचएस ,, ब्लॉक नं: , रोड नं: ऑगस्ट क्रांती मार्ग मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400026 पॅन नं:-ABVPT9502A	
(9) दस्तऐवज करून दिल्याचा दिनांक	01/08/2023	
(10)दस्त नोदणी केल्याचा दिनांक	01/08/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	15623/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1423000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुद्रांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instances

Property	Unit		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	683.33	820.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹31,464.00	₹26,220.00	-

9989319 12-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2 दस्त क्रमांक : 9989/2022 नोंदणी : Regn:83m
गावाचे नाव : लोअर परेल		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	21500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	22355556	
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: युनिट नं 203, माळा नं: दुसरा मजला,ए विंग, इमारतीचे नाव: नीलम सेंटर इंडस्ट्रियल प्रिमायसेस को-ऑप सो ली, ब्लॉक नं: वरळी,मुंबई -400030, रोड : हिंद सायकल रोड,ऑफ डो. एनी वेझंट रोड, इतर माहिती: क्षेत्रफळ 820 चौ.फूट बिल्टअप((Plot Number : 249-B SCHEME 52 WORLI ; C.T.S. Number : 6/1629 ;))	
(5) क्षेत्रफळ	76.20 चौ.मीटर	
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-हार्दिक महेंद्र शाह वय:-39 पत्ता:-प्लॉट नं: सी-1901, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं. 1, अनिस ग्रीन्ड, ब्लॉक नं: बोखिवली पश्चिम, मुंबई, रोड नं: गौराई विघोली रोड, काती पार्क, चिक्वाडी, महाराष्ट्र, मुंबई. पिन कोड:-400092 फॅन नं:-BASPS1479J	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विदुयुत दिलीप शाह वय:-57; पत्ता:-प्लॉट नं: व्ही.एस. इंटरनेशनल प्रा. ली., ए -204, माळा नं: -, इमारतीचे नाव: नीलम सेंटर, ब्लॉक नं: वरळी, मुंबई, रोड नं: हिंद सायकल रोड, महाराष्ट्र, मुंबई. पिन कोड:-400030 फॅन नं:-AOWPS9249F 2): नाव:-पूर्वेष दिलीप शाह वय:-46; पत्ता:-प्लॉट नं: व्ही.एस. इंटरनेशनल प्रा. ली., ए -204, माळा नं: -, इमारतीचे नाव: नीलम सेंटर, ब्लॉक नं: वरळी, मुंबई, रोड नं: हिंद सायकल रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400030 फॅन नं:-ALIPS8071L	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/06/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	29/06/2022	
(11) अनुक्रमांक, खंड व पृष्ठ	9989/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1380000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) घेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹2,43,60,000.00 (Rupees Two Crore Forty Three Lakh Sixty Thousand Only)**.

No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by M/s. Indian Solvents & Packagings And International Imex Agents from M/s. Worli Industrial Properties Private Limited vide Agreement dated 24.05.1980.
2	purpose of valuation and appointing authority	As per the request from Indian Solvent And Packaging Imex Agent, to assess Fair Market Value value of the property for MSME Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Saiprasad Patil - Valuation Engineer Binumon Moozhickal - Technical Manager Jayaraja Acharya - 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 - 04.09.2024 Valuation Date - 16.09.2024 Date of Report - 16.09.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 06.09.2024
7	nature and sources of the information used or relied upon;	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 Comparative 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, Commercial Unit size, location, upswing in real estate prices, sustained demand for Commercial Unit, all round development of commercial and Commercial 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 **16th September 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. Mumbai (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. Vastukala Consultants India Pvt. Ltd. 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 Commercial Unit, admeasuring **870.00 Sq. Ft. Built Up Area** in the name of **M/s. Indian Solvents & Packaging And International Imex Agents.** . Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title



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Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Indian Solvents & Packaging And International Imex Agents**. 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 Commercial Unit, admeasuring **870.00 Sq. Ft. Built Up Area**.

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 Highest and Best Use model is used for analysing development potential.

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 a unit 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



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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 **Commercial Unit**, admeasuring **870.00 Sq. Ft. Built Up Area**.

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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Non SARFAESI** purpose as on dated **16th September 2024**.

The term **Fair Market 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.

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, 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 Non SARFAESI purpose at **₹2,43,60,000.00 (Rupees Two Crore Forty Three Lakh Sixty Thousand Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



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