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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: **Mr. Sanjay Juharmal Jain**

Industrial Gala on 1st Floor, Building No. 3, "**Ankur Industrial Estate**", Survey No. 260P/1, House No. 2068, Near Blue star limited, Village – Dadra, PIN Code – 396193, Union Territory – Dadra and Nagar Haveli and Daman and Diu, Country – India.

Latitude Longitude - 20°19'38.3"N 72°58'12.6"E

Intended User:

Cosmos Bank

Naupada Branch

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602,
State - Maharashtra, Country - India

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) – 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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Regd. Office

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VALUATION OPINION REPORT

The property bearing Industrial Gala on 1st Floor, Building No. 3, "Ankur Industrial Estate", Survey No. 260P/1, House No. 2068, Near Blue star limited, Village – Dadra, PIN Code – 396193, Union Territory – Dadra and Nagar Haveli and Daman and Diu, Country – India belongs to **Mr. Sanjay Juharmal Jain**.

Boundaries of the property.

North : Internal Road
South : Akar Limited / Internal Road
East : Industrial Unit
West : Industrial Unit

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 1,22,54,460.00 (Rupees One Crore Twenty-Two Lakh Fifty-Four Thousand Four Hundred Sixty 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 B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report

Auth. Sign.




Valuation Report of Industrial Gala on 1st Floor, Building No. 3, "Ankur Industrial Estate", Survey No. 260P/1, House No. 2068, Near Blue star limited, Village – Dadra, PIN Code – 396193, Union Territory – Dadra and Nagar Haveli and Daman and Diu, Country – India.

Form 0-1

(See Rule 8 D)

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

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 08.10.2024 for Bank Loan Purpose
2	Date of inspection	23.09.2024
3	Name of the owner/ owners	Mr. Sanjay Juharmal Jain 
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<u>Address:</u> Industrial Gala on 1 st Floor, Building No. 3, "Ankur Industrial Estate", Survey No. 260P/1, House No. 2068, Near Blue star limited, Village – Dadra, PIN Code – 396193, Union Territory – Dadra and Nagar Haveli and Daman and Diu, Country – India. <u>Contact Person:</u> Mr. Ramdev Yadav & Mr. Shailendra Yadav (Owner's Representative) Contact No. 9624161148
6	Location, street, ward no	Near Blue star limited, Village – Dadra, PIN Code – 396193, Union Territory – Dadra and Nagar Haveli and Daman and Diu, Country – India
	Survey/ Plot no. of land	Survey No. 260P/1, House No. 2068, of Village - Dadra
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Industrial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	<u>LAND</u>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 7,140.00 Mezzanine Area in Sq. Ft. = 1,808.00 (Area as per Actual Site Measurement)

		Built Up Area in Sq. Ft. = 6,115.00 (Area as per Sale Deed)
13	Roads, Streets or lanes on which the land is abutting	Near Blue star limited, Village – Dadra, PIN Code – 396193, Union Territory – Dadra and Nagar Haveli and Daman and Diu, Country – India
14	If freehold or leasehold land	Free Hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per Local norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.

	(ii)	Portions in their occupation	N.A.
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 25,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		SALES	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Industrial Gala in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	

41	Year of commencement of construction and year of completion	Year of Completion – 2002 (As per site information)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch to assess fair market value as on 08.10.2024 for Industrial Gala on 1st Floor, Building No. 3, "Ankur Industrial Estate", Survey No. 260P/1, House No. 2068, Near Blue star limited, Village – Dadra, PIN Code – 396193, Union Territory – Dadra and Nagar Haveli and Daman and Diu, Country – India belongs to **Mr. Sanjay Juharmal Jain**.

We are in receipt of the following documents:

1	Copy of Sale Deed dated 23.09.2013 Between Akar Hospitality & Management Services Ltd. (the Vendor) & Mr. Sanjay Juharmal Jain (The Purchaser).
2	Copy of Title Report dated 07.08.2013.

LOCATION:

The said building is located at Survey No. 260P/1, House No. 2068, of Village – Dadra, PIN Code – 396193, Union Territory – Dadra and Nagar Haveli and Daman and Diu, Country – India. The property falls in Industrial Zone. It is at a travelling distance 10.3 Km. from Vapi railway station.

BUILDING:

The building under reference is having Ground + 1st Upper Floors. It is a load bearing Structure with AC Sheet roofing. The walls are having sand faced plaster from outside. The building external condition is normal. The building is used for Industrial purpose. 1st Floor is having single Industrial Gala. The building is with not lift.

Industrial Gala:

The Industrial Gala under reference is situated on the 1st Floor. The composition of Industrial Gala is having Single Unit + Mezzanine Floor + 3 Toilets. The Industrial Gala is finished with Cement Concrete flooring, MS Rolling Shutter with MS Grill, Openable Aluminum frame with Glass Windows, Conduit & Open Wiring electrification & Open plumbing etc.



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Valuation as on 08th October 2024

The Built Up of the Industrial Gala	:	6,115.00 Sq. Ft.
--------------------------------------------	----------	-------------------------

Deduct Depreciation:

Year of Construction of the building	:	Year of Completion – 2002 (As per site information)
Expected total life of building	:	50 Years
Age of the building as on 2024	:	22 Years
Cost of Construction	:	6,115.00 X 1,200.00 = ₹ 73,38,000.00
Depreciation $\{(100-10) \times 22 / 60\}$:	33.00%
Amount of depreciation	:	₹ 24,21,540.00
Prevailing market rate	:	₹ 2,400.00 per Sq. Ft.
Value of property as on 08.10.2024	:	6,115.00 Sq. Ft. X ₹ 2,400.00 = ₹ 1,46,76,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 08.10.2024	:	₹ 1,46,76,000.00 - ₹ 24,21,540.00.00 = ₹ 1,22,54,460.00
Total Value of the property	:	₹ 1,22,54,460.00
The Realizable value of the property	:	₹ 1,10,29,014.00
Distress value of the property	:	₹ 98,03,568.00
Insurable value of the property (6,115.00 X 1,200.00)	:	₹ 73,38,000.00

Taking into consideration above said facts, we can evaluate the value of Industrial Gala on 1st Floor, Building No. 3, "Ankur Industrial Estate", Survey No. 260P/1, House No. 2068, Near Blue star limited, Village – Dadra, PIN Code – 396193, Union Territory – Dadra and Nagar Haveli and Daman and Diu, Country – India. for this particular purpose at ₹ 1,22,54,460.00 (Rupees One Crore Twenty Two Lakh Fifty Four Thousand Four Hundred Sixty Only) as on 08th October 2024.

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **08th October 2024 is ₹ 1,22,54,460.00 (Rupees One Crore Twenty Two Lakh Fifty Four Thousand Four Hundred Sixty Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

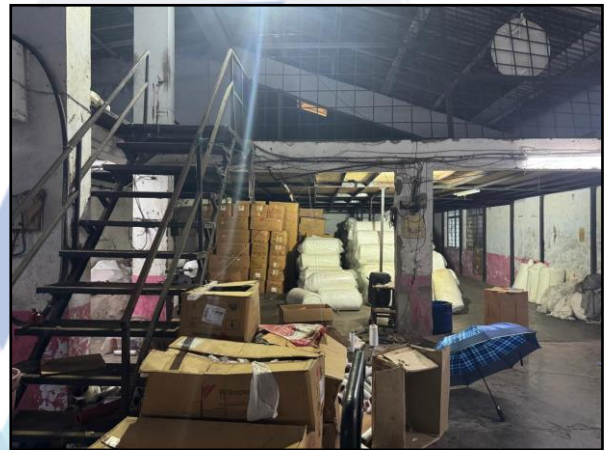
I hereby declare that

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

ANNEXURE TO FORM 0-1**Technical details****Main Building**

1.	No. of floors and height of each floor	Ground + 1 st Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is an Industrial Gala situated on 1 st Floor
3.	Year of construction	Year of Completion – 2002 (As per site Information)
4.	Estimated future life	28 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	Load bearing Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	MS Rolling Shutter with MS Grill, Openable Aluminium frame with Glass Windows
10.	Flooring	Cement Concrete Flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	AC Sheet Roofing
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit (ii) Class of fittings: Superior/ Ordinary/ Poor.	Conduit & Open Wiring electrification Open plumbing
15.	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	As per Requirement
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	Yes
18.	No. of lifts and capacity	No Lift
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21.	Pumps- no. and their horse power	May be provided as per requirement
22.	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and Capacity	Connected to Municipal Sewerage System

Actual site photographs

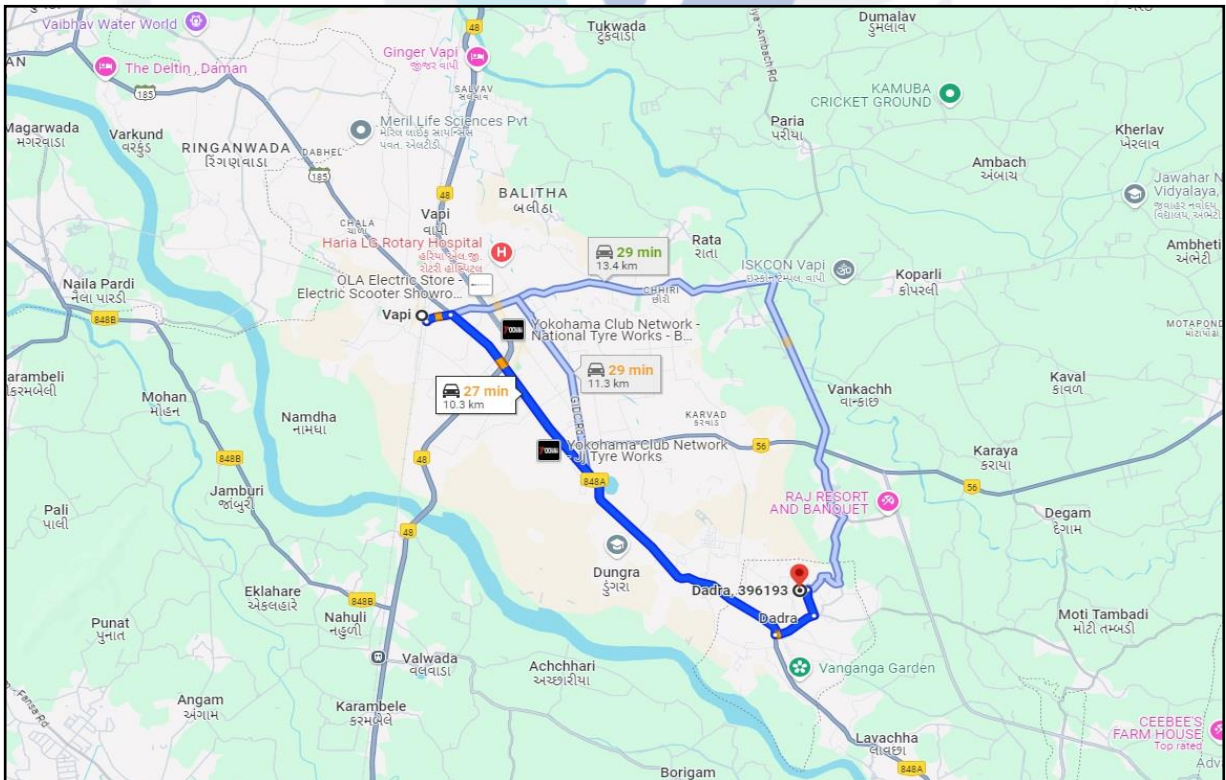


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 20°19'38.3"N 72°58'12.6"E

Note: The Blue line shows the route to site from nearest railway station (Vapi – 10.3 Km.)



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Ready Reckoner Rate

Dadra and Nagar Haveli (U.T)
(Revenue Department)
Silvassa

No. Adm/RD/RTS/Rate/2015/3115

Date: 09/10/2015
Silvassa

Read: 1) Approval of Hon'ble Administrator Vide Diary No. 7200 Dt. 09/ 10 /2015, in File No. Adm/RD/RTS/Rate/2007 at N/ 60 dated: 09 / 10 /2015

ORDER

With a view to bring in transparency in the transaction of land and to safeguard the Government Revenue in the form of Stamp Duty, the U.T. Administration of Dadra and Nagar Haveli hereby revises Circle Rate (Minimum rate at which transaction is permissible by the Administration) of Agricultural land and Non Agricultural land, patelad and village wise as indicated below:

Sr. No.	Village	Existing Rate (Agricultural) per sq.mt	Existing Rate (N. A.) per sq.mt	Revised Rate (Agricultural) per sq.mt	Revised Rate (N. A.) per sq.mt
Amboli Patelad					
1	Amboli	260	520	420	840
2	Bindrabin	175	350	290	570
3	Dolara	210	420	340	680
4	Kala	450	750	730	1210
5	Karchgam	300	600	490	970
6	Khadoli	335	670	540	1080
7	Kherdi	350	700	570	1130
8	Parzai	150	540	250	870
9	Tinoda	300	800	490	1290
10	Velugam	250	500	410	810
Dadra Patelad					
11	Dadra	600	1200	970	1940
12	Demni	600	1200	970	1940
13	Tighra	600	1200	970	1940
Dapada Patelad					
14	Apti	150	300	250	490
15	Chikhli	150	300	250	490
16	Chinchpada	300	600	490	970
17	Dapada	300	600	490	970
18	Patl	400	800	650	1290
19	Surangi	400	800	650	1290
20	Vasona	600	1250	970	2100
Dudhani Patelad					
21	Ambabari	80	160	130	260
22	Bildhari	80	160	130	260
23	Dudhani	350	700	570	1130
24	Ghodbari	80	160	130	260
25	Gunsa	80	160	130	260
26	Jamalpada	80	160	130	260
27	Karchond	80	160	130	260
28	Kauncha	350	700	570	1130
29	Kherarbari	80	160	130	260
30	Kothar	80	160	130	260
31	Medha	80	160	130	260
32	Vaghchauda	300	600	490	970
Khanvel Patelad					
33	Chauda	450	900	730	1450
34	Goratpada	200	400	330	650
35	Khanvel	450	1000	730	1620
36	Khutali	450	1000	730	1620
37	Rudana	400	1000	650	1620
38	Shelti	400	1000	650	1620
39	Talavali	400	1000	650	1620

Ready Reckoner Rate

41	Falandi	400	1000	650	1620
42	Galonda	400	1000	650	1620
43	Kilvani	400	1000	650	1620
44	Sili	400	1000	650	1620
45	Umarkui	400	1000	650	1620
Mandoni Patelad					
46	Bedpa	65	130	110	210
47	Besda	65	130	110	210
48	Chisda	65	130	110	210
49	Khedpa	65	130	110	210
50	Mandoni	65	130	110	210
51	Sindoni	65	130	110	210
52	Vansda	65	130	110	210
Naroli Patelad					
53	Athal	750	1500	1210	2420
54	Dhapsa	750	1500	1210	2420
55	Kanadi	750	1500	1210	2420
56	Khardpada	750	1500	1210	2420
57	Luhari	650	1300	1050	2100
58	Naroli	800	1600	1290	2580
Randha Patelad					
59	Mota Randha	160	320	260	520
60	Nana Randha	160	320	260	520
61	Morkhal	300	600	490	970
62	Bonta	160	320	260	520
Silvassa-I Patelad					
63	Amli	1500	3000	2420	4840
64	Athola	1500	3000	2420	4840
65	Silvassa-I Patelad	1500	3000	2420	4840
66	Vaghchhipa	500	1000	810	1620
Silvassa-II Patelad					
67	Kudacha	600	1200	970	1940
68	Masat	1000	2000	1620	3230
69	Rakholi	1000	2000	1620	3230
70	Samarvarni	1500	3000	2420	4840
71	Sayli	1800	3000	2900	4840
72	Karad	500	1000	810	1620

These rates will come into force from the date of issue of this orders

**By order and in the name of the
Administrator, Daman & Diu and
Dadra & Nagar Haveli**

(Nitin Jindal)


Dy. Secretary (Revenue)

Copy fd.w.cs to the

1. PS to Hon'ble Administrator, Dadra & Nagar Haveli, Silvassa
2. PS to Hon'ble Development Commissioner, Dadra & Nagar Haveli, Silvassa
3. The Collector, Dadra & Nagar Haveli, Silvassa
4. PA to Finance Secretary, Dadra & Nagar Haveli, Silvassa
5. The Chief Executive Officer, District Panchayat, Dadra & Nagar Haveli, Silvassa
6. The Chief Officer, Silvassa Municipal Council, Silvassa
7. All Sarpanch/ Panchayat Secretary, Village Panchayat of Dadra & Nagar Haveli
8. All Patel Talaties of Dadra & Nagar Haveli
9. All Head of Offices, Dadra & Nagar Haveli
10. The Field Publicity Officer, Dadra & Nagar Haveli, Silvassa with a request to publish it in on Gujarati

Price Indicators

✉ prince131236@gmail.com
☎ +91-8866687123


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Factory / Industrial Building For Sale In Amli Ind. Estate, Silvassa (2000 Sq.ft.)

📍 Ring Road Amli Silvassa, Amli Ind. Estate, Silvassa





For Sale


Property ID : REI830148

₹ 60 Lac @ Rs 3000 per Sq.ft.

Bathrooms 1	Property On Floor Ground	Facing East
Furnishing Unfurnished	Transaction Type Resale Property	Total Floor 1
Built Up Area 2000 Sq.ft. ▼	Plot / Land Area 2000 Sq.ft. ▼	Carpet Area 1400 Sq.ft. ▼
Property Type Factory / Industrial Building		

Price Indicators

✉ prince131236@gmail.com
📞 +91-8866687123


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Home > Property in Dadra > Prop

Industrial Gala Available With Running Rent At Silvassa

📍 106, Asha Complex, Hotel Purohit, Silvassa Char Rasta (Sahid Chowk), Main Road, Dadra



For Sale

Property ID : REI833497

₹ 85 Lac @ Rs 2361 per Sq.ft.

Bathrooms 2	Property On Floor Ground	Transaction Type Resale Property
Total Floor 1	Built Up Area 3600 Sq.ft. ▼	Plot / Land Area 3600 Sq.ft. ▼

Property Type
Factory / Industrial Building

✔ Prime Location
✔ Corner Property

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **08th October 2024**

The term Value is defined as

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.


UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 1,22,54,460.00** (Rupees One Crore Twenty Two Lakh Fifty Four Thousand Four Hundred Sixty Only). 

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.



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