

Certificate No. 24

Member's Regd. No. 22

Share Certificate

ANSA F, INDUSTRIAL PREMISES CO-OP. SOC. LTD.

F. Building Ground Floor, Saki Vihar Road, Bombay-400 072.

Capital Rs. 60,00,000
(Divided into 120,000 of Rs. 50/each)

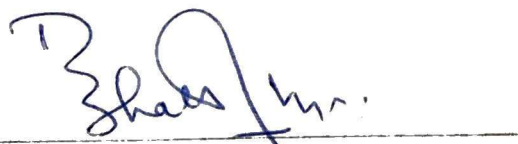
This is to Certify that Shri/~~Smt.~~/M/s. CHAMPAKLAL T. PAREKH

is/~~are~~ the Registered Holder(s) of FIFTEEN
fully Paid up Shares Numbered 346 to 360
of Rupees Fifty each in the above subject to bye-laws thereof.

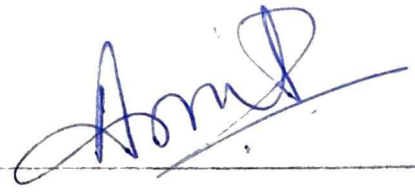
Given under the Common Seal of the, Ansa F, Industrial
Premises Co-op. Soc. Ltd.,

this 1st day of November 1985

COMMON SEAL



Secretary



Chairman

VALUATION REPORT

01. Bank Address	SVC Co-operative Bank Limited, Saki Naka Branch, 11,12,30,31, Sagar Tech Plaza A Premises CHS Ltd., Andheri-Kurla Road, Sakinaka, Andheri East, Mumbai-400072
02. Subject	To ascertain the Market Value of the Industrial Unit No. F-102,1 st Floor, Building No. F, Ansa "F" Industrial Premises Co-op. Soc. Ltd, Saki Vihar road, Mumbai - 400 072
03. Requested By	E-mail dated March 24, 2021 issued by SVC Co- operative Bank Limited, Saki Naka Branch, Andheri East, Mumbai-400072
04. Date of Inspection	March 25, 2021
05. Survey in presence of	Sanjay Puri Mob. 98201198390
06. Name of the Applicant/s	M/s. National Gum Products
07. Phone No. of Applicant/s	Mob. 98201198390
08. Address of the Applicant/s	-
09. Address of the Property being valued	Industrial Unit No. F-102,1 st Floor, Building No. F, Ansa "F" Industrial Premises Co-op. Soc. Ltd, Saki Vihar road, Mumbai - 400 072
10. Landmark	India post office, Saki Naka
11. Plot / Survey / CTS No.	CTS No. 696 of Village Marol
12. Owner / purchaser of the property	M/s. National Gum Products
13. Seller / developer of the property	M/s. Silver Flexible Packaging
14. Type of occupation - Owner / Tenant occupied	Owner occupied
15. Type of the Property	Industrial unit
16. Location	Saki Vihar road, Mumbai - 400 072
17. Type of Locality	Residential cum commercial



18. Classification of locality - Higher Class/ Middle class-poor Class.	Middle class
19. Distance from Station	Approx. 2.0 km. from Saki Naka metro station
20. Civic amenities	Available nearby
21. Type of Land	NA land

Building Details

22. Boundaries	East	Saki Vihar complex
	West	Saki Vihar road
	North	Ansa G building
	South	Ansa E building

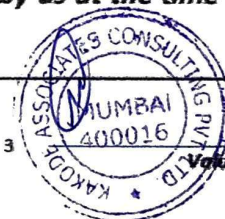
23. Tenure of land	Freehold
24. Type of Structure	RCC framed structure with brick wall masonry
25. Number of Floors in Bldg.	Ground + 1 upper floor
26. Number of Lifts	Nil
27. Property details	Industrial Unit
28. Floor on which the property is located	1 st floor

29. Area of the premises as per agreement	Unit No. F-102	835 sq. ft.
30. Actual area of the premises as per measurements	Unit No. F-102	607 sq. ft. (Carpet area)
	Mezzanine Floor (4ft. Height)	138 sq. ft. (Carpet area)

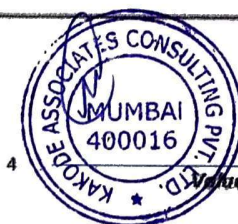
Area calculation for valuation	Carpet area in sq. ft.	Built-up area in sq. ft.
Unit No. F-102	607	728

31. Area adopted for valuation	Unit No. F-102	728 sq. ft. (Built-up Area)
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Note: Our valuation report is based on the area which is identified in the agreement/ index II or that physically measured by us at the time of inspection, whichever is lower



32. Stage of Construction/ Project	Complete
33. Exterior	Cement paint
34. Interior	Flooring Kotah
	Doors MS rolling shutter
	W.C. European
	Paint Distemper
35. Quality of Construction	Good
36. Age of the Property	47 years (As mentioned in the old valuation report)
37. Estimated Residual life	13 years with proper, periodic & preventive maintenance
38. Residential / commercial/ Industrial	Industrial unit
39. Separate Compound Wall	Yes
40. Garden	No
41. Paving/concreting around the Building	Cement concrete
42. Car Parking	No
43. First impression of the building	Good
44. Plans approved by	Approved plan is not provided to us for our perusal
45. Name of the Society	Ansa "F" Industrial Premises Co-op. Soc. Ltd
46. Society Registration No.	BOM/W-L/GEN/890/85-86 dated November 01, 1985
47. Share Certificate No.	24
48. Share certificate Details	15 shares of INR 50 each bearing distinctive Nos. 346 to 360
49. Water Availability	Municipal water
50. Violations if any observed	We cannot ascertain any violation in the building as we were not provided with the approved plans of the building
51. Valuation Method	Sales Comparison Method



52. Valuation Methodology

The method adopted for valuation of the industrial premises is **Sales Comparison Method** in which the sales instances of the similar properties or properties with similar attributes in the same region are traced and the Market Rates are derived by using the experience and expertise of the valuer. Also, the valuation of the industrial premises is based on the Present Market Value of the premises depending on the condition, location and other infrastructural facilities available at and around the said industrial premises. We have considered the valuation on **Built-up area** for the premises, which is an increase of 20% over that of its carpet area measured by us during our site visit.

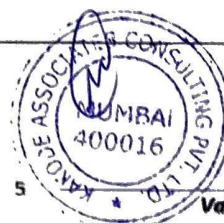
The Market Value obtained in this report is defined as follows: Market Value is the estimated amount for which an asset could exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the international Valuation Standards Committee, London). Thus, the characteristics of Market Value are -

- a) It is a free will sale.
- b) It is an estimated amount and not a predetermined or an actual sale price.
- c) It is time-specific as on the given date.
- d) It depends on purpose of valuation.
- e) Buyer & seller are actuated by Business principles. They are unrelated and are acting independently.
- f) Asset would be exposed to the market in the most appropriate manner to affect its disposal at the best price possible.

The Realizable Value of the said industrial premises is considered at 85% of the Present Market Value of the said premises, while the Forced Sale Value for the said industrial premises is considered at 75% of its Present Market Value.

53. List of documents produced for perusal

1. Agreement for Sale dated September 03, 1993 executed between the Vendor - M/s. Silver Flexible Packaging and the Purchaser – M/s. National Gum Products
2. Old valuation report bearing Ref No. VIC/VAL/SVC/SAKINAKA-11-2014 dated May 10, 2014 issued by M/s. Vidya Industrial Consultants
3. Maintenance bill No. 4830 dated March 08, 2021 in the name of National Gum Products
4. Electricity bill No. 101116734879 dated March 08, 2021 in the name of National Gum Products



54. *Stamp Duty Ready Reckoner Rate 2020-21* Copy attached INR 1,44,640 per sq. mtr. i.e.
INR 13,437 per sq. ft. on built-up area

55. <i>Valuation.</i>		<i>Built-up Area in sq. ft.</i>	<i>Unit Rate INR/ sq. ft.</i>	<i>Total Value INR</i>
i.	<i>Guideline Value (Agreement area)</i>	728	13,437	97,82,136
ii. <i>Current Market Value</i>		<i>Area in sq. ft.</i>	<i>Unit Rate INR/ sq. ft.</i>	<i>Total Value INR</i>
	Unit No. F-102 (Built-up Area)	728	15,800	1,15,02,400

56. *Basis for recommended rate* Location, quality of construction, life of the building and its residual life, supply, demand, local enquiries, market feedback of investigations etc.

57. *Remarks if any*

- The said property is an industrial unit located on first floor.
- During our site visit we have observed that the said unit has a mezzanine floor of 4ft. height however the same is not mentioned in the agreement hence we have not considered the same for our valuation purpose.
- All the civic amenities are within the proximity of the building.
- We observe that the Guideline Value of the said unit is less as compared to its Market Value.
- We have adopted the Sale Rate based on our local inquiries and as per prevailing Market Rate in the vicinity.
- We were not provided with any technical documents of the said building, we request bank to verify the same at your end.

58. *Suggested sum assured for Fire Insurance cover (Replacement Cost)* The fire Insurance needs to be purchased on **Replacement or Reinstatement** basis. It means one can get the new construction cost for the property if destroyed by fire, earthquake, etc., which is estimated at **INR 15,00,000/-**

59. *Special Features that add to Value.* Nil

60. *Agreement Date* September 03, 1993

61. *Agreement value in INR* 7,00,000

62. *Registration Date* Details not provided

As a result of our appraisal and analysis, it is our considered opinion that the value of the above referred Industrial Unit No. F-102, 1st Floor, Building No. F, Ansa "F" Industrial Premises Co-op. Soc. Ltd, Saki Vihar road, Mumbai - 400 072, in its present prevailing condition with aforesaid specifications is as under:

Summary of Valuation	
Market Value (MV)	INR 1,15,02,400
Realizable Value (85% of MV)	INR 97,78,000
Forced / Distress Sale Value (75% of MV)	INR 86,27,000
Insurable Value	INR 15,00,000

Declaration:

- The valuation is based on our site visit & the information given by the party.
- The valuation is subject to clear and marketable title and adequacy of engineering / structural design.
- We have taken the physical measurement of the said premises.
- We have based our valuation report on the area which is identified in the agreement or that observed by us at the time of inspection, whichever is lower.
- This valuation report will remain valid only for the purpose for which it is made. Market Value is defined elsewhere in this report.
- This value can go down in case of a Forced Sale. However, it is possible to fetch a higher price in case a needy buyer is found.
- We have no interest in assets valued in this report.
- This report is issued to the best of our knowledge, ability & is without any prejudice.
- Encumbrances of Lien, Govt. or other dues, stamp duty, registration charges, transfer charges, etc., if any, are not considered in the valuation. We have assumed that the assets are free of encumbrances.
- We are not provided the technical documents CC, OC & Approved plan of the said property.
- We have not checked the title clearance or the legality of the said property. This valuation report is purely an opinion and has no legal or contractual obligation on our part.

For **KAKODE ASSOCIATES CONSULTING PRIVATE LIMITED**

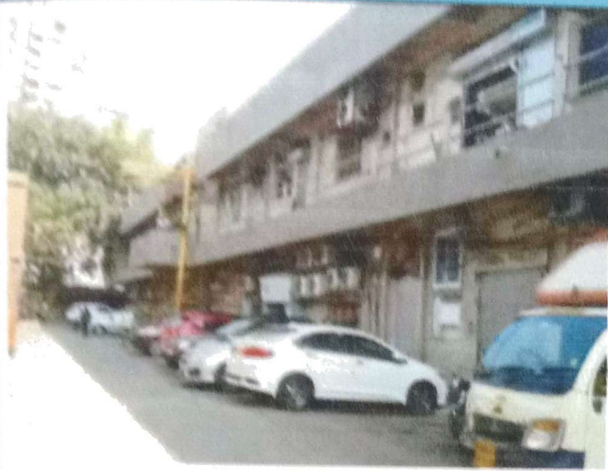

ANIL B. PAI KAKODE
 Director & Govt. Approved Valuer



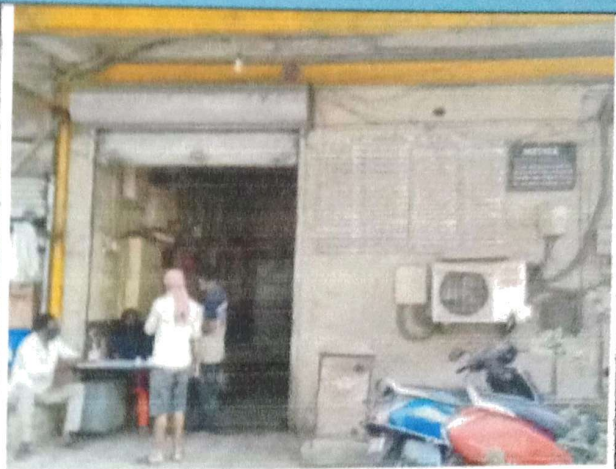


ASHOK S. AKERKAR
 Associate Director & Govt. Approved Valuer

PHOTOGRAPHS



VIEW OF THE BUILDING



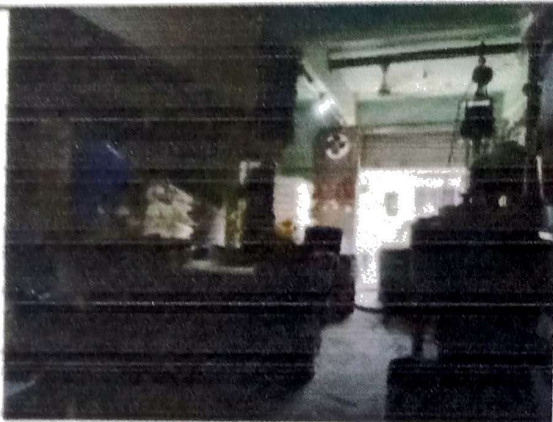
ENTRANCE OF BUILDING



ENTRANCE OF UNIT



INTERIOR VIEW OF UNIT





VIEW OF MEZZANINE FLOOR

STAMP DUTY READY RECKONER RATE 2019-20



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year

20202021

Annual Statement of Rates

Language

English

Selected District मुंबई(उपनगर)

Select Village मरोळ (अंधेरी)

Search By Survey No Location

Enter Survey No 696

उपविभाग	सुनी नमीन	निवासी सदनिका	अंकीय	दुकाने	जीवोनिक	एकक (Rs.)	Attribute
43/219 -धुभाग: उत्तरेस गावाची हद्द, पुर्वेस गाव सीमा, दक्षिण व पश्चिमेस गावाची हद्द व पार्श्व लाईन.	69410	144640	159160	195300	144640	चौरस मीटर	मि.टी.एस. नंबर

COMPARABLE RATE

Home » Commercial Property » Mumbai » Chandivli » Ansa Industrial Estate » 13th 13/2nd 13/3rd, 90 sq.ft

Posted 21 Jul

1.35 Cr @ 18,000 per sq.ft

Commercial Office/Space for Sale

Ansa Industrial Estate, Chandivli, Central Mumbai suburbs, Mumbai

Estimated EMI: 21,37,833

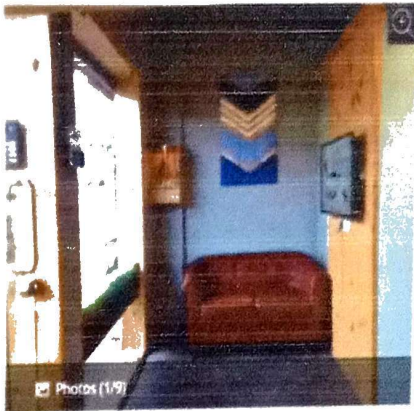
RERA STATUS NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in>

Overview

Owner Details

Recommendations

PROPERTY (9)



Photos (1/9)

Area

Plot area: 750 sq.ft

(69.64 sq.m)

Built up area: 850 sq.ft

(78.97 sq.m)

Carpet area: 750 sq.ft

(69.64 sq.m)

Price

1.35 Crore

@ 18,000 per sq.ft. (Negotiable)

Property Age

10+ Year Old

Configuration

Commercial Office/Space with 1 Washroom

Address

Ansa Industrial Estate Chandivli, Central Mumbai suburbs

In the above comparable the negotiable sale rate adopted is INR 18,000 per sq. ft. on carpet area which is equivalent to INR 15,000 per sq. ft. on Built up Area (20% loading)



About Kakode Associates Consulting Private Limited

KAKODE ASSOCIATES CONSULTING PRIVATE LIMITED (K&A) is a professionally managed consultancy organization promoted by Mr. Anil B. Pai Kakode, who is the proprietor of **KAKODE & ASSOCIATES**, a firm established since **1982**, and providing Engineering and Project Consultancy Services, including valuation of land, building, plant & machinery for variety of projects. **K&A** was incorporated in **November 2015**, to undertake all the activities of the proprietary firm and widen the scope of the field of operation. Over the years, we have expanded our team as well as services offered. We now undertake Asset Valuations, Business Valuations, Techno-Economic Viability Studies, Detailed Project Reports, Cost Validation Reports, Lender's Independent Engineer Reports for a wide spectrum of clients across various sectors, namely, pharmaceuticals, textiles, banking, hospitality, chemical, healthcare, steel, real estate, auto, agro and food processing and many other sectors. We at **K&A** strive to enter into a long-term association with all our clients with branches at Ahmedabad, Bangalore, Hyderabad, Indore, Goa, etc. **K&A** offers following services to its esteemed clients -

- ❖ Valuation of Land, Building, Plant, Machinery & Stock
- ❖ Lenders Independent Engineer
- ❖ Techno-Economic Viability Reports
- ❖ Feasibility Reports
- ❖ Detailed Project Reports
- ❖ Chartered Engineer Certifications
- ❖ Cost Validation Reports
- ❖ Technical Due Diligence
- ❖ Mergers and Acquisition Consulting

We have undertaken more than **20,000 valuations** in the past 4 decades and over **200 TEV assignments across various sectors**. We have also undertaken valuations, project monitoring, Techno-Economic Viability (TEV) studies and Lender's Engineering monitoring of infrastructure projects including Power Plants (over **45,000 MW**), Metro Projects (Mumbai, Kolkata, Ahmedabad, Nagpur, Noida, Pune, etc), Real Estate, Roads, Irrigation Projects, Bridges (3rd longest bridge in India), Tunnels (India's longest tunnel) and Flyovers, etc. with a cumulative value of over **INR 10 lakh crore**.

