

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : **M/s. DCS Techno Services Pvt. Ltd.**

Commercial Office No. 410, 4th Floor, "**V Times Square**", Plot No. 3, Sector - 15, Village - CBD Belapur, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 614, State - Maharashtra, Country - India.

Latitude Longitude : 19°00'43.8"N 73°02'08.3"E

Valuation Done for:

State Bank of India

Commercial Branch Secunderabad

104, Sardar Patel Road, Sandhu Apartment, Kalasiguda,
Secunderabad, Telangana 500003

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Vastu/Mumbai/04/2018/011867/27470

30/10-225-P/SH

Date: 30.04.2018

VALUATION OPINION REPORT

The property bearing Commercial Office No. 410, 4th Floor, "**V Times Square**", Plot No. 3, Sector - 15, Village - CBD Belapur, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 614, State - Maharashtra, Country - India belongs to **M/s. DCS Techno Services Pvt. Ltd.**

Boundaries of the property :

North	Road
South	Sakal Bhavan Road
East	Belapur CNG Pump
West	Arenya Chambers - II

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 and valued for MSME Loan purpose at **₹ 1,60,64,500.00 (Rupees One Crore Sixty Lac Sixty Four Thousand Five Hundred 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.


C.M.D.


Director



Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

Encl.: Valuation report

Mumbai

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Valuation Report of Immovable Property



1 Customer Details											
Name(s) of the owner(s).		M/s. DCS Techno Services Pvt. Ltd.									
Application No.											
2 Property Details											
Address		Commercial Office No. 410, 4th Floor, " V Times Square ", Plot No. 3, Sector - 15, Village - CBD Belapur, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 614, State - Maharashtra, Country - India.									
Nearby Landmark / Google Map Independent access to the property		Landmark: Near Belapur CNG Pump Latitude Longitude: 19°00'43.8"N 73°02'08.3"E									
3 Document Details					Name of Approving Authority						
Layout Plan		N.A.		-		Approval No.		-			
Building Plan		No		Details not provided		Approval No.		Details not provided			
Occupancy Certificate		Yes		Navi Mumbai Municipal Corporation		Approval No.		NRV / OC / Case No. B - 7248 / 2404 / 2013			
Legal Documents		Yes		1. Copy of Deed Of Assignment dated 24.08.2016 2. Copy of Possession Letter dated 24.08.2016 3. Copy of Car Parking Allotment Letter dated 21.07.2016 4. Copy of No Objection Certificate dated 21.07.2016 5. Copy of Occupancy Certificate dated 16.05.2013 Document Number. NRV / OC / Case No. B - 7248 / 2404 / 2013 issued by Navi Mumbai Municipal Corporation							
4 Physical Details											
Adjoining Properties		East			West			North		South	
As on site		Belapur CNG Pump			Arenya Chambers - II			Road		Sakal Bhavan Road	
As per document		30.0 Mtr. Wide Road			15.0 Mtrs. Wide Road			Plot No. 1A, 2		Plot No. 4	
Matching of Boundaries		-		Plot Demarcated		Yes		Approved land use		Office	
Property Type		Commercial									
composition		Reception Area + Working Area + Office Area + Conference Room + Cabin + Pantry Area +1 Toilet									
Total no. of Floors		1 Basement + Part Ground + Part Stilt + 13 upper floors.		Floor on which the property is located		4 th Floor		Approx. Age of the property		5 year(s)	
Residual age of the property		55 years		Type of structure		: R.C.C. Foundation		Subject to proper, preventive periodic maintenance & structural repairs.			
5 Occupancy Details - Owner Occupied											
Tenant Name(s)		N.A.									



	Status of Tenure	N.A.	No. of years of Occupancy	N.A.	Relationship of tenant with owner	N.A.
	Expected Income from the property	₹ 49,000.00 Expected Income from the property per month				
6	Stage of Construction					
	Stage of construction			Completed		
	If under construction, extent of completion			N.A.		
7	Violations if any observed					
	Nature and extent of violations			Approved Building plans were not provided and not verified.		
8	Area Details of the Property					
	Carpet Area in Sq. Ft.	Carpet Area = 490.30 (Area as per Deed of Assignment) Carpet Area = 542.00 Duct Area = 113.00 (Area as per actual site measurement)	Plinth area / Built up area in Sq. Ft.	650.40 (Carpet Area + 20%)	Saleable Area in Sq. Ft.	959.00 [(Built up area + 30%) + Duct Area]
	Remarks:					
9	Valuation					
	i. Mention the value as per Government Approved Rates also					
	Guideline rate obtained from the Stamp Duty Ready Reckoner			₹ 1,27,900.00 per Sq. M. i.e. ₹ 11,882.00 per Sq. Ft.		
	ii. 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.					
	Indicator					
	Property : Commercial Office Space for Sale in V Times Square, Belapur, Navi Mumbai Source : www.magicbricks.com Area : 1035.00Sq. Ft. Expected Price : 1,68,00,000.00 Expected Rate/Sq. Ft : 16,231.88 per Sq. Ft.					
	Considering the above indicator of sale, current market conditions, demand and supply position, Commercial Office size, location, upswing in real estate prices, sustained demand for Commercial Office, all round development of commercial and residential application in the locality etc. We estimate ₹ 15,500.00 rate per Sq. Ft. (Inclusive of site and general development, compound walls, MS gates, drainage systems, water tanks and other infrastructure facilities and amenities). & Excluding Value of Interior.					
	Summary of Valuation					
	i. Guideline Value					



		Area in Sq. Ft.	Rate in ₹	Value in ₹
	Built up area	650.40	11,882.00	77,28,052.8
ii. Fair Market Value of the Property				
	Built Up / Saleable Area	959.00 Sq. Ft.		
	Prevailing market rate	₹ 15,500.00		
	iii. Floor rise rate	₹ 0.00		
	Value of Property (A)		₹ 1,48,64,500.00	
	Interior Value (B)		₹ 12,00,000.00	
	Total Value of the property (A) + (B)		₹ 1,60,64,500.00	
	Realizable Value of the Property		₹ 1,44,58,050.00	
	Distress / Force Sale Value		₹ 1,28,51,600.00	
	Insurable Value of the Assets		₹ 16,26,000.00	
10	Assumptions /Remarks			
	i. Qualification in TIR / Mitigation Suggested, if any	TIR not provided		
	ii. Property is SARFAESI compliant	Yes		
	iii. Whether property belongs to social infrastructure like hospital, school, old age home etc.	No		
	iv. Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged	Information not available		
	v. Details of last two transaction in the locality / area to be provided, if available	Details Attached		
	vi. Any other aspect which has relevance on the value or marketability of the property	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.		
11	Declaration	<p>i. The property was inspected by me / my authorized representative personally on 26.04.2018</p> <p>ii. The undersigned does not have any direct / indirect interest in the above property.</p> <p>iii. The information furnished here in is true and correct to the best of our knowledge.</p> <p>iv. I have submitted Valuation report directly to the Bank.</p>		

12	Name, address & signature of Valuer	Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093	<p>For VASTUKALA CONSULTANTS (I) PVT. LTD.</p>  C.M.D.  Director	
		Sharad B. Chalikwar Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09 SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193		Date of valuation: 30.04.2018
13	Enclosures Documents & Photographs	1. Valuation Report 2. Satellite Location Map 3. Location cum Route Map from Nearest Railway Station 4. Photographs of the property		



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Actual Site Photographs




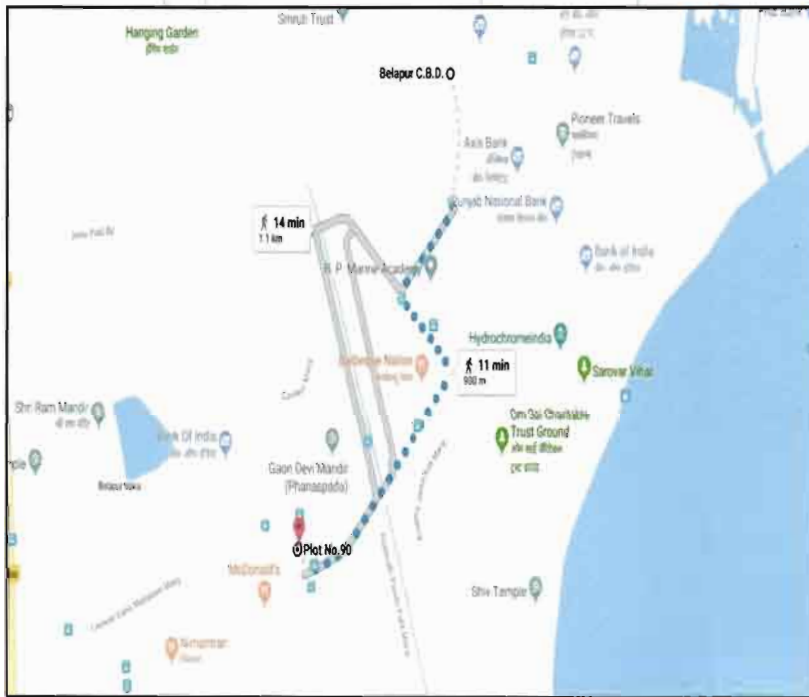
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Route Map of the property

(Note:  shows location)



Latitude Longitude - 19°00'43.8"N 73°02'08.3"E

Note:: The Blue line shows the route to site from nearest railway station (Belapur C.B.D. 900.00 M.)



Price Indicator

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1.68 Cr

Commercial Office Space

See Other Charges for sale in V Times Square, Belapur, Near Mumbai [What's Nearby](#)

Agent
Ramlakhan Gupta

Contact Now

See Location

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	AGENT DETAILS
<p>Project Name V Times Square</p> <p>Super area 1035 sqft ± 1825 sqft</p> <p>Furnished status Furnished</p> <p>Car parking 1 Open</p>	<p>Floor 7 (Out of 14 Floors)</p> <p>Units on Floor 14</p> <p>Cabins 2</p> <p>Seats 11</p> <p>Construction Status Ready to Move</p>	<p>Overlooking Main Road</p> <p>Pantry No Personal Pantry</p> <p>Maintenance charges ± 1,500 Monthly</p>	<p>Building Class Grade A-</p>

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1.65 Cr

Commercial Office Space

See Other Charges for sale in V Times Square, Belapur, Near Mumbai [What's Nearby](#)

Agent
Rakesh Kumar

Contact Now

See Location

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	AGENT DETAILS
<p>Project Name V Times Square</p> <p>Super area 1100 sqft ± 15,300 sqft</p> <p>Furnished status Furnished</p> <p>Car parking 1 Open</p>	<p>Floor 4 (Out of 10 Floors)</p> <p>Units on Floor 8</p> <p>Cabins 2</p> <p>Seats 4</p> <p>Parking Area 0.1000 sq.ft</p> <p>Construction Status Ready to Move</p>	<p>Overlooking Main Road</p> <p>Pantry Dry Pantry</p>	<p>Building Class Grade A-</p>

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **MSME Loan** purpose as on dated **30th April 2018**.

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 knowledgeably 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.

UNDERLYING 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.

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For VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


Director



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Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193



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 **₹ 1,60,64,500.00 (Rupees One Crore Sixty Lac Sixty Four Thousand Five Hundred Only)**.

STATEMENT OF LIMITING CONDITIONS

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The Valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
3. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding traveling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
4. In no event shall the Valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. **If it is proved that there is an apparent negligence on the part of a Valuer**, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of **1,000 (Rupees One Thousand Only)**. **All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.**
6. We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity. We have personally inspected the assets.

For VASTUKALA CONSULTANTS (I) PVT. LTD.



C.M.D.



Director

Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193



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Interior Cost Sheet

Sr. No	Date	Bill No.	Party Name	Particular	Amount
1	27.03.2017	1015-16/17	Nandraj Interio	Wallpaper, Ceiling Tiles & etc.	₹ 95,668.00
2	08.05.2017	116-17/18	Nandraj Interio	S.B. Film-HE Series - 31*3	₹ 5,278.00
3	25.03.2017	SLF02A0090 10121069	Infiniti Retail Ltd. Trading	Voltas Water Dispenser Mininagic	₹ 8,081.70
4	30.03.2017	Myntec/410 V-Time / 318 / 2016-2017	Myntec Electrical Engineers	Final Bill for Electrical Installation	₹ 1,56,850.00
5	30.03.2017	Myntec/410 V-Time / 320 / 2016-2017	Myntec Electrical Engineers	Supply Material Bill for Electrical Installation	₹ 56,852.00
6			Myntec		₹ 1,03,800.00
7	17.03.2017		Reliance Retail Ltd.	Aquagd WP. Samsung	₹ 54,041.44
8	18.05.2017	Li / sa / 101	Laxmi Infotech	Asus Laptop & Carepack	₹ 23,000.00
9	14.03.2017	A444/16-17	Sahil Enterprises	Jaquar Cont. Flush Tank & Etc.	₹ 18,221.00
10	14.03.2017	5060/16-17	Sahil Enterprises	C.I. Chair Basket & etc.	₹ 668.00
11	18.03.2017	465	Evercool Aircon	Supply of VRV Indoor & Outdoor Unit	₹ 2,96,621.00
12	31.03.2017	546/2016-17	Jaliani Impex	Fingerprint T A System	₹ 24,050.00
13	25.03.2017	97	Laxmi Infotech	Cisco Switch & etc.	₹ 49,523.00
14	25.03.2017	98	Laxmi Infotech	Panasonic	₹ 47,938.00
15	29.03.2017	99	Laxmi Infotech	Printer roller ISU	₹ 9,500.00
16	31.06.2017	T246	Points	Floor, Mosaik	₹ 1,10,640.00
17	15.03.2017	T253	Points	Wall Tiles	₹ 9,647.00
18	10.03.2017	T250	Points	Wooden Tiles	₹ 11,159.00
19	14.03.2017	A443/16-17	Sahil Enterprises	Jaquar Toilet Roll Holder & Etc.	₹ 24,652.00
20	30.03.2017	AI/NI/201700 9	Amron Lighting Pvt. Ltd.	Neo LED Panel Down Light & etc.	₹ 22,303.00
21	13.04.2017	S0000032	E Print Solution	Acrylic Board	₹ 4,994.00
22	20.03.2017		Design Sphere Interiors	Breaking of wall & disposing debris	₹ 25,817.00
23	18.05.2017	S0000056	E Print Solution	MUG Printing & Acrylic board	₹ 3,008.00
24	26.03.2017	151	Bright Light	LED Strip	₹ 20,653.00
25	31.03.2017	547/2016-17	Jaliani Impex	DS2CE56COT-IRP	₹ 14,179.00
TOTAL					₹ 11,97,144.14

