



Branch Office: 501, 5th FLOOR, CHITRARATH COMPLEX, B/H. HOTEL PRASIDENT, NR. SWASTIK CHAR RASTA, CG ROAD, AHMEDABAD-9.

Date: 11/03/2022

REF. SAEV/NAR/ASH/KAP/MUM/RESTAU/VALU/SBI/FORT/4068



Name & Address of Branch : STATE BANK OF INDIA,
 COMMERCIAL BRANCH, P.M ROAD,
 FORT.

Name of the Customer (s) / Borrowal unit: M/S. MAD SCIENTIST HOSPITALITY

1 Customers Details										
Name		M/S. MAD SCIENTIST HOSPITALITY								
Apl no										
2 Property Details										
Address			Restaurant-01, Fifth floor, Palm Beach Galleria, Plot No. 17, Sector-19D, Vashi Navi Mumbai-400703.							
Nearby Landmark/Google Map Independent Access to the property			Satara plaza, Palm Beach Road.							
3 Documents Details										
Palm Beach Road.			Name of Approving Auth							
Layout Plan			Yes/No		NMMC		Approval No		-	
Building Plan			Yes/No		NMMC		Approval No		-	
Construction Permission			Yes/No		NMMC		Approval No		TPO/BP/CASE NO. B-4117/912/07 dt. 16/3/07	
Legal Documents			Yes/No		List of documents 1. Agreement for sale dated 31/03/2021 2. Index II No. 6565/2021 dated 19/04/2021 3. Maharashtra State Electricity Distribution Co Ltd Light Bill 4. Fifth floor plan 5. Occupancy Certificate dated 16/03/2007 issued by NMMC					
4 Physical Details										
Adjoining properties		East	Gaming Arcade	West	Main Road.	North	Inox	South	Road	
Matching of boundaries			Yes/No		Plot demarcated	Yes	Approved land use	Yes	Type of property	Commercial Property
No of rooms		Restaurant	-	-	-	Toilets	4	Kitchen	1	
Total no offloors		G+5 Upper Floor	Floors on which the property is located	5 th Floor	Approximate age of the property	15 Years	Residual Life of the property	45 year	Type of structure- RCC framed	



B.E. Civil, AIIA, FIIV, MCE, 34AB, IBBI
Approved Valuer, (WT 34AB & IBBI
(Approved), LCM-2443, CAT-I-Immovable Properties
-2443, CAT-II-Agri.Lands,
M - 2445, CAT-VII - Plant & Machinery -
Immovable Property, Regd. Engineer,
Structural Designer.



HeadOffice:
UNIT NO-663, GROUND FLOOR, BUILDING NO-34,
NILGIRI CHS, SAMTA NAGAR, KANDIVALI EAST,
MUMBAI-400101

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5	Tenure / Occupancy Details				No of years of occupancy	Relationship of tenant or owner	No Relations hip	
	Status of Tenure	Tenant Occupied			1 Years			
6	Stage of Construction							
	Stage of Construction	Completed						--
7	Violation if any observed							
	Nature and extent of violations			No Violations				
8	Area Details of the Property							
	Site Area	--	Plinth area	218.81 sq. mt + 20% Loading = 262.57 sq. mt.	Carpet area	1918.14 sq.ft. 437.13 sq.ft. 2355.27 sq.ft. i.e. 218.81 sq. mt.	Saleable area	Remarks
9	Valuations							
	VALUE OF SAID PROPERTY AS PER MARKET RATE							
	VALUE OF SAID RESTAURANT PROPERTY AS PER MARKET RATE							
	Summary of Valuations i.e. Guideline Value							
	Rs. 20,000/- to Rs. 25,000/- per Sq. Ft. for Carpet area depends an floor rise And location.							
	Carpet Area in Sq. Mt./ Sq. Ft.	Commercial rate per Sq. Ft.		Total Rupees				
	218.81 Sq.Mtr. i.e. 2355.27 Sq.ft.	25,000/- per sq.ft		5,88,81,750/-				
	Terrace = 365 Sq.Mtr. i.e. 3928.86 Sq.ft.	10,000/- per sq.ft		3,92,88,600/-				
		Say		Rs. 9,81,70,000/-				
	(Rupees Nine Crore Eighty One Lakhs Seventy Thousand Only)							
	Ready Reckoner value							
	Area in Sq. Mt.	Rate per Sq. Mt.		Total Rupees				
	262.57 Sq.Mtr.	Rs.1,23,000/- Sq.Mtr.		Rs. 3,22,96,110/-				
	Say Rs. 3,22,96,000/-							
	(Rupees Three Crore Twenty Two Lakhs Ninety Six Thousand Only)							
10	Assumptions/Remarks	Commercial rate adopted in this valuation : Carpet rate adopted in this valuation is at Rs. 25,000/- Per Sq. Ft.						
	Justification	Guideline Rate As Per our opinion, due to the following reasons there is difference between market value & guideline value of the Property mentioned in report: 1. Guideline Value is the minimum value at which the sale or transfer of property can take place. Guideline rates generally do not reflect market value. The rates as fixed by the stamp duty office is only a tax revenue and is in no way determining the fair prevailing market rate and value. 2. Market price is the value of asset for a transaction between a seller and buyer						

,B.E.Civil,AIAA,FIIV,MCE,34AB,IBBI)
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	which is done at an arm's length principle with the price determined by the market forces of supply and demand.	
	3. Particular amenities & features are not considered in guideline rates.	
	4. Market value of property may vary from site to site, demand & supply chain, Features & Amenities.	
11	Declaration	1) The Property was inspected by the undersigned on dated 11/03/2022. 2) The undersigned does not have any direct/indirect interest in the above property 3) The information furnished herein is true and correct to the best of our knowledge.
12	Name Address & signature of valuer with Wealth Tax Registration No.	Signature of the valuer Date of Valuation: 11/03/2022
13	Enclosures	
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	19°05'06.8"N 73°00'27.4"E
b)	Building Plan	Yes
c)	Floor Plan	Yes
d)	Photograph of the property (including geo- stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the value at the site	Yes, attached herewith
e)	Certified copy of the approved /sanctioned plan wherever applicable from the concerned office	No
f)	Google Map location of the property	Yes, attached herewith
g)	Price trend of the Property in the locality/city from property search sites visit Magicbricks.com, 99Acres.com, Makan.com etc	Yes, attached herewith
f)	Any other relevant documents /extracts	No



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AMRUTLAL PANDAT
Date: 2022.03.14 13:42:00 +05'30'

B.E.Civil,AIIA,FIIV,MCE,34AB,IBBI)
Approved Valuer, (WT 34AB & IBBI
roved),LCM-2443,CAT-I-Immovable Properties
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- ❖ As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specification is **Rs. 9,81,70,000/- (Rupees Nine Crore Eighty One Lakhs Seventy Thousand Only)**
- ❖ The Realisable value of the property is **Rs. 9,32,61,500/- (Rupees Nine Crore Thirty Two Lakhs Sixty One Thousand Five Hundred Only)**
- ❖ The Distress value **Rs. 8,83,53,000/- (Rupees Eight Crore Eighty Three Lakhs Fifty Three Thousand Only)**
- ❖ The book value of the above property as of is **Rs. 3,22,96,000/- (Rupees Three Crore Twenty Two Lakhs Ninety Six Thousand Only)**

Place : Mumbai

Date : 11/03/2022



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AMRUTLAL PANDAT

Date: 2022.03.14 13:42:06 +05'30'

Signature

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(ANNEXURE-I)

**Format of undertaking to be submitted by Individuals/ proprietor/ partners/ Directors
DECLARATION- CUM- UNDERTAKING**

I, **Krishnakant A. Pandat** son of **Amrutlal Pandat** do hereby solemnly affirm and state that:

- I am a citizen of India
- I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
- The information furnished in my valuation report dated **11/03/2022** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- My representative has personally inspected the property on **11/03/2022**. The work is not subcontracted to any other valuer and carried out by myself.
- Valuation report is submitted in the format as prescribed by the Bank.
- I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- I have not been removed/dismitted from service/employment earlier
- I have not been convicted of any offence and sentenced to a term of imprisonment
- I have not been found guilty of misconduct in professional capacity
- I have not been declared to be unsoundmind
- I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- I am not an undischarged insolvent
- I have not been levied a penalty under section 271J of Income-tax Act,1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- My PAN Card number is **ACYPP2187M** and GSTIN as applicable is **24ACYPP2187M2ZO**
- I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability
- I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable
- I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
- I am registered under Section 34 AB of the Wealth Tax Act,1957.
- My CIBIL Score and credit worthiness is as per Bank's guidelines.
- I am the proprietor, authorized official of the firm, who is competent to sign this valuation report.
- I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- Further, I hereby provide the following information.

Sr No	Particulars	Valuer comment
1.	Background information of the asset being valued	Commercial Restaurant



Digitally signed by **KRISHNAKANT AMRUTLAL PANDAT**

Date: 2022.03.14 13:42:16 +05'30'

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(Approved), LCM-2443, CAT-I-Immovable Properties
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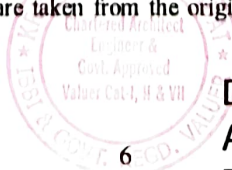
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2.	Purpose of valuation and appointing authority	To determine the Fair Market Value of the property
3.	Identity of the valuer and any other experts involved in the valuation	Krishnakant A Pandat
4.	Disclosure of the valuer interest or conflict, if any	I or any of my associates do not have any direct/indirect interest in the assets valued
5.	Date of appointment, valuation date and date of report	Date of report: <u>11/03/2022</u>
6.	Inspections and/or investigations undertaken;	Physical visual inspection of the property
7.	Nature and sources of the information used or relied upon;	Assumptions are made to the best of our knowledge and belief. Reliance is based on the information provided to us by the identifier and the client based on circumstances/information provided/material content
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Market Approach Method adopted where the value is estimates based on instances of sales/quotes of similar assets in the market
9.	Restrictions on use of the report, if any;	The report has been issued on the specific request of the appointing party for the specified purpose and the said report is not valid if the purpose if use and/or the party is different.
10.	Major factors that were taken into account during the valuation;	The valuation of the property is undertaken considering the location, condition, age of the building, amenities and various other infrastructural facilities available at and around the said property
11.	Major factors that were not taken into account during the valuation;	Factors not mentioned in point no. 10
12.	Caveats limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	

DISCLAIMERS

- *Our valuation is based on our experience and knowledge; this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed due to any emergency in future and / or change in circumstances/material content. Valuer shall not be responsible for any kind of consequential damages/losses whatsoever/ of any nature.
- *The value given in our report is only an opinion on the Fair Market Value (FMV) as on date. If there is an opinion from others / other Valuers about increase or decrease in the value of assets valued by us, we should not be held responsible as the views vary from Valuer to Valuer and based on circumstances/information provided/material content. The principle of 'BUYERS BEWARE' is applicable in case of sale/purchase of properties/assets.
- *The legal documents pertaining to the ownership of the above said property has been referred to on its face value and it is presumed that bank has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketability title of any of the parties over the property. Our report does not cover verification of ownership, title clearance or legality and is subject to adequacy of engineering/structural design and that the building is constructed as per building bye-laws and there are no violations whatsoever.
- *As regards the authenticity/genuineness/verification of documents, the onus lies with the lender. Our report is valid subject to the said property legally cleared by the lender's panel advocates.
- *Our valuation is only for the use of the party to whom it is addressed to and no responsibility is accepted to any 3rd party for the whole or part of its contents. The said report will not hold good/should not be used for any court/legal matters. It is absolutely confidential and legally privileged.
- *It is advisable for the lender or the party to go through the contents of the report and discrepancy, if any, should be brought to the notice of M/s. SHUKAN ARCHITECTS, ENGG. & VALUER within 15 days and M/s. SHUKAN ARCHITECTS, ENGG. & VALUER is not responsible for any change in contents after expiry of 15 days from the date of the report.
- *Encumbrances of loan, Govt. and other statutory dues, stamp duty, registration charges, transfer charges etc., if any, are not considered in the valuation. We have assumed that the assets are free from encumbrances.
- *The bank is advised to consider the CIBIL REPORT of their customer before disbursement/enhancement of the loan to safeguard the interest of the bank from probable loss on granting the loan amount. The Valuer should not be held responsible due to deviations as permitted by the bank, for any reasons.
- *It is presumed that the copies of documents are taken from the originals duly tested and veracity verified with Ultra Violet Lamp (UVL) machine.



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AMRUTLAL PANDAT

Date: 2022.03.14 13:42:23 +05'30'

B.E. Civil, AIIA, FIIV, MCE, 34AB, IBBI
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*It should be noted that M/s. SHUKAN ARCHITECTS, ENGG. & VALUER value assessments are based on the facts and evidence available during & at the time of assessment. It is therefore recommended that the value assessments be periodically reviewed.

ASSUMPTIONS AND LIMITING CONDITIONS

- *Assumptions are made to our knowledge and belief. Reliance is based on the information furnished to us by the identifier and the bank/client.
- *In case of any dispute, assumption taken by Valuer shall overrule any other assumptions.
- *Due to peculiarity of real estate transaction in our country, oral information furnished by various agencies is relied upon in good faith.
- *We have not verified if the property is hypothecated/mortgaged to any financial institutions/banks and is valued considering property is not hypothecated/mortgaged.
- *There is compliance with zoning and land use regulation
- *There is compliance with environmental laws, all other laws whatsoever which may affect the value of asset.
- *All licenses necessary to operate the asset have been obtained
- *The asset would be properly maintained over its balance life
- *In case of any legal dispute or disagreement of any fact(s), then the maximum liability of Valuer(s) for payment of professional indemnity is limited to 25% of the professional fees received from the client.

CAVEAT

- *This report is an Intellectual Property of the Valuer and neither the whole nor part of valuation report or any other reference to it may be Copied/Xeroxed or neither included in any published document, circular or statement nor published in any publication without the Valuer's written approval.
- *Any sketch, plan or map in this report is included to assist the reader in visualizing the asset
- *The Valuer is not required to give testimony or to appear in court by reason of this valuation report, appearance in the court is out of scope of the assignment. If our appearance is required, we will be only pleased to appear and give our clarifications, provided the fees for each appearance (including out of pocket expenses) are pre- determined.
- *If the report is tampered or unsigned in any manner then it shall be considered void.
- *Validity of this report is and on date of valuation report only.
- *This report should be read along with legal due diligence report. Value assigned herein is subject to this stipulation.
- *This valuation report does not cover any indemnity (other than the limited liability mentioned as above).



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AMRUTLAL PANDAT
Date: 2022.03.14 13:42:31 +05'30'

Date: -11/03/2022.

Place: -Mumbai

Signature of Panel Valuer

...E.Civil,AIIA,FIIV,MCE,34AB,IBBI)
...proved Valuer, (WT 34AB & IBBI
...ed),LCM-2443,CAT-I-Immovable Properties
...443,CAT-II-Agri.Lands,
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...able Property, Regd. Engineer,
...cturalDesigner.

Mo. No. 9898207111, 8200986306.
Email: shukanarchitects.valuers@gmail.com

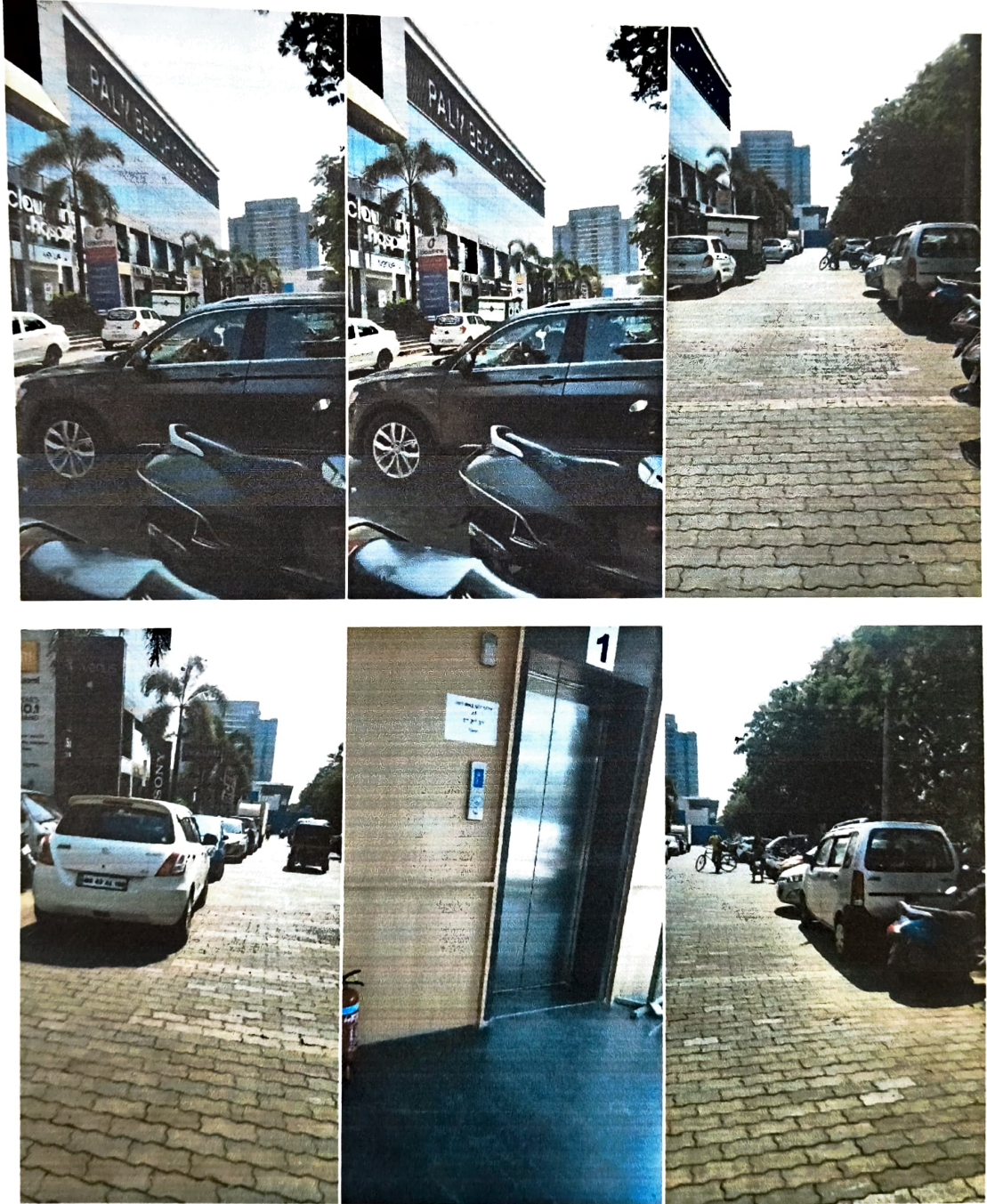


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PHOTOGRAPHS

Date :- 11/03/2022



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 ...), LCM-2443, CAT-I-Immovable Properties
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 ...445, CAT-VII - Plant & Machinery -
 ...ble Property, Regd. Engineer,
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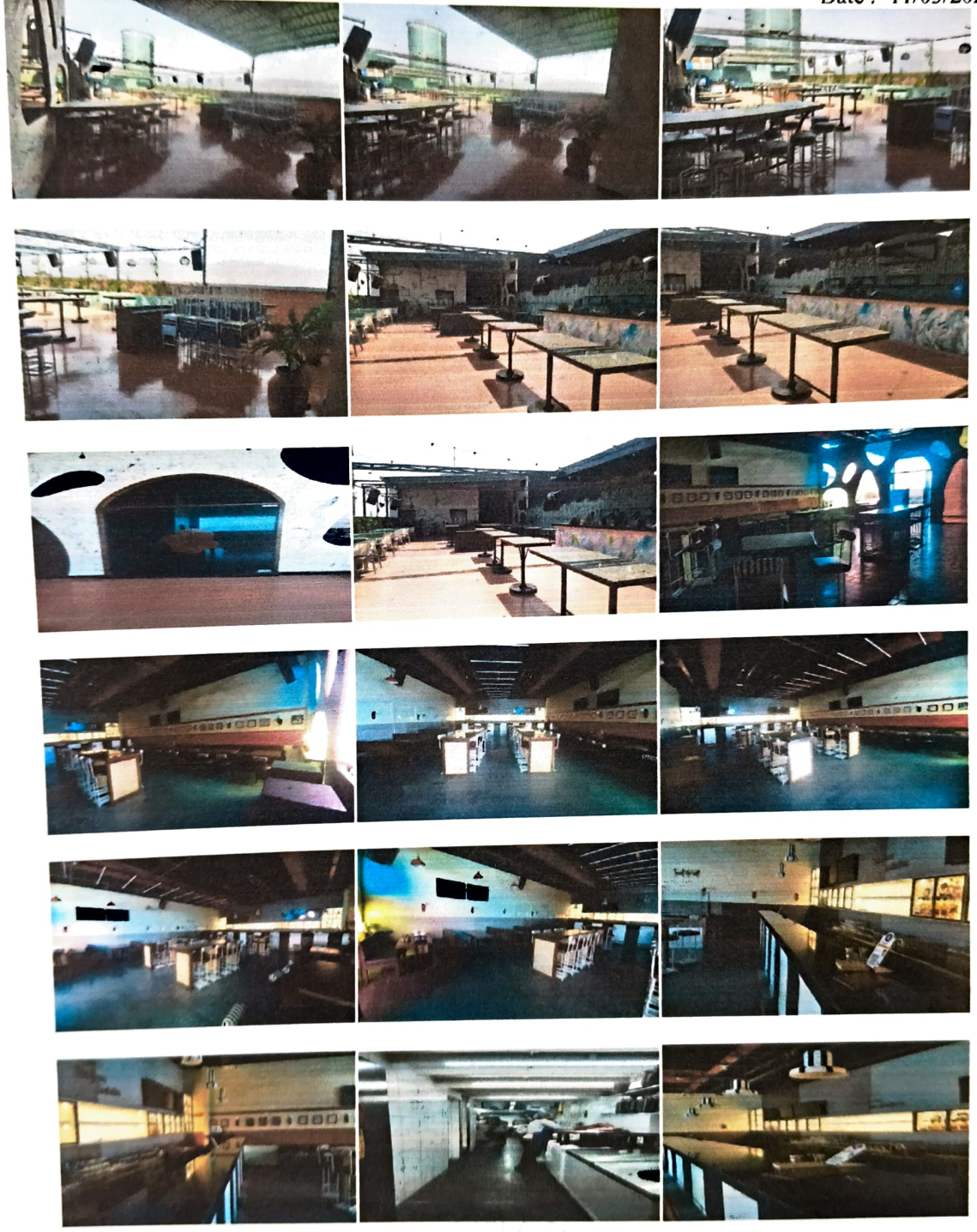
Email: shukanarchitects.valuers@gmail.com

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 AMRUTLAL PANDAT
 Date: 2022.03.14 13:43:10 +05'30'

Krishnakant A. Pandat

Civil, AIA, FIIV, MCE, 34AB, IBBI
Registered Valuer, (WT 34AB & IBBI)
No. 10, CM-2443, CAT-I-Immovable Properties
No. 10, CM-2443, CAT-II-Agri.Lands,
No. 10, CM-2443, CAT-VII - Plant & Machinery -
Immovable Property, Regd. Engineer,
Interior Designer.

Mo. No. 9898207111, 8200986306.
Email: shukanarchitects.valuers@gmail.com



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No. CM-2443, CAT-VIII - Property, Regd. Engineer,
No. CM-2443, CAT-IX - Structural Designer.
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T.B.S.E
TRADING
HOURS
05:00 PM
TO
10:00 PM

FOODS VILLA (RESTAURANT)
GST NO.
27AAFF6369N1ZR
You put a smile
on our faces.
#dontgrudgeit

**NO
STAG
ENTRY**

ANY PERSON BELOW AGE OF 21 IS NOT ALLOWED
ANY PERSON FOUND DRINKING OR DRIVING WHILE DRINKING
ACTION WILL BE TAKEN AGAINST THEM

BY ORDER

NOTICE

PLEASE DO NOT FEEL YOUR BELONGING AND THINGS
MANAGEMENT. WE WILL BE RESPONSIBLE FOR THE
THEFT OF YOUR BELONGINGS. WE WILL BE RESPONSIBLE
FOR THE THEFT OF YOUR BELONGINGS.

barstockexchange
We Levy 10% Service Charge



Digitally signed by KRISHNAKANT
AMRUTLAL PANDAT
Date: 2022.03.14 13:43:31 +05'30'

Civil, AIA, FIIV, MCE, 34AB, IBBI)
Approved Valuer, (WT 34AB & IBBI
CM-2443, CAT-I-Immovable Properties
CAT-II-Agri.Lands,
445, CAT-VII - Plant & Machinery -
Property, Regd. Engineer,
Interior Designer.



HeadOffice:
UNIT NO-663, GROUND FLOOR, BUILDING NO-34,
NILGIRI GHS, SAMTA NAGAR, KANDIVALI EAST,
MUMBAI-400101

Branch Office: 501, 5th FLOOR, CHITRARATH COMPLEX, B/H. HOTEL PRASIDENT, NR. SWASTIK CHAR RASTA, CG
ROAD, AHMEDABAD-9.

Date :- 11/03/2022



Digitally signed by KRISHNAKANT
AMRUTLAL PANDAT
Date: 2022.03.14 13:43:39 +05'30'

VALUATION REPORT
FOR

STATE BANK OF INDIA, COMMERCIAL BRANCH, FORT, MUMBAI



M/S. MAD SCIENTIST HOSPITALITY

Restaurant-01, Fifth floor, Palm Beach Galleria, Plot No. 17, Sector-19D, Vashi Navi Mumbai-400703.

SHIPRA'S SHILP

Architect & Interior Designer & Govt. Approved Valuer

Office #. B-370, First Floor, Vashi Plaza, Sector - 17, Vashi, Navi Mumbai - 400 703.

Contact- Office- 022 6791 2788, Mo. No. + 91 9820 717002

E-mail – shprasshilp@gmail.com



Architects,
Interior Designers &
Govt. Approved Valuers

Shipra's Shilp

ARCHITECT
PLANNER

Format-A

Name & Address of Branch : STATE BANK OF INDIA, COMMERCIAL BRANCH, FORT, MUMBAI

Name of the Customer (s) / Borrowal unit : M/S. MAD SCIENTIST HOSPITALITY

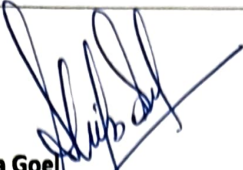
1 Customers Details										
Name		M/S. MAD SCIENTIST HOSPITALITY								
Application no										
2 Property Details										
Address			Restaurant-01, Fifth floor, Palm Beach Galleria, Plot No. 17, Sector-19D, Vashi Navi Mumbai-400703.							
Nearby Landmark/Google Map Independent Access to the property			Satara plaza, Palm Beach Road.							
3 Documents Details										
Name of Approving Authority										
Layout Plan			Details not provided							
Building Plan			Details not provided							
Construction Permission Occupancy Certificate		Yes	NMMC				Approval No	TPO/BP/CASE NO. B-4117/912/07 dt. 16/3/07		
Legal Documents		Yes	List of documents 1. Agreement for sale dated 31/03/2021 2. Index II No. 6565/2021 dated 19/04/2021 3. Registration fee receipt No. 7100 dated 19/04/2021 4. Fifth floor plan 5. Occupancy Certificate dated 16/03/2007 issued by TPO NMMC							
4 Physical Details										
Adjoining properties		East	Open Plot	West	Palm Beach Road.	North	Fortune Select Exotica	South	Road	
Matching of boundaries			Yes	Plot demarcated	Yes	Approved land use	Yes-Commercial	Type of property	Commercial Property	
No of rooms		Restaurant	--	---	---	Toilets	4	Kitchen	1	
Total no of floors		Ground + 5 Upper Floors	Floors on which the property is located	5 th Floor	Approx. age of the property	15 years	Residual age of the property	45 years	Type of structure - RCC framed	
5 Tenure / Occupancy Details										
Status of Tenure			Tenanted (Details not provided)		No of years of occupancy 1 Years		Relationship of tenant or owner		No Relationship	
6 Stage of Construction										



(For which valuation report is sought)

	Stage of Construction	Completed	---
7	Violation if any observed		
	Nature and extent of violations		No Violations
8	Area Details of the Property		
	Site Area	- Plinth Area	-- Carpet area Enclosed balc. 1/3 terrace area (1/3 of 3928.86 sq.ft.)
			1918.14 sq.ft. 437.13 sq.ft. 1309.62 sq.ft. 3664.89 sq.ft. say 3665 sq.ft.
		Saleable area	-
			Remarks
9	Valuations		
	VALUE OF SAID FLAT/PROPERTY AS PER MARKET RATE		
	Summary of Valuations		
	Rs. 21,000/- to Rs. 25,000/- per Sq. Ft. for Carpet area depends on floor rise and location.		
	Carpet area in Sq.Mt. /Sq.Ft.	Rate per sq.ft.	Total Rupess
	340.49 Sq.Mtr. i.e. 3665 Sq.ft.	₹. 23,500/- per sq.ft	₹. 8,61,27,500/-
	Interior work 2355.27 Sq.ft. (Carpet area + balcony area)	₹. 3,000/- per sq.ft	₹. 1,09,95,000/-
		Total	₹. 9,71,22,500/-
	(Rupees nine crore seventy one lakhs twenty two thousand five hundred only)		
	Ready Reconer Value i.e. Guideline Value		
	Area in Sq. Mtr.	Rate per Sq. Mtr.	Total Rupees
	340.49 Sq.Mtr.	₹. 1,23,000/- Sq.Mtr.	₹.4,18,80,270/-
	(Rupees four crore eighteen lakhs eighty thousand two hundred seventy only)		
	i. Mention the values as per the Government Approved Rates also		
	ii. In case of variation of 20% or more in the valuations proposed by the value and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to give.		
	It is a forgone conclusion that market value is always more than the ready reckoner price as the RR rates are fixed by a respective government for computing stamp duty / registration fees. thus it differs from place to place and location, amenities. As per evidence from the fact than even RR rates decided by the government differs.		
	❖ Fair Market Value :-	₹. 9,71,22,500/- (Rupees nine crore seventy one lakhs twenty two thousand five hundred only)	
	❖ Realizable Value :-	₹. 9,22,66,375/- (Rupees nine crore twenty two lakhs sixty six thousand three hundred seventy five only)	
	❖ Distress Value :-	₹. 8,25,54,125/- (Rupees eight crore twenty five lakhs fifty four thousand one hundred twenty five only)	
		i. Qualifications in TIR/Mitigation suggested, if any	
		ii. Property is SARFAESI complaint:: Y/N	
		iii. Whether the property belongs to social infrastructure like hospital, school, old age home etc.	
		iv. Whether entire piece is situated has been mortgaged or to be mortgaged.	
		v. Details of last two transactions in the locality/area to be provided, if available	
		vi. Any other aspect which has relevance on the value or marketability of the property.	
11	Declaration	i. The property was inspected by the undersigned on 28/02/2022.	
		ii. The undersigned does not have any direct/indirect interest in the above property	
		iii. The information furnished herein is true and correct to the best of our knowledge	
		iv. I have submitted Valuation report directly to the Bank	



12	Name Address & signature of valuer with Wealth Tax Registration No.	 Shipra Goel W.T. Reg. No. CAT-I/436 A-409, 2 nd Floor, Vashi Plaza, Sector 17, Vashi, Navi Mumbai.	Date of Valuation: 28/02/2022
1	Enclosures		
a	Layout plan sketch of the area in which the property is located with latitude and longitude	No	
b	Building Plan	No	
c	Floor Plan	No	
d	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the valuer at the site	Yes	
e	Certified copy of the approved /sanctioned plan wherever applicable from the concerned office	no	
f	Google Map location of the property	Yes	
g	Price trend of the Property in the locality/city from property search sites viz Magicbricks.com, 99Acres.com, Makan.com etc	Yes	
f	Any other relevant documents /extracts	no	

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specification is ₹. 9,71,22,500/- (Rupees nine crore seventy one lakhs twenty two thousand five hundred only). The Realisable value of the property is ₹. 9,22,66,375/- (Rupees nine crore twenty two lakhs sixty six thousand three hundred seventy five only) and the distress value ₹. 8,25,54,125/- (Rupees eight crore twenty five lakhs fifty four thousand one hundred twenty five only). The book value of the above property as of is ₹. 3,75,00,000/- (Rupees three crores seventy five thousand only).

Place : Mumbai
Date : 28/02/2022


Signature



Rate Price Indicator (Details Enclosed)

Sr.	Property	Property Type	Value	Carpet Area Sq.ft	Rate	Modified rate due to			Final rate/ Sq.ft.
						Area	floor	location	
1.	Palm Beach Galleria	Office Space	12,00,00,000/-	5,600 Sq.ft	21,428/-	---	---	--	21,428/-
2.	Palm Beach Galleria	Office Space	3,65,00,000/-	1581 Sq.ft.	23,087/-	---	---	--	23,087/-
3.	Palm Beach Galleria	Office Space	1,00,00,000/-	431 Sq.ft	23,202/-	+5%	---	---	24,362/-
4.	Palm Beach Galleria	Office Space	2,31,00,000/-	982 Sq.ft	23,523/-	+5%	--	--	24,699/-
5.	Palm Beach Galleria	Office Space	2,25,00,000/-	1,000 Sq.ft.	22,500/-	+5%			23,625/-

Average – Rs. 23,440/-
Says. Rs. 23,500/-

We are considering Rs. 23,500/- per sq.ft. Carpet area because car parking facility is available in the basement and toilet facility is attached with subject property.

Home > Commercial Property in Mumbai > Sector 19D Vashi > Showrooms > Below Max sq ft

Posted on Feb 03, 2022

Commercial Project

12 Cr @ 21,428 per sq.ft.

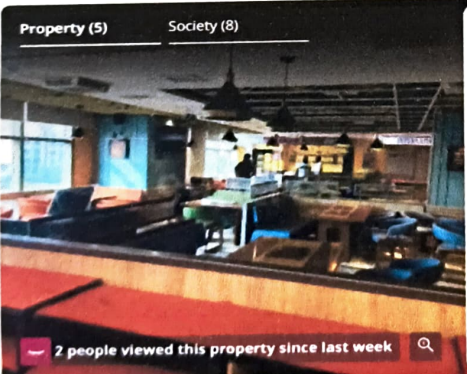
Commercial Showrooms for Sale in Etoru Palm Beach Galleria, Sector 19D Vashi, Mumbai, Maharashtra

Pre Leased | ROI 6.5% | Get Rental Income starting @ ₹ 6.5 L / month

REGISTRATION STATUS: REGISTERED | Registration No: P51700017904 | Website: https://maharera.mahaonline.gov.in

Overview | Pre Leased Details | Society | Dealer Details

Property (5) | Society (8)



2 people viewed this property since last week

Sale Amount
₹ 12 Crore+ Govt Charges & Tax @ 21,428 per sq.ft. (Negotiable) View Price Details

Carpet Area
5600 sq.ft. (520.26 sq.m.)

Built up Area
11200 sq.ft. (1040.51 sq.m.)

Floor Number
3rd

Parking
Private, Public Multi level parking available

Washrooms
Public and Private Washrooms avail

Key Highlights
Main road facing, Corner property, Near Entrance, Near Elevator, Near Stairs

Property Age
1 to 5 Year Old



Mumbai • Commercial Property in Mumbai • Sector 19D Vashi • Shops • 2500 to 3000 sq.ft

Posted on Jan 17, 2022

3.65 Cr @ 12,825 per sq.ft. **Commercial Shops for Sale**
 in Sector 19D Vashi, Mumbai New, Mumbai
 Estimated EMI: 2,81,527

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

Overview

Dealer Details

Property (11)



Sale Amount
 3.65 Crore+ Govt Charges & Tax
 @ 12,825 per sq.ft. (Negotiable)
 View Price Details

Carpet Area
 1581 sq.ft.
 (146.88 sq.m.)

Built-up Area
 2846 sq.ft.
 (264.4 sq.m.)

Floor Number
 3rd

Parking
 Only private parking available

Washrooms
 Private Washrooms available

Key highlights
 Main road facing, Near Entrance

Property Age
 1 to 5 Year Old

Posted on Feb 16, 2022

Mumbai • Commercial Property in Mumbai • Sector 19D Vashi • Shops • 400 to 500 sq.ft

1 Cr @ 23,201 per sq.ft. **Commercial Shops for Sale**
 in Sector 19D Vashi, Mumbai New, Mumbai
 Pre Leased ROI: 4.12% Get Rental Income starting @ ₹35,000 / month

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

Overview

Pre Leased Details

Dealer Details

Recommendations

Property (1)

Photos (1/11)

Request Photos

Sale Amount
 1 Crore
 @ 23,201 per sq.ft. (Negotiable)
 View Price Details

Carpet Area
 431 sq.ft.
 (40.04 sq.m.)

Floor Number
 1st

Parking
 Only public parking available

Washrooms
 Private Washrooms available

Key Highlights
 Main road facing, Near Entrance, Near Elevator, Near Stairs

Property Age
 10+ Year Old

