

**VALUATION REPORT (IN RESPECT OF OFFICE)**

		<b>General</b>	
1	Purpose for which the valuation is made	:	To assess Fair Market Value of the property for Bank Loan Purpose.
2	a) Date of inspection	:	04.12.2023
	b) Date of which the valuation is made	:	05.12.2023
3	List of documents produced for perusal: I) Copy of Sale Deed Registration No.4298/2016 Dated 27.03.2016 between M/s. Seth Enterprises Private Limited (The Transferor) And M/s. Prakash Securities Private Limited(The Transferee). II) Copy of Share Certificate No.6 Dated 12.08.1989 in the name of M/s. Seth Enterprises Private Limited .		
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)	:	<b>Prakash Securities Private Limited</b>  Commercial Office No. 1 <sup>st</sup> Floor, " <b>Arvind Chambers Premises Co-op. Society Ltd.</b> ", New/Current Survey No. 85/2(P), CTS No. 348, 348/1, 349, 349/1, Andheri Kurla Road, Village - Gundavali, District - Mumbai, Andheri (East), Mumbai, PIN - 400 069, State - Maharashtra, India.  <u>Contact Person :</u> Kamlesh Rawal (Staff) Mobile No. 7083387021  company ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Commercial Office located on 1 <sup>st</sup> Floor. The composition of Office is single unit.The property is at 300 distance from Metro Station Western Express Highway.
6	Location of property		
a)	Plot No. / Survey No.	:	New Survey No - 85/2(P)
b)	Door No.	:	Commercial Office No.
c)	C.T.S. No. / Village	:	CTS No - 348, 348/1, 349, 349/1, Village - Gundavali
d)	Ward / Taluka	:	
e)	Mandal / District	:	District - Mumbai
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building plans were not provided and not verified.
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.

7	Postal address of the property	:	Commercial Office No. 1 <sup>st</sup> Floor, " <b>Arvind Chambers Premises Co-op. Society Ltd.</b> ", New/Current Survey No. 85/2(P), CTS No. 348, 348/1, 349, 349/1, Andheri Kurla Road, Village - Gundavali, District - Mumbai, Andheri (East), Mumbai, PIN - 400 069, State - Maharashtra, India.	
8	City / Town	:	City - Andheri (East), Mumbai	
	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 - Gundavali 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	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Solitaire Corporate Park	Details not available
	South	:	STC Society	Details not available
	East	:	Service Road	Details not available
	West	:	STC Society	Details not available
	<b>Office</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	lift	Details not available
	South	:	passage	Details not available
	East	:	marginal space	Details not available
	West	:	marginal space	Details not available
13	Dimensions of the site	:	N. A. as property under consideration is a Commercial Office in a building.	
		:	<b>As per the Deed</b>	<b>As per Actuals</b>
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-

14	Extent of the site	:	Carpet Area in Sq. Ft. = 2813.00 (Area As Per Sale Deed)  Built Up Area in Sq. Ft. = 3375.60 (Carpet Area + 20%)
14.1	Latitude, Longitude & Co-ordinates of Office	:	19°6'54.0"N 72°51'15.8"E
15	Extent of the site considered for Valuation	:	<b>Carpet Area in Sq. Ft. = 2813.00 ( Area As Per Sale Deed)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Commercial
2.	Location		
	C.T.S. No.	:	CTS No - 348, 348/1, 349, 349/1
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Gundavali, Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Commercial Office No. 1 <sup>st</sup> Floor, " <b>Arvind Chambers Premises Co-op. Society Ltd.</b> ", New/Current Survey No. 85/2(P), CTS No. 348, 348/1, 349, 349/1, Andheri Kurla Road, Village - Gundavali, District - Mumbai, Andheri (East), Mumbai, PIN - 400 069, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1978 (As per agreement)
5.	Number of Floors	:	Ground + 3 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	1 <sup>st</sup> Floor is having 1 Office
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available		
	Lift	:	1Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes

	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>Commercial Office</b>		
1.	The floor in which the Office is situated	:	1 <sup>st</sup> Floor
2.	Door No. of the Office	:	Commercial Office No.
3.	Specifications of the Office		
	Roof	:	R. C. C. Slab
	Flooring	:	Mosaic Tile Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Aluminium Sliding Windows with window grills
	Fittings	:	Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Office?	:	Normal
7.	Sale Deed executed in the name of	:	<b>Prakash Securities Private Limited</b>
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Office?	:	Built Up Area in Sq. Ft. = 3376.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Office?	:	<b>Carpet Area in Sq. Ft. = 2813.00 (As Per Area Sale Deed)</b>
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?	:	Vacant
15.	If rented, what is the monthly rent?	:	₹ 1,91,000/- (Expected rented income per month)
<b>IV</b>	<b>MARKETABILITY</b>		
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
<b>V</b>	<b>Rate</b>		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Office 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)	:	₹ 21,800/- to ₹ 25,200/- per Sq. Ft. on Carpet Area ₹ 18,200/- to ₹ 21,000/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Office under valuation after comparing with the specifications and other factors with the Office under comparison (give details).	:	₹ 25,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 22,200/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,60,660/- per Sq. M. i.e. ₹ 14,926/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,19,706/- per Sq. M. i.e. ₹ 11,121/- per Sq. Ft.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Office with Services (v(3)i)	:	₹ 2,800/- per Sq. Ft.
	Age of the building	:	45 years
	Life of the building estimated	:	15 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	60.00%
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,120/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 22,200/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 23,320/- per Sq. Ft.</b>
	<b>Remarks</b>	:	<b>Building External repair work in is progress.</b>

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Office	2813.00 Sq. Ft.	23,320.00	6,55,99,160.00
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			
	<b>Total value of the property</b>			<b>6,55,99,160.00</b>
	<b>Realizable value of the property</b>			<b>5,90,39,244.00</b>
	<b>Distress value of the property</b>			<b>5,24,79,328.00</b>
	<b>Insurable value of the property (3375.60 X 2,800.00)</b>			<b>94,51,680.00</b>
	<b>Guideline value of the property (3375.60 X 11,121.00)</b>			<b>3,75,40,048.00</b>

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