

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

General		
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	: 15.01.2024
	b) Date of which the valuation is made	: 30.01.2024
3	List of documents produced for perusal: I) Copy of Deed Of Declaration Dated 12.12.1998. II) Copy of Property Tax Bill Document No.E010027109014 Dated 30.04.2023 And S Kumar Industries (The purchaser) issued by Mira Bhayander Municipal Corporation. III) Copy of Electricity Bill CA No.152984970 Dated 16.01.2024. IV) Copy of Agreement For Re-Sale Dated 04.02.1994 between M/s. Satyasai Enterprises(The Vendor) And Shri. Labubhai J. Goti Proprietor of M/s. S. Kumar Industries(The Purchaser). V) Copy of Occupancy Certificate No.- Dated 24.05.1996 issued by Mira Bhayander Municipal Corporation.	
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>Shri. Labubhai J. Goti Proprietor of M/s. S. Kumar Industries</b> Industrial Gala No. 9, Ground Floor, " <b>Satya Sai Industrial Estate</b> ", New/Current Survey No. 49, Hissa No. 2 & 4, Near Tirupati Gas Godown, Fatak Road, Village - Goddeo, Bhayander (East), Taluka - Thane , District - Thane , Thane , 401105, State - Maharashtra, India.  Contact Person : Mr. Sunil Taniwade (Supervisor) Mobile No. 8082172609  sole ownership
5	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Industrial Gala located on Ground Floor. The composition of Industrial Gala is Working Area. <b>(Unit)</b> The property is at 1.8 Km distance from Bhayander Railway Station.
6	Location of property	
a)	Plot No. / Survey No.	: New Survey No - 49
b)	Door No.	: Industrial Gala No. 9
c)	C.T.S. No. / Village	: Village - Goddeo
d)	Ward / Taluka	: Taluka - Thane
e)	Mandal / District	: District - Thane
f)	Date of issue and validity of layout of approved map / plan	: Copy of approved plan is not provided & 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	:	Industrial Gala No. 9, Ground Floor, " <b>Satya Sai Industrial Estate</b> ", New/Current Survey No. 49, Hissa No. 2 & 4, Near Tirupati Gas Godown, Fatak Road, Village - Goddeo, Bhayander (East), Taluka - Thane, District - Thane, Thane, 401105, State - Maharashtra, India.	
8	City / Town	:	City - Thane	
	Residential area	:	No	
	Commercial area	:	No	
	Industrial area	:	Yes	
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 - Goddeo Mira Bhayander Municipal Corporation	
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	:	Shree Ram Nagar	Industrial Estate
	South	:	Road	Web Converted
	East	:	Ramshankar Fabrication	Supertech Industries
	West	:	Sonal Industries	Road
13	Dimensions of the site	:	N. A. as property under consideration is a Industrial Gala 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. = 1791.01 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 1175.00 (Area As Per Deed Of Declaration)	
14.1	Latitude, Longitude & Co-ordinates of Gala	:	19°17'51.4"N 72°51'18.8"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built Up Area in Sq. Ft. = 1175.00</b> <b>( Area As Per Deed Of Declaration)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	

II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Industrial
2.	Location		
	C.T.S. No.	:	
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Goddeo, Mira Bhayander Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Industrial Gala No. 9, Ground Floor, " <b>Satya Sai Industrial Estate</b> ", New/Current Survey No. 49, Hissa No. 2 & 4, Near Tirupati Gas Godown, Fatak Road, Village - Goddeo, Bhayander (East), Taluka - Thane, District - Thane, Thane, 401105, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Industrial
4.	Year of Construction	:	1996 (As per occupancy certificate)
5.	Number of Floors	:	Ground + 2 Upper Floors
6.	Type of Structure	:	Steel Framed Structure
7.	Number of Dwelling units in the building	:	Ground Floor is having 4 Galas
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available		
	Lift	:	Not Provided
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking
	Is Compound wall existing?	:	No
	Is pavement laid around the Building	:	Yes
III	Industrial Gala		
1.	The floor in which the Gala is situated	:	Ground Floor
2.	Door No. of the Gala	:	Industrial Gala No. 9
3.	Specifications of the Gala		
	Roof	:	R. C. C. Slab
	Flooring	:	Industrial Flooring
	Doors	:	MS Rolling Shutter
	Windows	:	M.S. Grill Fixed Windows

	Fittings	:	Open plumbing with C.P. fittings. Casing Capping wiring
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	Property Tax No. E010027109014
	Tax paid in the name of	:	S. Kumar Industries
	Tax amount	:	12604
5.	Electricity Service connection No.	:	Electricity Bill CA No. 152984970
	Meter Card is in the name of	:	Komal Healthcare Pvt. Ltd. (L. J. Goti)
6.	How is the maintenance of the Gala?	:	Good
7.	Sale Deed executed in the name of	:	<b>Shri. Labubhai J. Goti Proprietor of M/s. S. Kumar Industries</b>
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Gala?	:	Built Up Area in Sq. Ft. = 1175.00 (Area as per Deed Of Declaration)
10.	What is the floor space index (app.)	:	As per MBMC Norms
11.	What is the Carpet area of the Gala?	:	<b>Carpet Area in Sq. Ft. = 1791.01 (As per Area actual site measurement)</b>
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Industrial
14.	Is it Owner-occupied or let out?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ 43,100 (Expected rental income per month)
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Average
2.	What are the factors favoring for an extra Potential Value?	:	Located in Develop 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 Gala 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)	:	₹ 10,600/- to ₹ 16,000/- per Sq. Ft. on Carpet Area ₹ 9,600/- to ₹ 14,500/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Gala under valuation after comparing with the specifications and other factors with the Gala under comparison (give details).	:	₹ 12,000/- per Sq. Ft.

3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000/- per Sq. Ft.
	II. Land + others	:	₹ 10,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,09,600/- per Sq. M. i.e. ₹ 10,182/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 79,462/- per Sq. M. i.e. ₹ 7,382/- per Sq. Ft.
5.	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	:	No justification require as variation is less than 20%
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Gala with Services (v(3)i)	:	₹ 2,000/- per Sq. Ft.
	Age of the building	:	28 years
	Life of the building estimated	:	22 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	50.40%
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 992/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 10,000/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 10,992/- per Sq. Ft.</b>
	<b>Remarks</b>	:	<p>1. As per site inspection, Gala No. 9 &amp; 9A are internally amalgamated to form a single unit having single entrance.</p> <p>2. As per Site Inspection, Actual Total Carpet Area - 1,791.00 Sq. Ft for Amalgamated Gala No. 9 &amp; 9A is more than Built Up Area 1,175.00 Sq. Ft. mentioned in the documents. We have considered area mentioned in the documents.</p> <p>3. The said valuation is of Gala No. 9 only.</p>

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Gala	1175.00 Sq. Ft.	10,992.00	1,29,15,600.00
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>1,29,15,600.00</b>
	<b>Realizable value of the property</b>			<b>1,16,24,040.00</b>
	<b>Distress value of the property</b>			<b>1,03,32,480.00</b>
	<b>Insurable value of the property (1175.00 X 2,000.00)</b>			<b>23,50,000.00</b>
	<b>Guideline value of the property (1175.00 X 7,382.00)</b>			<b>86,73,850.00</b>

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