

VALUATION REPORT (IN RESPECT OF OFFICE)

| | | General | |
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| 1 | Purpose for which the valuation is made | : | To assess Fair Market Value of the property for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Purpose. |
| 2 | a) | Date of inspection | : 07.08.2024 |
| | b) | Date of which the valuation is made | : 12.08.2024 |
| 3 | List of documents produced for perusal: I) Copy of Agreement For Sale No.7328 / 2012 Dated 04.09.2012 between M/s. Padma Builders(The The Developer) And Arm Infra Projects Pvt. Ltd.(The The Purchasers). II) Copy of Commencement Certificate No.CHE / A - 4192 / BP (WS) / AR Dated 18.06.2010 issued by Municipal Corporation of Greater Mumbai. | | |
| 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) | : | Arm Infra Projects Pvt. Ltd. Commercial Office No. 101, 1 st Floor, " Mhatre Royale ", New/Current Survey No. 282, Hissa No. 1/1 (Part), CTS No. 714 & 714-A, L. T. Road, Village - Dahisar , Municipality Ward No. R / North, Dahisar (West), Mumbai, Taluka - Borivali , District - Mumbai Suburban, PIN - 400 068, State - Maharashtra, India. <u>Contact Person :</u> Mangesh Deshmukh (Accountant) Mobile No. 9870003964 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 st Floor. The Composition of Commercial Office is Reception + 7 Cabins + Conference Room + Pantry + 3 Toilets The property is at 450 Mts. distance from Dahisar Railway Station. |
| 6 | Location of property | | |
| a) | Plot No. / Survey No. | : | New Survey No - 282 |
| b) | Door No. | : | Commercial Office No. 101 |
| c) | C.T.S. No. / Village | : | CTS No - 714 & 714-A, Village - Dahisar |
| d) | Ward / Taluka | : | Municipality Ward No - R / North Taluka - Borivali |
| e) | Mandal / District | : | District - Mumbai Suburban |
| f) | Date of issue and validity of layout of approved map / plan | : | N.A. Copy of Approved Building plan ware not provided & not Verified. |
| g) | Approved map / plan issuing authority | : | |
| h) | Whether genuineness or authenticity of approved map/ plan is verified | : | N.A. |

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| i) | Any other comments by our empanelled valuers on authentic of approved plan | : | N.A. | |
| 7 | Postal address of the property | : | Commercial Office No. 101, 1 st Floor, "Mhatre Royale", New/Current Survey No. 282, Hissa No. 1/1 (Part), CTS No. 714 & 714-A, L. T. Road, Village - Dahisar , Municipality Ward No. R / North, Dahisar (West), Mumbai, Taluka - Borivali , District - Mumbai Suburban, PIN - 400 068, State - Maharashtra, India. | |
| 8 | City / Town | : | | |
| | 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 - Dahisar 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 | Boundaries of the property | : | As per site | As per Document |
| | North | : | Pankaj Parag Building | Details not Available |
| | South | : | Galaxy Fitness | Details not Available |
| | East | : | Open Plot & Railway Track | Details not Available |
| | West | : | Lokmanya Tilak Road | Details not Available |
| 13 | Dimensions of the site | : | N. A. as property under consideration is a Commercial Office in a building. | |
| | | : | As per the Deed | As per Actuals |
| | North | : | | |
| | South | : | | |
| | East | : | | |
| | West | : | | |
| 14 | Extent of the site | : | Carpet Area in Sq. Ft. = 1380.00 (Area As Per Agreement For Sale) Built Up Area in Sq. Ft. = 1656.00 (Carpet Area + 20%) | |
| 14.1 | Latitude, Longitude & Co-ordinates of Office | : | 19°15'13.2"N 72°51'30.7"E | |

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| 15 | Extent of the site considered for Valuation | : | Carpet Area in Sq. Ft. = 1380.00 (Area As Per Agreement For Sale) |
| 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 | : | Commercial |
| 2. | Location | | |
| | C.T.S. No. | : | CTS No - 714 & 714-A |
| | Block No. | : | - |
| | Ward No. | : | Municipality Ward No - R / North |
| | Village / Municipality / Corporation | | Village - Dahisar , Municipal Corporation of Greater Mumbai (MCGM) |
| | Door No., Street or Road (Pin Code) | : | Commercial Office No. 101, 1 st Floor, " Mhatre Royale ", New/Current Survey No. 282, Hissa No. 1/1 (Part), CTS No. 714 & 714-A, L. T. Road, Village - Dahisar , Municipality Ward No. R / North, Dahisar (West), Mumbai, Taluka - Borivali , District - Mumbai Suburban, PIN - 400 068, State - Maharashtra, India |
| 3. | Description of the locality Residential / Commercial / Mixed | : | Commercial |
| 4. | Year of Construction | : | 2013 (As per site information) |
| 5. | Number of Floors | : | Ground + 6 Upper Floors |
| 6. | Type of Structure | : | R.C.C. Framed Structure |
| 7. | Number of Dwelling units in the building | : | 1 st 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 | : | Along with Open Parking Space |
| | Is Compound wall existing? | : | Yes |
| | Is pavement laid around the Building | : | Yes |
| III | Commercial Office | | |
| 1. | The floor in which the Office is situated | : | 1 st Floor |
| 2. | Door No. of the Office | : | Commercial Office No. 101 |

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| 3. | Specifications of the Office | | |
| | Roof | : | R. C. C. Slab |
| | Flooring | : | Vitrified Tile Flooring |
| | Doors | : | Teak Wood Door frame with Solid flush door |
| | Windows | : | Alluminum sliding windows with M. S. 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? | : | Good |
| 7. | Sale Deed executed in the name of | : | Arm Infra Projects Pvt. Ltd. |
| 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. = 1656.00 (Carpet Area + 20%) |
| 10. | What is the floor space index (app.) | : | As per MCGM norms |
| 11. | What is the Carpet area of the Office? | : | Carpet Area in Sq. Ft. = 1380.00 (As Per Area Agreement For Sale) |
| 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? | : | Owner Occupied |
| 15. | If rented, what is the monthly rent? | : | ₹ 1,10,600/- (Expected rental income per month) |
| IV | MARKETABILITY | | |
| 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 |
| V | Rate | | |

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| 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) | : | ₹ 23077/- to ₹ 26400/- per Sq. Ft. on Carpet Area ₹ 19231/- to ₹ 22000/- 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). | : | ₹ 24,500/- per Sq. Ft. |
| 3. | Break – up for the rate | : | |
| | I. Building + Services | : | ₹ 2,800/- per Sq. Ft. |
| | II. Land + others | : | ₹ 21,700/- per Sq. Ft. |
| 4. | Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed) | : | ₹ 1,47,840/- per Sq. M. i.e. ₹ 13,735/- per Sq. Ft. |
| | Guideline rate(an evidence thereof to be enclosed) | : | ₹ 1,37,732/- per Sq. M. i.e. ₹ 12,796/- per Sq. Ft. |
| VI | COMPOSITE RATE ADOPTED AFTER DEPRECIATION | | |
| a | Depreciated building rate | | |
| | Replacement cost of Office with Services (v(3)i) | : | ₹ 2,800/- per Sq. Ft. |
| | Age of the building | : | 11 years |
| | Life of the building estimated | : | 49 years Subject to proper, preventive periodic maintenance & structural repairs. |
| | Depreciation percentage assuming the salvage value as 10% | : | 16.50% |
| | Depreciation Ratio of the building | | - |
| b | Total composite rate arrived for Valuation | | |
| | Depreciated building rate VI (a) | : | ₹ 2,338/- per Sq. Ft. |
| | Rate for Land & other V (3) ii | : | ₹ 21,700/- per Sq. Ft. |
| | Total Composite Rate | : | ₹ 24,038/- per Sq. Ft. |
| | Remarks | : | 1) As per Site Inspection, Shop No. 1, 2 & 3 & Office No. 101 are internally amalgamated with Double entrance and used for the office purpose. 2) For the purpose of Valuation, we have considered Agreement Carpet Area. 3) Physical measurement of the property are not allowed at site.4) This valuation report pertaining to office No.101 only. |

Details of Valuation:

| No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|-----|-----------------------------|-----------------|-------------------|---------------------|
| 1 | Present value of the Office | 1380.00 Sq. Ft. | 24,038.00 | 3,31,72,440.00 |

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| 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 | | | |
| | Total value of the property | | | 3,31,72,440.00 |
| | Realizable value of the property | | | 2,81,96,574.00 |
| | Distress value of the property | | | 2,32,20,708.00 |
| | Insurable value of the property (1656.00 X 2,800.00) | | | 46,36,800.00 |
| | Guideline value of the property (1656.00 X 12,796.00) | | | 2,11,90,176.00 |

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