

VALUATION REPORT (IN RESPECT OF UNIT)

		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	:	26.09.2024
	b) Date of which the valuation is made	:	10.10.2024
3	List of documents produced for perusal: I) Copy of Share Purchase Agreement Dated 31.05.2016 between M/s. Anand Rathi Financial Services Ltd.(The Seller) And M/s. Sakuma Infrastructure & Realty Pvt. Ltd.(The Purchaser). II) Copy of Occupancy Certificate No.MIDC / SPA / MRL / 589 / 2006 Dated 31.03.2006 issued by Maharashtra Industrial Development Corporation. III) Copy of Memorandum of Understanding Document No.- Dated 22.04.2016 between M/s. Anand Rathi Financial Services Ltd.(The Seller) And M/s. Sakuma Infrastructure & Realty Pvt. Ltd.(The Purchaser).		
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)	:	M/s. Sakuma Infrastructure & Realty Pvt. Ltd. Commercial Unit No. 102, 1 st Floor, "Akruiti Centre Point ", Marol Industrial Area, MIDC Central Road, Next to Marol Telephone Exchange , Village - Marol, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 093, State - Maharashtra, Country - India. <u>Contact Person :</u> Mr. Vishal Tambe (Owner's Representative) Mobile No. 9584337722 company ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Commercial Unit located on 1 st Floor. At the time of site visit, internal Measurements & Photographs was not allowed. The property is at 900 Mtrs. distance from Chakala Metro Station.
6	Location of property		
a)	Plot No. / Survey No.	:	
b)	Door No.	:	Commercial Unit No. 102
c)	C.T.S. No. / Village	:	Village - Marol
d)	Ward / Taluka	:	Taluka - Andheri
e)	Mandal / District	:	District - Mumbai Suburban
f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan
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 Unit No. 102, 1 st Floor, "Akruiti Centre Point ", Marol Industrial Area, MIDC Central Road, Next to Marol Telephone Exchange , Village - Marol, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 093, State - Maharashtra, Country - 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 - Marol Maharashtra Industrial Development 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	Boundaries of the property	:	As per site	As per Document
	North	:	Road Number 8	Details not available
	South	:	MIDC Centre Road	Details not available
	East	:	MIDC Centre Road	Details not available
	West	:	Om Sai CHSL	Details not available
13	Dimensions of the site	:	N. A. as property under consideration is a Commercial Unit in a building.	
		:	As per the Deed	As per Actuals
	North	:	Details not available	Marginal Space
	South	:	Details not available	Staircase
	East	:	Details not available	Lift
	West	:	Details not available	Office Entrance
14	Extent of the site	:	Carpet Area in Sq. Ft. = 10034.00 (Area As Per Memorandum of Understanding) Built Up Area in Sq. Ft. = 12040.80 (Carpet Area + 20%)	
14.1	Latitude, Longitude & Co-ordinates of Unit	:	19°7'7.9"N 72°52'12.0"E	
15	Extent of the site considered for Valuation	:	Carpet Area in Sq. Ft. = 10034.00 (Area As Per Memorandum of Understanding)	

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Commercial
2.	Location		
	C.T.S. No.	:	
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Marol, Maharashtra Industrial Development Corporation
	Door No., Street or Road (Pin Code)	:	Commercial Unit No. 102, 1 st Floor, "Akruti Centre Point ", Marol Industrial Area, MIDC Central Road, Next to Marol Telephone Exchange , Village - Marol, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 093, State - Maharashtra, Country - India
3.	Description of the locality Residential / Commercial / Mixed	:	Commercial
4.	Year of Construction	:	2006 (As per occupancy certificate)
5.	Number of Floors	:	Ground + 7 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	1 st Floor is having 4 Unit
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with 11 Car Parking Space Bearing Nos. UL-12, UL-18, UL-20, UL-22, UL-82 to UL-93
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Commercial Unit		
1.	The floor in which the Unit is situated	:	1 st Floor
2.	Door No. of the Unit	:	Commercial Unit No. 102
3.	Specifications of the Unit		
	Roof	:	R. C. C. Slab

	Flooring	:	Vitrified Tile Flooring
	Doors	:	Glass Door
	Windows	:	Glass Facade Windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering + POP Finish
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 Unit?	:	Good
7.	Sale Deed executed in the name of	:	M/s. Sakuma Infrastructure & Realty 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 Unit?	:	Built Up Area in Sq. Ft. = 12041.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per local norms
11.	What is the Carpet area of the Unit?	:	Carpet Area in Sq. Ft. = 10034.00 (Area As Per Memorandum of Understanding)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Commercial Purpose
14.	Is it Owner-occupied or let out?	:	Tenant Occupied
15.	If rented, what is the monthly rent?	:	₹ 9,38,500/- (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		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Unit 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)	:	₹ 23277/- to ₹ 27977/- per Sq. Ft. on Carpet Area ₹ 19398/- to ₹ 23315/- per Sq. Ft. on Built Up Area

2.	Assuming it is a new construction, what is the adopted basic composite rate of the Unit under valuation after comparing with the specifications and other factors with the Unit under comparison (give details).	:	₹ 27,500/- per Sq. Ft. on Carpet Area
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 24,700/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,83,870/- per Sq. M. i.e. ₹ 17,082/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,66,419/- per Sq. M. i.e. ₹ 15,461/- per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Unit with Services (v(3)i)	:	₹ 2,800/- per Sq. Ft.
	Age of the building	:	18 years
	Life of the building estimated	:	42 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	27.00%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,044/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 24,700/- per Sq. Ft.
	Total Composite Rate	:	₹ 26,744/- per Sq. Ft.
	Remarks	:	At the time of site visit, internal Measurements & Photographs was not allowed.

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Unit	10034.00 Sq. Ft.	26,744.00	26,83,49,296.00
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	11	1200000	1,32,00,000.00
	Total value of the property			28,15,49,296.00
	Realizable value of the property			25,33,94,366.00
	Distress value of the property			22,52,39,437.00
	Insurable value of the property (12040.80 X 2,800.00)			3,37,14,240.00
	Guideline value of the property (12040.80 X 15,461.00)			18,61,62,809.00

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