

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	:	05.10.2024
	b) Date of which the valuation is made	:	18.10.2024
3	List of documents produced for perusal: I) Copy of Deed of Transfer Dated 05.09.1997 between M/s. Pacopack(The Transferor) And M/s. R. K. Metal Works(The Transferee). II) Copy of Occupancy Certificate Document No.CE / 3866 / B.S. III Dated 07.01.1975 issued by Municipal Corporation of Greater Mumbai. III) Copy of site Details.		
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. R. K. Metal Works Industrial Gala No. 106 & 107, 1 st Floor, " Amar Industrial Premises Co-op. Soc. Ltd. ", Amar Industrial Estate, New/Current Survey No. 15, 20 & 52 (Part), CTS No. 720, Kurla Andheri Road, Sakinaka, Village - Mohili, Andheri (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 072, State - Maharashtra, India. <u>Contact Person :</u> Mr. Firoz Shaikh (Office Staff) Mobile No. 9228338626 company ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Industrial Gala located on 1 st Floor. (Unit) As per Site Inspection, Industrial Unit No. 106 & 107 are two separate units with separate entrances. The composition of Industrial Unit is Working Area. The property is at 400 Mt. distance from Sakinaka Metro Station.
5a.	Total Lease Period & remaining period (if leasehold)	:	
6	Location of property	:	
a)	Plot No. / Survey No.	:	New Survey No - 15, 20 & 52 (Part)
b)	Door No.	:	Industrial Gala No. 106 & 107
c)	C.T.S. No. / Village	:	CTS No - 720, Village - Mohili
d)	Ward / Taluka	:	Taluka - Kurla
e)	Mandal / District	:	District - Mumbai Suburban District
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan 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	:	Industrial Gala No. 106 & 107, 1 st Floor, " Amar Industrial Premises Co-op. Soc. Ltd. ", Amar Industrial Estate, New/Current Survey No. 15, 20 & 52 (Part), CTS No. 720, Kurla Andheri Road, Sakinaka, Village - Mohili, Andheri (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 072, State - Maharashtra, India.	
8	City / Town	:	City - Mumbai	
	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 - Mohili 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	:	Sagar Tech Plaza	Details not available
	South	:	Internal Road	Details not available
	East	:	Parking Area & Slum Area	Details not available
	West	:	Magan Nathuram Road	Details not available
13	Dimensions of the site	:	N. A. as property under consideration is a Industrial Gala in a building.	
		:	As per the Deed	As per Actuals
	North	:	Details not available	Marginal Space
	South	:	Details not available	Passage
	East	:	Details not available	Unit No. 107
	West	:	Details not available	Unit No. 105
13.2	Latitude, Longitude & Co-ordinates of Gala	:	19°6'7.2"N 72°53'8.5"E	
14	Extent of the site	:	Carpet Area in Sq. Ft. = 1309.73 (Area as per Site measurement) Built Up Area in Sq. Ft. = 1509.00 (Area As Per Deed of Transfer)	

15	Extent of the site considered for Valuation	:	Built Up Area in Sq. Ft. = 1509.00 (Area As Per Deed of Transfer)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied Tenant Name : Unit No. 106 - Tenant Occupied - Shivshakti Enterprises Unit No. 107 - Owner Occupied
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Industrial
2.	Location		
	C.T.S. No.	:	CTS No - 720
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Mohili, Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Industrial Gala No. 106 & 107, 1 st Floor, " Amar Industrial Premises Co-op. Soc. Ltd. ", Amar Industrial Estate, New/Current Survey No. 15, 20 & 52 (Part), CTS No. 720, Kurla Andheri Road, Sakinaka, Village - Mohili, Andheri (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 072, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Industrial
4.	Year of Construction	:	1975 (As per occupancy certificate)
5.	Number of Floors	:	Ground + 1 Upper Floor
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	1 st Floor is having 27 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?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Industrial Gala		
1.	The floor in which the Gala is situated	:	1 st Floor
2.	Door No. of the Gala	:	Industrial Gala No. 106 & 107

3.	Specifications of the Gala		
	Roof	:	R. C. C. Slab
	Flooring	:	Partly Vitrified tiles / Kota stone / Ceramic tiles flooring
	Doors	:	MS Rolling Shutter
	Windows	:	M.S. Grill Fixed Windows
	Fittings	:	Industrial Type 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 Gala?	:	Normal
7.	Sale Deed executed in the name of	:	M/s. R. K. Metal Works
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. = 1509.00 (Area as per Deed of Transfer)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Gala?	:	Carpet Area in Sq. Ft. = 1309.73 (Area As per actual site measurement) Carpet Area in Sq.Ft - Unit No. 107 : 650.67 Carpet Area in Sq.Ft - Unit No. 107 : 659.06
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?	:	Tenant Occupied
15.	If rented, what is the monthly rent?	:	₹ 78,800 (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 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)	:	₹ 16604/- to ₹ 23972/- per Sq. Ft. on Carpet Area ₹ 13836/- to ₹ 19977/- 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).	:	₹ 17,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 15,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,50,740/- per Sq. M. i.e. ₹ 14,004/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,20,865/- per Sq. M. i.e. ₹ 11,229/- per Sq. Ft.
5.	Registered Value(if available)	:	N.A.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Gala with Services (v(3)i)	:	₹ 2,500/- per Sq. Ft.
	Age of the building	:	49 years
	Life of the building estimated	:	11 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	73.50%
	Depreciation Ratio of the building	:	-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 663/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 15,000/- per Sq. Ft.
	Total Composite Rate	:	₹ 15,663/- per Sq. Ft.
	Remarks	:	As per Site Inspection, Industrial Unit No. 106 & 107 are two separate units with separate entrances. Unit No. 107 & 108 are internally amalgamated with two entrances. At present, entrance from Unit No. 107 are closed. For the purpose of valuation, we have considered area as per Deed of Transfer of Unit No. 106 & 107 only.

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
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1	Present value of the Gala	1509.00 Sq. Ft.	15,663.00	2,36,35,467.00
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			
	Total value of the property			2,36,35,467.00
	Realizable value of the property			2,12,71,920.00
	Distress value of the property			1,89,08,374.00
	Insurable value of the property (1509.00 X 2,500.00)			37,72,500.00
	Guideline value of the property (1509.00 X 11,229.00)			1,69,44,561.00