

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	:	14.10.2024
	b) Date of which the valuation is made	:	17.10.2024
3	List of documents produced for perusal: I) Copy of Previous Valuation Report Dated 17.09.2021 issued by Girish Pawar & Associates. II) Copy of Society Share Certificate Document No.47 Dated 12.12.1983 And M/s. Star Enterprises(The buyer). III) Copy of Society Maintenance Bill Document No.1275 Dated 01.02.2019.		
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. Star Enterprises Industrial Unit No. 111, 1 st Floor, Building No A, " Ansa A & B Industrial Premises Co-op. Soc. Ltd. ", Ansa Industrial Estate, New/Current Survey No. 37/1, 38/3, CTS No. 696, Saki Vihar Road, Village - Marol, Sakinaka, Taluka - Andheri, District - Mumbai Suburban District, Mumbai, PIN Code - 400 072, State - Maharashtra, India. <u>Contact Person :</u> Mr. Vivek Shetty (Owner's Son) Mobile No. 2233195051 company ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Industrial Unit located on 1 st Floor. (Unit) The Composition of Industrial Unit is Hall + Loft Area. The property is at 1.2 Km. distance from Sakinaka Metro Station.
6	Location of property		
a)	Plot No. / Survey No.	:	New Survey No - 37/1, 38/3
b)	Door No.	:	Industrial Unit No. 111
c)	C.T.S. No. / Village	:	CTS No - 696, Village - Marol
d)	Ward / Taluka	:	Taluka - Andheri
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 Unit No. 111, 1 st Floor, Building No A, " Ansa A & B Industrial Premises Co-op. Soc. Ltd. ", Ansa Industrial Estate, New/Current Survey No. 37/1, 38/3, CTS No. 696, Saki Vihar Road, Village - Marol, Sakinaka, Taluka - Andheri, 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 - Marol 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	:	Internal Road & Open Plot	Details not available
	South	:	Ansa Building No. B	Details not available
	East	:	Saki Estate	Details not available
	West	:	Saki Vihar Road	Details not available
	Unit	:	As per site	As per Document
	North	:	Marginal Space	Details not available
	South	:	Passage	Details not available
	East	:	Unit No. 110	Details not available
	West	:	Unit No. 112	Details not available
13	Dimensions of the site	:	N. A. as property under consideration is a Industrial Unit 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. 110
	West	:	Details not available	Unit No. 112

14	Extent of the site	:	Carpet Area in Sq. Ft. = 954.29 (Area as per Site measurement) Built Up Area in Sq. Ft. = 835.00 (Area As Per Society Maintenance Bill)
14.1	Latitude, Longitude & Co-ordinates of Unit	:	19°6'39.7"N 72°53'19.6"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 835.00 (Area As Per Previous Valuation Report)
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.	:	CTS No - 696
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Marol, Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Industrial Unit No. 111, 1 st Floor, Building No A, " Ansa A & B Industrial Premises Co-op. Soc. Ltd. ", Ansa Industrial Estate, New/Current Survey No. 37/1, 38/3, CTS No. 696, Saki Vihar Road, Village - Marol, Sakinaka, Taluka - Andheri, 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 (Approx.)
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 40 Units
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	Not Provided
	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
III	Industrial Unit		
1.	The floor in which the Unit is situated	:	1 st Floor
2.	Door No. of the Unit	:	Industrial Unit No. 111
3.	Specifications of the Unit		
	Roof	:	R. C. C. Slab
	Flooring	:	Partly Kota Stone / Partly Vitrified tiles
	Doors	:	MS Rolling Shutter
	Windows	:	M.S. Grill Fixed Windows
	Fittings	:	Concealed plumbing with C.P. fittings. Casing 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 Unit?	:	Normal
7.	Sale Deed executed in the name of	:	M/s. Star Enterprises
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 undefined = 0.00 (undefined)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Unit?	:	Carpet Area in Sq. Ft. = 954.29 (Area As per actual site measurement) Carpet Area in Sq. Ft. = 666.00 Loft Area in Sq. Ft. = 288.00 Total Carpet Area in Sq. Ft. = 954.00 (Area as per Actual Site Measurement)
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?	:	₹ 47,800 (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 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)	:	₹ 20000/- to ₹ 25653/- per Sq. Ft. on Carpet Area ₹ 16667/- to ₹ 21377/- 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).	:	₹ 19,000/- per Sq. Ft. on Built Up Area
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 16,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,66,420/- per Sq. M. i.e. ₹ 15,461/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,22,296/- per Sq. M. i.e. ₹ 11,362/- per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Unit 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	:	₹ 16,500/- per Sq. Ft.
	Total Composite Rate	:	₹ 17,163/- per Sq. Ft.

	Remarks	:	The Unit is constructed with Ground + Loft area with two separate entrances. As there is no documentary evidence regarding area of Loft area, it is not considered for the purpose of valuation. The area as per Society Maintenance Bill / Previous Valuation Report is only taken into consideration for the purpose of valuation.
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Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Unit	835.00 Sq. Ft.	17,163.00	1,43,31,105.00
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			1,43,31,105.00
	Realizable value of the property			1,28,97,995.00
	Distress value of the property			1,14,64,884.00
	Insurable value of the property (835.00 X 2,500.00)			20,87,500.00
	Guideline value of the property (835.00 X 11,362.00)			94,87,270.00