

**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  | : 12.01.2025  |
|         | b) Date of which the valuation is made   | : 04.02.2025  |
| 3       | List of documents produced for perusal:<br>I) Copy of Agreement for sale No.7056 / 2005 Dated 28.06.2005 between M/s. Emgeen Holdings Pvt. Ltd. (The Seller) And M/s. Crescent Organics Pvt. Ltd.(The Purchaser) (For Unit No. 201).<br>II) Copy of Agreement for sale No.7058 / 2005 Dated 28.06.2005 between M/s. Emgeen Holdings Pvt. Ltd. (The Seller) And M/s. Crescent Chemsol Pvt. Ltd. (The Purchaser) (For Unit No. 202).<br>III) Copy of Full Occupation Certificate No.CE / 1373 / WS / AH Dated 16.12.2004 issued by Municipal Corporation of Greater Mumbai.<br>IV) Copy of Amended Commencement Certificate No.CE / 373 / BSII / WS / AH Dated 16.02.2004 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)   | : <b>M/s. Crescent Organics Pvt. Ltd.(Unit No. 201) &amp; M/s. Crescent Chemsol Pvt. Ltd. (Unit No. 202)</b><br><br>Commercial Unit No. 201 & 202, 2 <sup>nd</sup> Floor, "Windsor", CTS No. 5428, 5429/1, 5492/2 & others , C.S.T. Road, Vidyanagari Marg, Kalina, Village - Kolkalyan, Santacruz (East), Taluka - Andheri, District - Mumbai Suburban , PIN - 400 098, State - Maharashtra, Country - India.<br><br><u>Contact Person :</u><br>Mr. Mahendra Panchal (Owner's CA)<br>Mobile No. 9833459787<br><br>company ownership<br>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 2 <sup>nd</sup> Floor. As per site information, Unit Nos. 201 & 202 are internally amalgamated having single entrance. The composition of Amalgamated Unit is Reception Area + Working Area + 18 Cabins + Directors Cabin + 3 Meeting Rooms + Conference Room + Rest Room + Health Care Room + Pantry Area + 3 Toilets. The property is at 1.9 Km. distance from Bandra Kurla Complex Metro Station.   |
| 6       | Location of property   |   |
| a)      | Plot No. / Survey No.  | :   |
| b)      | Door No.   | : Commercial Unit No. 201 & 202   |
| c)      | C.T.S. No. / Village   | : CTS No - 5428, 5429/1, 5492/2 & others , Village - Kolkalyan  |
| 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, we assumed that the construction is as per Sanction 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. 201 & 202, 2 <sup>nd</sup> Floor, " <b>Windsor</b> ", CTS No. 5428, 5429/1, 5492/2 & others , C.S.T. Road, Vidyanagari Marg, Kalina, Village - Kolekalyan, Santacruz (East), Taluka - Andheri, District - Mumbai Suburban , PIN - 400 098, 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   | : | Rural  |                        |
| 10 | Coming under Corporation limit / Village Panchayat / Municipality   | : | Village - Kolekalyan<br>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 | <b>Boundaries of the property</b>   | : | <b>As per site</b>   | <b>As per Document</b> |
|    | North   | : | Internal Road & Open Plot  | Details not available  |
|    | South   | : | Internal Road & Jammu & Kashmir Bank   | Details not available  |
|    | East  | : | Windsor Lane Road & JP Morgan Towers   | Details not available  |
|    | West  | : | Internal Road  | 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   | : | Marginal Space   | Marginal Space         |
|    | South   | : | Unit No. 201   | Unit No. 201           |
|    | East  | : | Passage  | Passage                |
|    | West  | : | Marginal Space   | Marginal Space         |

|           |  |   |   |
|-----------|--|---|---|
| 14        | Extent of the site   | : | Carpet Area in Sq. Ft. = 9661.00<br>(Area As Per Agreement for sale)<br><br>Built Up Area in Sq. Ft. = 11593.20<br>(Carpet Area + 20%)  |
| 14.1      | Latitude, Longitude & Co-ordinates of Unit   | : | 19°4'10.3"N 72°51'42.9"E  |
| 15        | Extent of the site considered for Valuation  | : | <b>Carpet Area in Sq. Ft. = 9661.00</b><br><b>( Area As Per Agreement for sale)</b>   |
| 16        | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Owner Occupied  |
| <b>II</b> | <b>APARTMENT BUILDING</b>  |   |   |
| 1.        | Nature of the Apartment  | : | Commercial  |
| 2.        | Location   |   |   |
|           | C.T.S. No.   | : | CTS No - 5428, 5429/1, 5492/2 & others  |
|           | Block No.  | : | -   |
|           | Ward No.   | : | -   |
|           | Village / Municipality / Corporation   |   | Village - Kolekalyan,<br>Municipal Corporation of Greater Mumbai (MCGM)   |
|           | Door No., Street or Road (Pin Code)  | : | Commercial Unit No. 201 & 202, 2 <sup>nd</sup> Floor, " <b>Windsor</b> ", CTS No. 5428, 5429/1, 5492/2 & others , C.S.T. Road, Vidyanagari Marg, Kalina, Village - Kolekalyan, Santacruz (East), Taluka - Andheri, District - Mumbai Suburban , PIN - 400 098, State - Maharashtra, Country - India |
| 3.        | Description of the locality Residential / Commercial / Mixed   | : | Commercial  |
| 4.        | Year of Construction   | : | 2004 (As per occupancy certificate)   |
| 5.        | Number of Floors   | : | 1 Basement + Stilt + 1 Podium + 8 Upper Floors  |
| 6.        | Type of Structure  | : | R.C.C. Framed Structure   |
| 7.        | Number of Dwelling units in the building   | : | 2 <sup>nd</sup> Floor is having 30 Unit   |
| 8.        | Quality of Construction  | : | Good  |
| 9.        | Appearance of the Building   | : | Good  |
| 10.       | Maintenance of the Building  | : | Good  |
| 11.       | Facilities Available   |   |   |
|           | Lift   | : | 5 Lifts   |
|           | Protected Water Supply   | : | Municipal Water Supply  |
|           | Underground Sewerage   | : | Connected to Municipal Sewerage System  |
|           | Car parking - Open / Covered   | : | Along with Six Car Parking Spaces   |
|           | Is Compound wall existing?   | : | Yes   |

|            |   |   |  |
|------------|---|---|--|
|            | Is pavement laid around the Building                    | : | Yes  |
| <b>III</b> | <b>Commercial Unit</b>                                  |   |  |
| 1.         | The floor in which the Unit is situated                 | : | 2 <sup>nd</sup> Floor  |
| 2.         | Door No. of the Unit                                    | : | Commercial Unit No. 201 & 202  |
| 3.         | Specifications of the Unit                              |   |  |
|            | Roof  | : | R. C. C. Slab  |
|            | Flooring  | : | Carpet   |
|            | Doors   | : | Teak Wood / 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                       | : | <b>M/s. Crescent Organics Pvt. Ltd.(Unit No. 201) &amp; M/s. Crescent Chemsol Pvt. Ltd. (Unit No. 202)</b>   |
| 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. = 11593.00<br>(Carpet Area + 20%)   |
| 10.        | What is the floor space index (app.)                    | : | As per MCGM norms  |
| 11.        | What is the Carpet area of the Unit?                    | : | <b>Carpet Area in Sq. Ft. = 9661.00<br/>(Area As Per Agreement for sale)<br/>Area of Office No. 201 in Sq. Ft. = 6071.00<br/>Area of Office No. 202 in Sq. Ft. = 3590.00</b> |
| 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?                        | : | Owner Occupied   |
| 15.        | If rented, what is the monthly rent?                    | : | ₹ 12,57,700/- (Expected rental income per month)   |
| <b>IV</b>  | <b>MARKETABILITY</b>                                    |   |  |
| 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   |
| <b>V</b>  | <b>Rate</b>  |   |  |
| 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) | : | ₹ 32483/- to ₹ 41863/- per Sq. Ft. on Carpet Area<br>₹ 27069/- to ₹ 34886/- 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).   | : | ₹ 40,000/- per Sq. Ft. on Carpet Area  |
| 3.        | Break – up for the rate  | : |  |
|           | I. Building + Services   | : | ₹ 3,000/- per Sq. Ft.  |
|           | II. Land + others  | : | ₹ 37,000/- per Sq. Ft.   |
| 4.        | Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)  | : | ₹ 2,04,410/- per Sq. M.<br>i.e. ₹ 18,990/- per Sq. Ft.   |
|           | Guideline rate(an evidence thereof to be enclosed)   | : | ₹ 1,81,745/- per Sq. M.<br>i.e. ₹ 16,885/- per Sq. Ft.   |
| <b>VI</b> | <b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>   |   |  |
| <b>a</b>  | Depreciated building rate  |   |  |
|           | Replacement cost of Unit with Services (v(3)i)   | : | ₹ 3,000/- per Sq. Ft.  |
|           | Age of the building  | : | 21 years   |
|           | Life of the building estimated   | : | 39 years Subject to proper, preventive periodic maintenance & structural repairs.  |
|           | Depreciation percentage assuming the salvage value as 10%  | : | 31.50%   |
|           | Depreciation Ratio of the building   | : | -  |
| <b>b</b>  | Total composite rate arrived for Valuation   |   |  |
|           | Depreciated building rate VI (a)   | : | ₹ 2,055/- per Sq. Ft.  |
|           | Rate for Land & other V (3) ii   | : | ₹ 37,000/- per Sq. Ft.   |
|           | <b>Total Composite Rate</b>  | : | <b>₹ 39,055/- per Sq. Ft.</b>  |
|           | <b>Remarks</b>   | : | <b>i) As per site information, Unit Nos. 201 &amp; 202 are internally amalgamated having single entrance<br/>ii)Internal measurements of unit was not allowed at site.</b> |

Details of Valuation:

| No. | Description   | Qty.            | Rate per unit (₹) | Estimated Value (₹)    |
|-----|---|-----------------|-------------------|------------------------|
| 1   | Present value of the Unit                                     | 9661.00 Sq. Ft. | 39,055.00         | <b>37,73,10,355.00</b> |
| 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>37,73,10,355.00</b> |
|     | <b>Realizable value of the property</b>                       |                 |                   | <b>33,95,79,320.00</b> |
|     | <b>Distress value of the property</b>                         |                 |                   | <b>30,18,48,284.00</b> |
|     | <b>Insurable value of the property (11593.20 X 3,000.00)</b>  |                 |                   | <b>3,47,79,600.00</b>  |
|     | <b>Guideline value of the property (11593.20 X 16,885.00)</b> |                 |                   | <b>19,57,51,182.00</b> |