

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: I) Copy of Agreement for sale No.7057 / 2005 Dated 28.06.2005 between M/s. Emgeen Holdings Pvt. Ltd. (The Seller) And M/s. Crescent Chemicals (The Purchaser). II) Copy of Full Occupation Certificate No.CE / 1373 / WS / AH Dated 16.12.2004 issued by Municipal Corporation of Greater Mumbai. III) 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) : M/s. Crescent Chemicals Commercial Unit No. 203, 2 nd Floor, " Windsor ", 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. <u>Contact Person :</u> Mr. Mahendra Panchal (Owner's CA) Mobile No. 9833459787 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 2 nd Floor. At the time of site inspection, internal measurements and photographs of cabins was not allowed at site. Hence our report is based on documents provided by bank. 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. 203
c)	C.T.S. No. / Village : CTS No - 5428, 5429/1, 5492/2 & others , Village - Kolekalyan
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. 203, 2 nd Floor, " Windsor ", 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	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Kolekalyan 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	:	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	:	Lift	Lift
	South	:	Passage	Passage
	East	:	Marginal Space	Marginal Space
	West	:	Unit No. 202	Unit No. 202
14	Extent of the site	:	Carpet Area in Sq. Ft. = 4006.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 4807.20 (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	:	Carpet Area in Sq. Ft. = 4006.00 (Area As Per Agreement for sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied Tenant Name : HSBC Mutual Funds
II	APARTMENT BUILDING		
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 - Kolkalyan, Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Commercial Unit No. 203, 2 nd 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
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 nd 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 Two Car Parking Spaces
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Commercial Unit		
1.	The floor in which the Unit is situated	:	2 nd Floor
2.	Door No. of the Unit	:	Commercial Unit No. 203
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	:	M/s. Crescent Chemicals
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. = 4807.00 (Carpet Area + 20%)
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. = 4006.00 (Area As Per Agreement for sale)
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?	:	₹ 11,21,680/- Present 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)	:	₹ 32483/- to ₹ 41863/- per Sq. Ft. on Carpet Area ₹ 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)	:	₹ 0/- per Sq. M. i.e. ₹ 0/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 20,261/- per Sq. M. i.e. ₹ 1,882/- per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	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	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.
	Total Composite Rate	:	₹ 39,055/- per Sq. Ft.
	Remarks	:	At the time of site inspection, internal measurements and photographs of cabins was not allowed at site. Hence our report is based on documents provided by bank.

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Unit	4006.00 Sq. Ft.	39,055.00	15,64,54,330.00
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			15,64,54,330.00
	Realizable value of the property			14,08,08,897.00
	Distress value of the property			12,51,63,464.00
	Insurable value of the property (4807.20 X 3,000.00)			1,44,21,600.00
	Guideline value of the property (4807.20 X 1,882.00)			90,47,150.00

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