

b)	Door No.	:	Industrial Unit No. 47
c)	C.T.S. No. / Village	:	Village - Mohili
d)	Ward / Taluka	:	Taluka - Andheri
e)	Mandal / District	:	District - Mumbai
f)	Date of issue and validity of layout of approved map / plan	:	Approved Building 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	:	No
7.	Postal address of the property	:	Industrial Unit No. 47, 2 nd Floor, 'A' Wing, "Nandjyot Industrial Estate", Safed Pool, Kurla Andheri Road Sakinaka, Village - Mohili, Taluka - Andheri, District - Mumbai, State - Maharashtra, Country - India
8.	City / Town	:	
	Residential area	:	No
	Commercial area	:	No
	Industrial area	:	Yes
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Mohili Municipal Corporation of Greater Mumbai
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 Documents As per Site
	North	:	Crescent Solitaire Details not available
	South	:	Aditya Mills Road Details not available
	East	:	Andheri Kurla Road Details not available
	West	:	Kanchan Industrial Estate Details not available
13.	Dimensions of the site		N. A. as property under consideration is a Unit in an apartment building.
			A B
			As per the Deed Actuals
	North	:	- -
	South	:	- -
	East	:	- -
	West	:	- -
14.	Extent of the site	:	Carpet Area in sq. Ft. = 1,613.00 (Area as per Actual Measurement) Carpet Area in sq. Ft. = 1,645.00 (Area as per Agreement for Sale) Built up Area Sq. Ft. = 1,974.00 (Carpet area as per agreement + 20%)



Vastukala Consultants (I) Pvt. Ltd.
121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,
The Branch Manager,
State Bank of India
Specialized Small Industry Business Branch
(Ghatkopar West) Branch
Hotel Roa Bldg., Ground Floor, L.B.S. Marg,
Ghatkopar (West), Mumbai - 400 086,
State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF UNIT)

I		General
1.	Purpose for which the valuation is made	: To assess value of the property for Banking Purpose.
2.	a) Date of inspection	: 19.02.2022
	b) Date on which the valuation is Made	: 19.02.2022
3.	List of documents produced for perusal:	1. Copy of Deed of Transfer dated 09.04.1997 2. Copy of Share Certificate No. 45 transferred on 08.08.1997 in the name of Mr. Subhash Kantilal Kadakia. 3. Copy of Previous Valuation Report No. RHT - FEB - 19 / SBI - 320 / NM / SD dated 20.02.2019 issued by Rajendra H. Thite 4. Copy of Previous Valuation Report No. ADI / SBI / GHAT / DESK / AH / 2020 / 07-03 dated 10.07.2020 issued by Archinova Design inc.
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)	Mr. Subhash Kantilal Kadakia. Industrial Unit No. 47, 2 nd Floor, 'A' Wing, "Nandjyot Industrial Estate", Safed Pool, Kurfa Andheri Road Sakinaka, Village - Mohili, Taluka - Andheri, District - Mumbai, State - Maharashtra, Country - India Person Met at Site: Mr. Kamran Sohail (Applicant Employee) Mobile No.: 9604156541 Single Ownership
	Brief description of the property (Including Leasehold / freehold etc.)	: The property is Industrial Unit No. 47 located on 2nd Floor. As per site inspection. The Composition of Industrial Unit is Working Area + 2 Toilets. The property is at 5.4 Km. walkable distance from nearest railway station Andheri.
6.	Location of property	:
	a) Plot No. / Survey No.	: Survey No. 8, Hissa No. 11, 14, Survey No. 9, Hissa No. 1 (Pt), 4 (Pt), 6 (Pt), 7 (Pt), 8 (Pt), 9 and 10, Survey No. 10, Hissa No. 2 (Pt), 3 (Pt), 4 (Pt), 5 (Pt), 6 (Pt), 7 (Pt), Survey No. 50, Hissa No. 7, 8 (Pt), 9 (Pt), of Village - Mohili

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Unit No. 47, 2nd Floor, 'A' Wing, "Nandjyot Industrial Estate", Safed Pool, Kurla Andheri Road Sakinaka, Village - Mohili, Taluka - Andheri, District - Mumbai, State - Maharashtra, Country - India longs to **Mr. Subhash Kantilal Kadakia**.

Boundaries of the property.

North	: Crescent Solitaire
South	: Aditya Mills Road
East	: Andheri Kurla Road
West	: Kanchan Industrial Estate

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and **Value** for this particular purpose at **₹ 2,82,18,330.00 (Rupees Two Crore Eighty Two Lakh Eighteen Thousand Three Hundred Thirty Only)**.

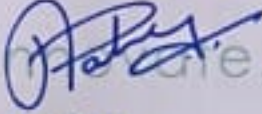
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ
BABURAO
CHALIKWAR**
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj.chalikwar@vastukala.com, c=IN


Auth. Sign.



Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI / RV / 07/2018/10366
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl: Valuation Report

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