

VAL/0365/2021-22
 To
 Central Bank of India,
 CFB Branch

Format – M
 Date: 07/01/2022

VALUATION REPORT FOR M/S. UNIVERSAL IMPORT EXPORT AND HOSPITALITY PVT LTD.

OWNER NAME: M/S UNIVERSAL HOTEL PVT LTD.

Property Situated at :- Hotel Airlink Located at C.T.S. No. 75, Off Nehru Road, Village Bamanwada, Vileparle, (East), Mumbai – 400099.

GENERAL			
1.	Purpose for which valuation is made		To ascertain the present fair market value of the property
2.	a)	Date of inspection	: 06/01/2021
	b)	Date on which valuation is made	: 07/01/2021
3.	List of document produced for perusal		
	i)	Index-II (For Land)	: Made between Mumbai Mahanagarpalika and M/s Universal Hotel Pvt. Ltd. through its Directors Shri. Tulsi Ishardas vide doc. no. 16396 dated 10/08/2010
	ii)	Registration Certificate	Issued by M.C.G.M. for the name of Establishment M/s Universal Hotel Pvt. Ltd. Registration Number 820027168 / KE Ward /Residential Hotel III period from 04/06/1984 to 16/01/2024 Period of registration-5 at 75,Off Nehru Road ,Vileparle ,(East) , Mumbai - 400099
	iii)	Full Occupancy Certificate	Issued by M.C.G.M. vide ref. no. CE/8425/WS/AK dated 24/02/2009 for Basement + Ground + 04 Upper Floor Hotel Building on plot bearing C.T.S. No. 75, Village – Bamanwada at Nehru Road, Vile Parle (East) Mumbai – 40009.
	iv)	Approved Plan for Ground + 04 Upper Floor	: Issued by M.C.G.M. vide ref. no. CE/8425/BSII/WS/AN dated 24/02/2009 for Additional of the existing Airlink Hotel Building on Plot bearing C.T.S. No. 75, Village Bamanwada, Vile Parle (East), Mumbai
	v)	Approved Plan for Basement	Issued by M.C.G.M. vide ref. no.ACKE/035277/B&F dated 15/02/2021 for basement in Hotel Airlink on plot bearing C.T.S. No. 75, Village-Bamanwada, off. Nehru Santacruz Airport, Vile Parle (East), Mumbai - 400099
	vi)	Property Card	Issued by Government of Maharashtra dated 31/07/2011 in favour of M/s. Universal Hotel Pvt. Ltd. Director Shri. Narayandas Jethanand Pagrani, Smt. Meena Narayandas Pagrani & Shri. Tulsi Ishwardas Rangnani for Plot No. 75/A, Village- Brahmanwada, Vile Parle, Mumbai Suburban
	vii)	Electricity Bill	Issued by Adani Electricity for the month of



			Dec-2021 dated 24/12/2021 on the name of Narendra N. Pagrani vide A/c no. 151289112 for Universal Hotels Pvt. Ltd., 75 off Nehru Road, Vile Parle (East).
	viii) Property Tax Bill		Issued by Brihanmumbai Mahanagarpalika for the year 2021-22 dated 01/09/2021 on the name of Hotel Airlink vide Lekha no. KE0501360370000 for Universal Hotels Pvt. Ltd. Near Santacruz Airport, Vile Parle (East) Mumbai – 400099.
4.	Name of owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	M/S. Universal Import Export And Hospitality Pvt Ltd. Owner Name: M/S Universal Hotel Pvt Ltd.
5.	Brief description of the property.	:	Commercial Hotel (Hotel Airlink)
6.	Location of the property	:	Off Nehru Road, Village Bamanwada, Vileparle, (East), Mumbai
	a) Plot No./Survey No.	:	C.T.S. No. 75
	b) Door No.	:	N.A.
	c) T.S.No./Village	:	Village Bamanwada
	d) Ward/Taluka	:	Tal. Borivali
	e) Mandal / District	:	Mumbai Suburban
7.	Present address of the Property	:	Hotel Airlink Located at C.T.S. No. 75, Off Nehru Road, Village Bamanwada, Vileparle, (East), Mumbai – 400099
8.	City / Town	:	City
	Residential area	:	Yes
	Commercial area	:	Yes
	Industrial area	:	Yes
9.	Classification of the area	:	
	i) High/ Middle / Poor	:	Middle
	ii) Urban /Semi Urban/ Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat /Municipality.	:	M.C.G.M.
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area.	:	N.A.
12	Boundaries of the property	:	
	North	:	Slum Area- Ambewadi
	South	:	Pressman House
	East	:	Road & then Enterprise Center
	West	:	Taj & then WEH
	Longitude & Latitude	:	19°05'52.6"N 72°51'16.0"E
13	Dimensions of the site	:	As per the Deed Actual
	North	:	N.A. Slum Area- Ambewadi
	South	:	N.A. Pressman House
	East	:	N.A. Road & then Enterprise Center
	West	:	N.A. Taj & then WEH
14	Extent of the site	:	Building Area



			<table><tr><th>Sr. No.</th><th>Floor</th><th>Built up Area (Sq. Ft.)</th></tr><tr><td>1</td><td>Basement</td><td>2371.53</td></tr><tr><td>2</td><td>Ground</td><td>2390.25</td></tr><tr><td>3</td><td>1st</td><td>2485.62</td></tr><tr><td>4</td><td>2nd</td><td>2485.62</td></tr><tr><td>5</td><td>3rd</td><td>2485.62</td></tr><tr><td>6</td><td>4th</td><td>2291.88</td></tr><tr><td colspan="2">Total</td><td>14510.52</td></tr></table>	Sr. No.	Floor	Built up Area (Sq. Ft.)	1	Basement	2371.53	2	Ground	2390.25	3	1 st	2485.62	4	2 nd	2485.62	5	3 rd	2485.62	6	4 th	2291.88	Total		14510.52
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5	3 rd	2485.62																									
6	4 th	2291.88																									
Total		14510.52																									
15	Extent of the site considered for Valuation (least of 13a & 13b)	:	Built up Area as per Approved Plan copy Basement Area:- 2371.53 Sq. Ft. Ground + 04 upper Floor:- 12138.99 Sq. Ft.																								
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied																								
II	APARTMENT BUILDING																										
Sr. No	Description	:	Remarks																								
1	Nature of the apartment	:	Commercial Hotel (Name:- Hotel Airlink)																								
2	Location	:	Off Nehru Road, Village Bamanwada, Vileparle, (East), Mumbai																								
	T.S. No.	:	--																								
	Block No.	:	--																								
	Ward No.	:	K/East Ward, Village Bamanwada																								
	Village / Municipality / Corporation	:	M.C.G.M.																								
	Door No., Street or Road (Pin Code)	:	Hotel Airlink Located at C.T.S. No. 75, Off Nehru Road, Village Bamanwada, Vileparle, (East), Mumbai – 400099																								
	3	Description of the locality Residential / Commercial / Mixed	:	Mixed																							
4	Year of Construction	:	2009 (As per OC)																								
5	Number of floors	:	Basement + Ground + 04 Upper Floor																								
6	Type of structure	:	RCC																								
7	Number of Dwelling units in the building.	:	N.A.																								
8	Quality of Construction	:	Good																								
9	Appearance of the Building	:	Good																								
10	Maintenance of the Building	:	Good																								
11	Facilities available	:																									
	Lift	:	03 Lifts																								
	Protected Water Supply	:	Yes																								
	Underground Sewerage	:	Yes																								
	Car Parking – Open / Covered	:	Open																								
	Is Compound wall existing?	:	Yes																								
	Is pavement laid around the Building?	:	Yes																								
III	UNIT	:																									
1	Number of floors	:	Basement + Ground + 04 Upper Floor																								
2	Door No. of the Building	:	N.A.																								
3	Specifications of the Building	:																									
	Roof	:	RCC																								
	Flooring	:	Marble + Vitrified tiles flooring in all area																								
	Doors	:	M.S. Gate for building entrance +																								

			Glass door for ground entrance + Wooden framed glass door internal ground floor and Wooden doors for rooms
	Windows	:	Wooden Framed + Glass Window
	Fittings	:	Concealed Electrification & Plumbing
	Finishing	:	Internally cement plastered with paint & Externally sand faced
4	House Tax	:	M.C.G.M.
	Assessment No.	:	Lekha no. KE0501360370000
	Tax paid in the name of	:	Hotel Airlink
	Tax amount	:	Rs.5,22,514/-
5	Electricity Service connection No.	:	151289112
	Meter Card is in the name of	:	Narendra N. Pagrani
6	How is the maintenance of the Building?	:	Good
7	Sale Deed executed in the name of	:	As per Index-II executed in the name of M/S. Universal Import Export And Hospitality Pvt Ltd. Owner Name: M/S Universal Hotel Pvt Ltd.
8	What is the undivided area of land as per Sale Deed?	:	As per Approved Plan copy Land Area: - 264.90 Sq. Mtrs.
9	What is the plinth area of the Building?	:	Built up Area as per Approved Plan copy Basement Area:- 2371.53 Sq. Ft. Ground + 04 upper Floor:- 12138.99 Sq. Ft.
10	What is the floor space index (app.)	:	As per Norms
11	What is the Carpet Area of the Building?	:	Built up Area as per Approved Plan copy Basement Area:- 2371.53 Sq. Ft. Ground + 04 upper Floor:- 12138.99 Sq. Ft.
12	Is it Posh/IClass /Medium/Ordinary?	:	I Class
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?	:	N.A.
IV MARKETABILITY			
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Nothing such observed
3.	Any negative factors are observed which affect the market value in general?	:	Nothing such observed
V RATE			
1	After analyzing the comparable sale instances, what is the composite rate for a similar Building with same specifications in the adjoining locality?	:	The composite rate in said locality is in range of Rs.56,000/- to Rs.58,000/- per Sq. Ft. on Built up Area. We consider the Depreciated rate of Rs.57,000/- per Sq. Ft. & Rs.28,500/- Sq. Ft. for Basement on Built up Area as fair and reasonable
2	Assuming it is a new construction, what is the adopted basic composite rate of the Building under valuation after comparing with the specifications and other factors with the Building under comparison	:	N.A.

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	(given details)		
3	Break – up for the rate	:	
	i) Building + Services	:	Rs.3,000/- per Sq. Ft.
	ii) Land + others	:	Rs.54,540/- per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs.2,24,600/- per sq.mtr. i.e. Rs.20,866/- per Sq. Ft. on BUA
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
a	Depreciated building rate	:	
	Replacement cost of Building with Services (v(3)i)	:	Rs.3,000/- per Sq. Ft.
	Age of the building	:	12 years old
	Life of the building estimated	:	48 years (Subject to proper and regular maintenance of the building)
	Depreciation percentage assuming the salvage value as 10%	:	$3000 \times 12 / 60 \times 0.90 = 540/-$
	Depreciated Ratio of the building	:	Rs.2,460/- per Sq. Ft.
b	Total composite rate arrived for valuation	:	
	Depreciated building rate VI (a)	:	Rs.2,460/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	Rs.54,540/- per Sq. Ft.
	Total Composite Rate	:	Rs.57,000/- per Sq. Ft.

DETAILS OF VALUATION:

Sr.	Description	Built up Area (Sq. Ft)	Rate per sq. ft. Rs.	Estimated value Rs.
1	Present value of the Ground + 04 upper Floor:-	12138.99	57,000/-	69,19,22,430/-
2	Basement Area	2371.53	28,500/-	6,75,88,605/-
3	Wardrobes			
4	Showcases /			
5	Kitchen arrangements			
6	Superfine finish			
7	Interior Decorations			
8	Electricity deposits / electrical fittings, etc.			
9	Extra collapsible gates / grill works etc.			
10	Potential value, if any			
11	Others			
	Total :			Rs.75,95,11,035/-
	Say Value :			Rs.75,95,11,000/-

Valuation: We have enquired with local Architects and Real estate consultants about the current market rates in that area and on this basis; property is valued under "Selling Price Method". Market value of the any property gets affected at least by the ten factors: Economy, Physical, Legal, Social, Utility, Marketability, Transferability, Scarcity, Location and the most important factor 'Demand'. Pursuant to Market enquiry the market rate in this locality is in range of Rs.56,000/- to Rs.58,000/- per Sq. Ft. on Built up Area We consider the depreciated rate of Rs.57,000/- per Sq. Ft. & Rs.28,500/- Sq. Ft. for Basement on Built up Area as fair and reasonable.

As a result of my appraisal and analysis it is my considered opinion that the

Fair Market Value of the Building	Rs.75,95,11,000/-	Rupees Seventy Five Crores Ninety Five Lakhs Eleven Thousand only.
Distress value (80% of present FMV)of the above property is	Rs.60,76,08,800/-	Rupees Sixty Crores Seventy Six Lakhs Eight Thousand Eight Hundred only.
Realizable Value (90% of present FMV) of the above property is	Rs.68,35,59,900/-	Rupees Sixty Eight Crores Thirty Five Lakhs Fifty Nine Thousand Nine Hundred only.
Cost of Construction for Insurance purpose	Rs.4,35,31,560/-	Rupees Four Crores Thirty Five Lakhs Thirty One Thousand Five Hundred Sixty Only.

Remarks:

I hereby declare that-

- The information furnished in my valuation report dated 07/01/2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property;
- I have no direct or indirect interest in the property valued;
- Our representative has personally inspected the property on 06/01/2022
- I have not been convicted of any offence and sentenced to a term of imprisonment.

Valuer.Regn.No.NSK/CCIT/Tech./34AB/(58/66)(Imm.Prop.)/CAT-I/2012-13

Mr.Shriharsh Khadilkar
Valuer – M/s. AON FinTech Pvt. Ltd.

Director
AON FinTech Pvt. Ltd.

Place: Mumbai
Date: 07/01/2022

For Bank Use

- Details of Property visited:*
- Date of visit:*
- Time of Visit:*
- Name & Designation of visiting Official:*
- Remarks if any-*

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied that the fair and reasonable market value of the property is Rs._____ (Rupees _____ only).

Signature
Date : (Name& Designation of the inspecting Official/s)


Countersigned

Date:
(Branch Manager)

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GOOGLE MAP (19°05'52.6"N 72°51'16.0"E)**GOVT RATE 2021-22**


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Feedback

Year
 20212022

Annual Statement of Rates

Language
 English

Selected District
 मुंबई(उपनगर)

Select Village
 ब्राम्हणवाडा (अंधेरी)

Search By
☒ Survey No ☐ Location

Enter Survey No
 75

Search

उपविभाग	कुली जमीन	निवासी सदनिका	बॉक्रीस	दुकाने	औद्योगिक (Rs./)	Attribute
34/176-भुभाग: उत्तर, पुर्वेस व दक्षिणेस गावाची हद्द व पश्चिमेस द्रुतगती मार्ग.	62880	120000	134000	224600	121600	चौरस मीटर सि.टी.एस. नंबर

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PHOTO PRESENTATION (EXTERNAL VIEW, BASEMENT & GROUND FLOOR)



BUILDING VIEW-1



BUILDING VIEW-2



ENTRANCE DOOR



BASEMENT AREA



WORKING AREA- BASEMENT



RECEPTION AREA – GROUND FLOOR



ROOM INTERNAL VIEW 1 - GROUND FLOOR



ROOM INTERNAL VIEW 2 - GROUND FLOOR

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PHOTO PRESENTATION (2nd, 3rd & 4th Floor)



2ND FLOOR



ROOM INTERNAL VIEW – 2ND FLOOR



3RD FLOOR



ROOM INTERNAL VIEW – 3RD FLOOR



4TH FLOOR



ROOM INTERNAL VIEW – 4TH FLOOR



AON FinTech
Technical and Financial Advisor

VAL/0365/2021-22

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SALE INSTANCES

Enter Locality / Project / Society Near Me

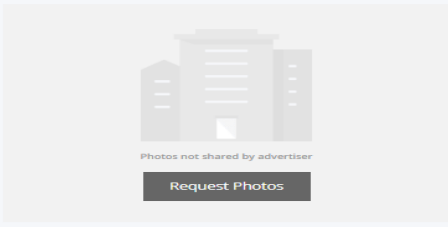
Home > Commercial Property in Mumbai > Vile Parle (East) > Commercial Land/Inst. Land > Below Max sq.ft. Posted on Sep 23, 2021 | 1

₹125 Cr @ 62,500 per sq.ft. Commercial Land/Inst. Land for Sale
 Estimated EMI ₹99,83,799 in Vile Parle (East), Mumbai South West, Mumbai

RERA STATUS **NOT AVAILABLE** | Website: <https://maharera.t.mahaonline.gov.in>

[Overview](#) [Owner Details](#)

Property (0) [Explore Locality Photos/Videos](#)



Photos not shared by advertiser

[Request Photos](#)

Area
Plot area 20000 sq.ft.
(1858.06 sq.m.)


Price
₹125 Crore
@ 62,500 per sq.ft.

Address
Vile Parle (East), Mumbai South West

Property Age

Transaction Type: **Resale** Property Code: G42520801
www.99acres.com/G42520801

About Property
 Address: [Plot No 464, Gujarat Mandal Cross Road, Vile Parle \(East\), Mumbai South West, Mumbai](#)
 Property is at the intersection of two main roads in the most premium location of vile parle east.


 No Property Images Available
[Request Photos](#)

28000 Sq.ft. Residential Plot for Sale in Vile Parle East, Mumbai ₹130 Cr.

Agent : ShreeGanesha Properties

Plot / Land Area Area
28000 sq.ft

Prime property for sale in Mumbai 5 MINS DRIVE TO MUMBAI INTL Airport,mumbai . location - opp [read more](#)

Contact Agent

View Phone No.

Posted : 13 Aug, 2021

♥

OWNER NAME: M/S UNIVERSAL HOTEL PVT LTD.

OCCUPANCY CERTIFICATE

PROPERTY CARD

MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CE/8425/WS/AM

FULL OCCUPATION CERTIFICATE

Eng: Engineer Bldg. Proposal (W.S.)
M and K - Wards
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai-400 050.

24 FEB 2009

Sir,

The full development work of Hotel building comprising Basement + Ground + 4th upper floor on plot bearing C.T.S. Nos. 75, of Village Bamanwada situated Off Nehru Road, Vileparle (East), Mumbai is completed under the supervision of Licensed Architect Shri. Rushikesh S. Phadkar Licensed Surveyor, License No. P/415/L.S., may be occupied on the following condition :-

- 1) That the certificate under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.
- 2) That the separate P.R.C. of set back area in the name of M.C.G.M. shall be submitted within 6th months from hereof or before B.C.C. whichever is earlier.

Note: Please also note that if any of the users mentioned in the approved plan are found changed without prior permission from M.C.G.M. This occupation certificate granted to your premises will be treated as cancelled and steps will be taken to cut off the water connection granted to your premises.

A set of certified completion plan is attached herewith.

Yours faithfully,

Executive Engineer (Bldg. Proposals)
Western Subs. [K Ward]

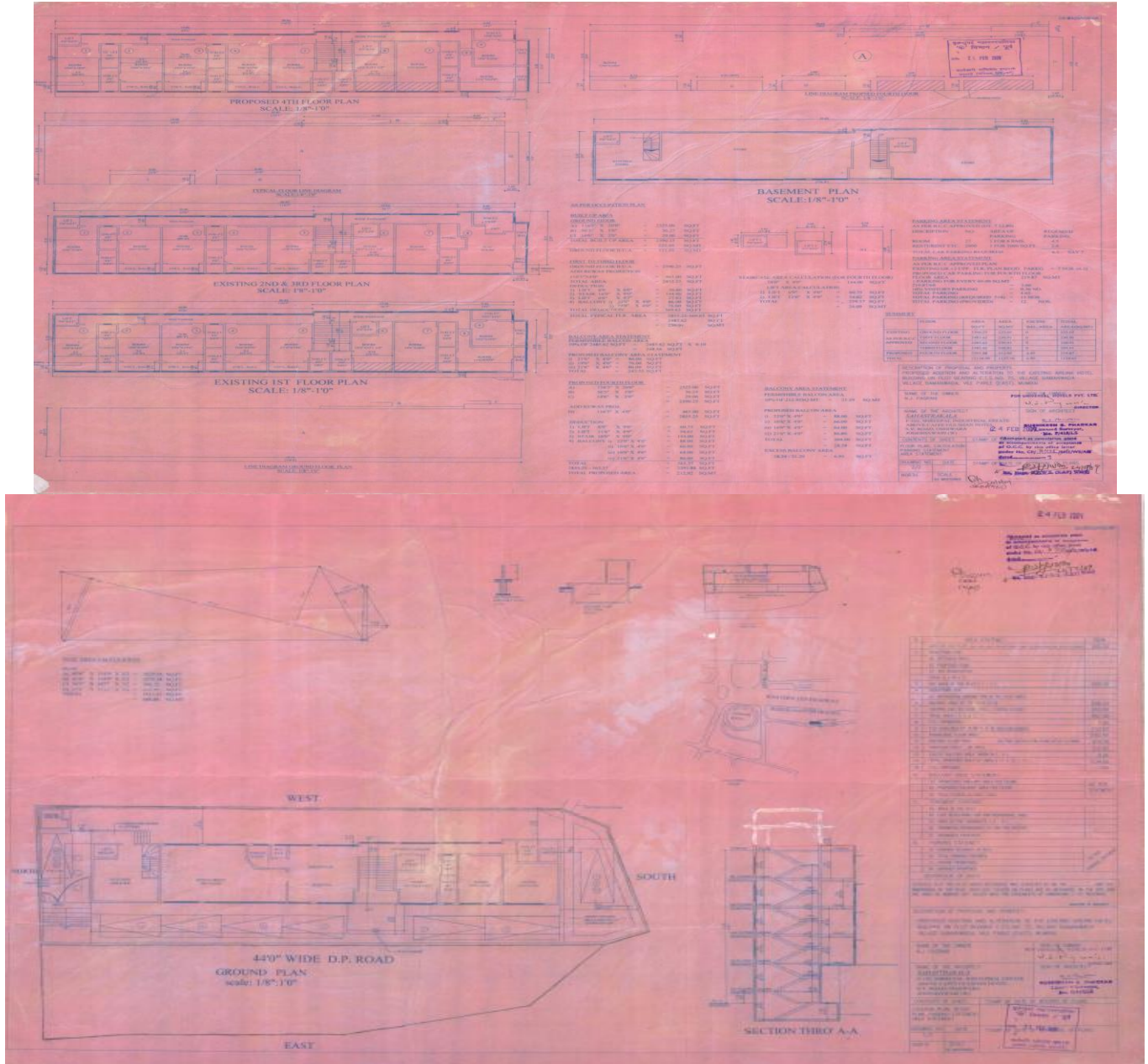
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For Universal Import Export And Hospitality Pvt. Ltd

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APPROVED PLAN COPY


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BASEMENT APPROVED PLAN**MUNICIPAL CORPORATION OF GREATER MUMBAI**

Office of the Asstt. Engr. (Bldg. & Factory) K/E Ward Office Bldg., Asad Road, Gundavli, Andheri (E), Mumbai-400 059.

No. ACKE / 0365/21/1 /B & F dated: 15/02/21

To,

Kalgutkar & Associates Architect,
301, Elecon Arcade, Near Marol Naka Station,
Andheri Kurla Road, Andheri (East), Mumbai-400 059.

Office of the
Executive Engineer /
T.N. Bldg. & Fact.
No. 106, K/E Ward,
Asad Road, Gundavli,
Andheri (E), Mumbai - 400 059.

Sub: Proposed internal addition & alterations work in existing basement floor for "Hotel Airlink" on plot bearing CTS No/ 75, Village- Bamanwada, Off Nehru Santacruz Airport, Vila Parle (East), Mumbai-400 099.

Ref: Your application letter dated 09.02.2021.

In the above subject, as per the requisition the copies of Structural Stability Certificate, copy of fire safety consultants certificate & L.S. Certificate are found to be in order alongwith the proposal under reference.

In view of above this is to inform you that, as per the regulation no. 9 (4) of DCPR-2034 i.e. Exclusion from requirement of permission there is no permission required for internal addition & alterations work in existing basement floor in the residential / commercial building establishment.

Further internal light weight partitions / cabins up to floor height will be permissible if it satisfies the criteria for light & ventilation & other requirements of DCPR-2034 regulation certified by Architect / Licensed surveyor / town planner, fire safety requirements certified by Fire safety consultant and subject to Structural Stability from the Licensed structural Engineer. Also the work should be carried out without disturbing structural element as per the approved O.C. plan & necessary by competent authority.

The above remarks has been offered without prejudice to the right of MCGM for taking action, against any unauthorized work / deviation if found carried out in future, contradictory to the DCPR-2034. This office has no objection to carriedout above mentioned work as certified by consultant & your self.

[Signature]
Executive Engineer (B & F) K/ East Ward

<u>HOTEL AIRLINK - BASEMENT AREA</u>			31.8.22
	MTR	MTR	TOTAL
	LENGTH	WIDTH	AREA
	IN MTR	IN MTR	IN MTR
1	19.96 <	6.10	121.76
2	11.05 /	6.24	68.95
3	4.42 <	6.70	29.61
	TOTAL AREA - IN MTR		220.32
	TOTAL AREA - IN SFT		2371.546

