

VAL/0366/2021-22

To

Central Bank of India,

CFB Branch

VALUATION REPORT FOR M/S. UNIVERSAL IMPORT EXPORT AND HOSPITALITY PVT LTD.**OWNER NAME: M/S UNIVERSAL HOTEL PVT LTD.**

Property Situated at:- Sinnar Taluka Industrial Co-op Estate Ltd., (STICE) Plot No. S-7, Gut No. 914 to 933 & 936, Nashik Sirdi Road, Mouje Musalgaon, Tal. Sinnar, Dist. Thane-42210.

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)	Registered Agreement for sale	:	Made between Sinnar Taluka Industrial Co-op Estate Ltd. through its Chairman Shri. Suryabhan Sukhdev Gadakh & Others – Vendor (One Part) and M/s Universal Hotel Pvt Ltd. – Purchaser (Second Part) vide doc. no. 704 dated 20/04/1991
	ii)	Possession Letter	:	Issued by Sinnar Taluka Industrial Co-op Estate Ltd., (STICE) vide ref. no. J. K. 1048/ S-7/91 dated 20/04/1991 from Sinnar Taluka Industrial Co-op Estate Ltd. through its Admin Shri. Namkarna Yashvant Aware to M/s Universal Hotel Pvt Ltd. Shri. Narayanbhai Jethanand Pagrane for occupancy of Gut No. 914 to 933 & 936, Plot No. S-7, Nashik
	iii)	Approved Plan	:	Issued by STICE vide ref. no. 269/823/S-7/91 dated 18/02/91 for Restaurant cum Hotel on plot No. S-7, Sinnar, Nashik
	iii)	Note on other documents	:	Property Tax Receipt, Electricity Bill, Maintenance Bill, Occupancy certificate not provided for verification, same to be obtained by the bank.
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
6.	Location of the property			Nashik Sirdi Road, Nearby MIDC Police Station
	a)	Plot No./Survey No.	:	S-7, Gut No. 914 to 933 & 936
	b)	Door No.	:	N.A.
	c)	T.S.No./Village	:	Mouje Musalgaon
	d)	Ward/Taluka	:	Tal. Sinnar
	e)	Mandal / District	:	Dist. Thane

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7.	Present address of the Property	:	Sinnar Taluka Industrial Co-op Estate Ltd., (STICE) Plot No. S-7, Gut No. 914 to 933 & 936, Nashik Sirdi Road, Mouje Musalgaon, Tal. Sinnar, Dist. Thane-42210																									
8.	City / Town	:	City																									
	Residential area	:	No																									
	Commercial area	:	Yes																									
	Industrial area	:	Yes																									
9.	Classification of the area																											
	i) High/ Middle / Poor	:	Middle																									
	ii) Urban /Semi Urban/ Rural	:	Rural																									
10	Coming under Corporation limit / Village Panchayat /Municipality.	:	Grampanchayat Musalgaon																									
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area.	:																										
12	Boundaries of the property	:																										
	North	:	MIDC Road & then Sinnar MIDC																									
	South	:	Sinnar – Shirdi Road																									
	East	:	Small Road & then STICE Industrial Compound																									
	West	:	Sinnar MIDC Road																									
	Longitude & Latitude		19°05'52.6"N 72°51'16.0"E																									
13	Dimensions of the site	:	A	b																								
			As per the Deed	Actual																								
	North		18.00 Mtr. wide road	MIDC Road & then Sinnar MIDC																								
	South		Sinnar – Shirdi Road	Sinnar – Shirdi Road																								
	East		Dry Place	Small Road & then STICE Industrial Compound																								
	West		24.00 Mtr. wide road	Sinnar MIDC Road																								
14	Extent of the site	:	As per Approved Plan copy Land Area 6000.00 Sq. Mtrs.																									
			Building Area																									
			<table><tr><th>Sr. No.</th><th>Floor</th><th>Built up Area Sq. Mtr</th></tr><tr><td>1</td><td>Ground</td><td>562.85</td></tr><tr><td>2</td><td>1st</td><td>644.25</td></tr><tr><td>3</td><td>2nd</td><td>469.60</td></tr><tr><td>4</td><td>3rd</td><td>487.70</td></tr><tr><td>5</td><td>4th to 7th</td><td>1926.32</td></tr><tr><td>6</td><td>Club House</td><td>160</td></tr><tr><td>7</td><td>Balance Area</td><td>1570.61</td></tr></table>	Sr. No.	Floor	Built up Area Sq. Mtr	1	Ground	562.85	2	1 st	644.25	3	2 nd	469.60	4	3 rd	487.70	5	4 th to 7 th	1926.32	6	Club House	160	7	Balance Area	1570.61	
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15	Extent of the site considered for Valuation (least of 13a & 13b)	:	<table><tr><th colspan="3">Building Area</th></tr><tr><th>Sr. No.</th><th>Floor</th><th>Built up Area Sq. Mtr</th></tr><tr><td>1</td><td>Ground</td><td>562.85</td></tr><tr><td>2</td><td>1st</td><td>644.25</td></tr><tr><td>3</td><td>2nd</td><td>469.60</td></tr><tr><td>4</td><td>3rd</td><td>487.70</td></tr><tr><td>5</td><td>4th to 7th</td><td>1926.32</td></tr><tr><td>6</td><td>Club House</td><td>160</td></tr><tr><td>7</td><td>Balance Area</td><td>1570.61</td></tr></table>	Building Area			Sr. No.	Floor	Built up Area Sq. Mtr	1	Ground	562.85	2	1 st	644.25	3	2 nd	469.60	4	3 rd	487.70	5	4 th to 7 th	1926.32	6	Club House	160	7	Balance Area	1570.61
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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																											
2	Location	:	Nashik Sirdi Road, Nearby MIDC Police Station																											
	T.S. No.	:	--																											
	Block No.	:	--																											
	Ward No.	:	--																											
	Village / Municipality / Corporation	:	Grampanchayat Musalgaon																											
	Door No., Street or Road (Pin Code)	:	Sinnar Taluka Industrial Co-op Estate Ltd., (STICE) Plot No. S-7, Gut No. 914 to 933 & 936, Nashik Sirdi Road, Mouje Musalgaon, Tal. Sinnar, Dist. Thane-42210																											
3	Description of the locality Residential / Commercial / Mixed	:	Mixed																											
4	Year of Construction	:	1992-93 Approx.																											
5	Number of floors	:	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	:	02 Lift																											
	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	:	Ground + 04 Upper Floor																											
2	Door No. of the Hotel	:	N.A.																											
3	Specifications of the Hotel	:																												
	Roof	:	RCC Slab Roof																											
	Flooring	:	Marble Flooring in all area																											
	Doors	:	Wooden Doors																											

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	Windows	:	Glass Windows		
	Fittings	:	Concealed Electrification & Plumbing		
	Finishing	:	Yes Internally Cement Plastered & Paint & Externally sand faced		
4	House Tax	:	Grampanchayat Musalgaon		
	Assessment No.	:	Property Tax Bill not provided for verification		
	Tax paid in the name of	:			
	Tax amount	:			
5	Electricity Service connection No.	:	Electricity Bill not provided for verification		
	Meter Card is in the name of	:			
6	How is the maintenance of the Hotel?	:	Good		
7	Sale Deed executed in the name of	:	Sale Deed 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 6000.00 Sq. Mtrs.		
9	What is the plinth area of the Hotel?	:	Building Area		
			Sr. No.	Floor	Built up Area Sq. Mtr
			1	Ground	562.85
			2	1 st	644.25
			3	2 nd	469.60
			4	3 rd	487.70
			5	4 th to 7 th	1926.32
			6	Club House	160
			7	Balance Area	1570.61
10	What is the floor space index (app.)	:	As per Norms		
11	What is the Carpet Area of the Hotel?	:	N.A.		
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?	:	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 Hotel with same specifications in the adjoining locality?	:	The composite rate in said locality is in range of Rs.56,000/- to Rs.59,000/- per Sq. Ft. on Built up Area. We consider the Depreciated rate of Rs.58,500/- per Sq. Ft. for Ground Floor & Rs.56,500/- for Upper Floor on Built up Area as fair and reasonable		

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2	Assuming it is a new construction, what is the adopted basic composite rate of the Hotel under valuation after comparing with the specifications and other factors with the Hotel under comparison (given details)	:	N.A.
3	Break – up for the rate	:	
	i) Building + Services	:	Rs.2,500/- per Sq. Ft.
	ii) Land + others	:	Rs. /- per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Not Available
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
a	Depreciated building rate	:	
	Replacement cost of Hotel with Services (v(3)i)	:	Rs.2,500/- per Sq. Ft.
	Age of the building	:	28 years old
	Life of the building estimated	:	32 years (Subject to proper and regular maintenance of the building)
	Depreciation percentage assuming the salvage value as 10%	:	$2500 \times 28 / 60 \times 0.90$ =1,050/-
	Depreciated Ratio of the building	:	Rs.1,450/- per Sq. Ft.
b	Total composite rate arrived for valuation	:	
	Depreciated building rate VI (a)	:	Rs.1,450/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	Rs.27,050/- per Sq. Ft.
	Total Composite Rate	:	Rs.28,500/- per Sq. Ft.

DETAILS OF VALUATION:

Sr. No.	Floor	Built up Area Sq. Mtr	Adopted Rate (Rs.)	Estimation Cost (Rs.)
1	Ground	562.85	58,500/-	3,29,26,725/-
2	1 st	644.25	56,500/-	3,64,00,125/-
3	2 nd	469.60	56,500/-	2,65,32,400/-
4	3 rd	487.70	56,500/-	2,75,55,050/-
5	4 th to 7 th	481.58	56,500/-	2,72,09,270/-
Total Value of Hotel Building				Rs.15,06,23,570/-

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.59,000/- per Sq. Ft. on Built up Area. We consider the depreciated rate of Rs.58,500/- per Sq. Ft. for Ground Floor & Rs.56,500/- for Upper Floor on Built up Area as fair and reasonable.

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

Fair Market Value of the Hotel Building	Rs.15,06,23,570/-	Rupees Fifteen Crores Six Lakhs Twenty Three Thousand Five Hundred Seventy only.
Purchase value of the above property as of 20/04/1991	Rs.1,20,000/-	Rupees One Lakhs Twenty Thousand only
Distress value (80% of present FMV)of the above property is	Rs.12,04,98,856/-	Rupees Twelve Crores Four Lakhs Ninety Eight Thousand Eight Hundred Fifty Six only.
Realizable Value (90% of present FMV) of the above property is	Rs.13,55,61,213/-	Rupees Thirteen Crores Fifty Five Lakhs Sixty One Thousand Two Hundred Thirteen only.
Cost of Construction for Insurance Value for Building	Rs.66,14,950/-	Rupees Sixty Six Lakhs Fourteen Thousand Nine Hundred 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;
- I have 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.

Place: Mumbai

Date: 07/01/2022

Director
AON FinTech Pvt. Ltd.

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

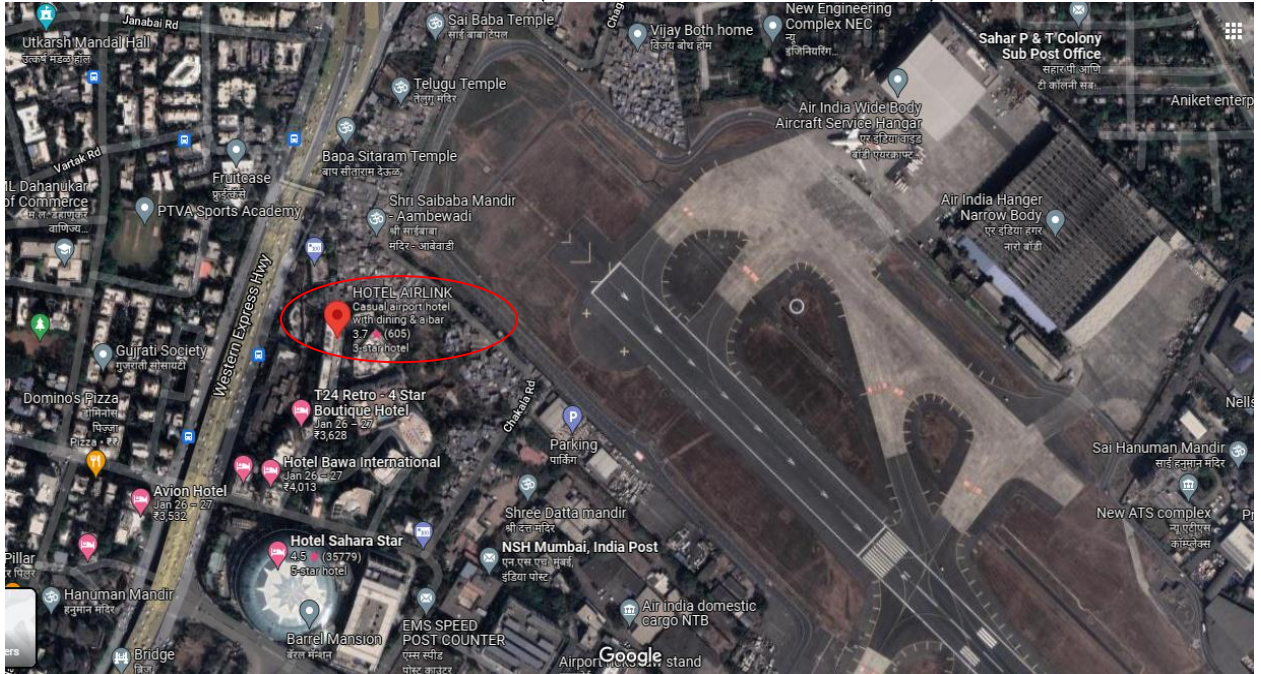
Date:

(Branch Manager)

VALUATION REPORT FOR M/S. UNIVERSAL IMPORT EXPORT AND HOSPITALITY PVT LTD.
OWNER NAME: M/S UNIVERSAL HOTEL PVT LTD.

Land and Building Sinnar Taluka Industrial Co-op Estate Ltd., (STICE) Plot No. S-7, Gut No. 914 to 933 & 936, Nashik Sirdi Road, Mouje Musalgaon, Tal. Sinnar, Dist. Thane-42210.

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
 वाजारमूल्य दर पत्रक

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Year 20212022 **Language** English

Annual Statement of Rates

Selected District नाशिक
Select Taluka सिन्नर
Select Village मौजे : मुसळगांव
Search By ☒ Survey No ☐ Location
Enter Survey No 914 **Search**

विभाग नं.	विभाग	उपविभाग	दर	एकक (Rs./)	Attribute
5/5.1	प्रकल्पासाठी संपादन केलेल्या जमिनी	प्रकल्पासाठी संपादन केलेल्या जमिनी (महामार्गासन्मुख)	0	NA	गट नंबर
9/9.3	विनशेती झालेल्या जमिनी	गावठाण परिषद क्षेत्राबाहेरील विनशेती झालेल्या हाथवे सन्मुख जमिनी	1550	चौ. मीटर	गट नंबर

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PHOTO PRESENTATION (EXTERNAL & GROUND FLOOR)**HOTEL VIEW****NAME BOARD****HOTEL ENTRANCE VIEW****EXTERNAL VIEW-1****RECEPTION AREA****WAITING AREA GROUND FLOOR****CAFÉ AREA -GROUND FLOOR****KITCHEN AREA-GROUND FLOOR**

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PHOTO PRESENTATION (1st, & 2nd, FLOOR)



1ST FLOOR VIEW



ROOM VIEW 1 - 1ST FLOOR



ROOM VIEW 2 - 1ST FLOOR



ROOM VIEW 3 - 1ST FLOOR



2ND FLOOR VIEW-1



Terrace Area - 2ND FLOOR



ROOM VIEW-1 - 2ND FLOOR







ROOM VIEW-2 - 2ND FLOOR

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PHOTO PRESENTATION (3RD & 4TH, FLOOR)

 <p>3RD FLOOR VIEW</p>	 <p>WAITING AREA-3RD FLOOR</p>
 <p>ROOM VIEW 1 - 3RD FLOOR</p>	 <p>ROOM VIEW 2 - 3RD FLOOR</p>
 <p>4TH FLOOR VIEW-1</p>	 <p>4TH FLOOR VIEW-2</p>
 <p>ROOM VIEW-1 - 4TH FLOOR</p>	 <p>ROOM VIEW-2 - 4TH FLOOR</p>

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SALE INSTANCES



Hotels for Sale in Gonde MIDC, Nashik


Owner : Amol Gothi


Built Up Area
17754 sq.ft (1650 Sq. Meter)

Fully operational Hotel with all amenities, restaurant, 2 banquet halls, children play area, available [read more](#)

Contact Owner
View Phone No.

₹7.50 Cr.






☒ Only in Properties







ENGLISH

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+SELL

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Details	
Furnishing	Furnished
Listed by	Dealer
Carpet Area (sqft)	35000
Washrooms	35
Construction Status	Ready to Move
Super Builtup area (sqft)	45000
Car Parking	3+
Project Name	Hotel city Centre

₹ 22,00,00,000

Executives 33 Rooms Hotel with Restaurant for sale for 22 Cr only.

Dhankar Lane, Nashik, Maharashtra 3 days ago


Seller description

D

Heera Properties


Member since Sep 2014

Chat with seller


+91 98200 12345
Show number

Posted in

Dhankar Lane, Nashik, Maharashtra



AD ID 1579364041 REPORT THIS AD



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Shop for sale in Sinnar



₹ 1 Cr

1,600 sq.ft.

₹ 6,250/sq.ft. (149 sq.m.) Carpet Area

✓ 3.96% ROI
✓ Rs.33000 Rental Income
✓ Ground Floor

Commercial shops available for sell.The property comes with a good construction quality which ages 1-5 years old property located in sinnar.Available at a price of rs 10000000.Located on ground . [less](#)

PRE-LEASED
4% ROI
₹33,000/MO RENTAL INCOME
LEASE TENURE 15 YRS
RETAIL COMPLEX/BUILDING

READY TO MOVE
RE-SALE

Posted on 13th Jan, 2022 by Owner **PRASHANT**

View Phone Number
Contact Owner

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APPROVED PLAN

