



## VALUATION REPORT OF THE MOVABLE PROPERTY

### Details of the property under consideration:

**Name of Client: M/s. Pratibha Shipping Company Pvt. Ltd.**

Movable Properties located at Residential Flat No. 501, 5<sup>th</sup> Floor, Building Known as "Laxmi Gopal",  
Cadastral Survey No. 33, Mahim Division, Final Plot NO. 1281, T. P. Scheme IV, Hatiskar Road,  
Prabhadevi, Mumbai, Pin Code – 400 025, State – Maharashtra, Country – India.

Latitude Longitude: 19°00'59.5"N 72°49'31.4"E

### Valuation Done for:

**Cosmos Bank**

**Dadar Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028,  
State - Maharashtra, Country - India.



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Valuation Report Prepared For: Cosmos / Dadar Branch / Pratibha Shipping Company Pvt. Ltd. (4617/2303170) Page 2 of 7

Vastu/Cosmos/ Mumbai/10/2023/4617/2303170  
25/01-367-PY  
Date: 25.10.2023

To,  
**The Branch Manager,**  
**Cosmos Bank**  
**Dadar Branch**  
Horizon Bldg., 1st Floor,  
Ranade Road & Gokhale Road,  
Dadar (West), Mumbai - 400 028,  
State - Maharashtra, Country - India.

**Sub:** Valuation of "Movable Property" at Laxmi Gopal Building, Prabhadevi, Mumbai, Pin Code – 400 025.

Dear Sir,

This is to certify that the Movable Assets available at Residential Flat No. 501, 5th Floor, Building Known as "Laxmi Gopal", Cadastral Survey No. 33, Mahim Division, Final Plot NO. 1281, T. P. Scheme IV, Hatiskar Road, Prabhadevi, Mumbai, Pin Code – 400 025, State – Maharashtra, Country – India belongs to M/s. Pratibha Shipping Company Pvt. Ltd.

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 asset can be assessed for this particular purpose at ₹ 6,64,200.00 (Rupees Six Lakh Sixty Four Thousand Two Hundred Only) & If the asset sold individual then X-situ value is ₹ 1,74,480.00 (Rupees One Lakh Seventy Four Thousand Four Hundred Eighty 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,

**Sharadkumar**  
**B. Chalikwar**  
**Director**

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.10.25 11:54:32 +05'30'

Auth. Sign.



**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation Report



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**Movable Properties Details as per below table:**

Sr. No.	Location	Particulars	Qty	Depreciated Value	Discount for X-situ	X-situ Value
1	Living Room	3 Seating Sofa	1	18,000.00	50%	9,000.00
2		2 Seating Sofa	2	24,000.00	50%	12,000.00
3		Glass Table	1	10,000.00	50%	5,000.00
4		Sony TV of 29"	1	10,000.00	30%	3,000.00
5		Showcase Cabinet	1	25,000.00	50%	12,500.00
6		Hitachi 1 Ton Split A/C	1	22,000.00	30%	6,600.00
7		Ceiling Fan	2	2,400.00	50%	1,200.00
8		Computer Table	1	5,000.00	50%	2,500.00
9		Wooden Table	1	5,000.00	50%	2,500.00
10		Dining Table of 4 seating person of wooden	1	35,000.00	50%	17,500.00
11		Almery	1	10,000.00	50%	5,000.00
12		Shoes Cupboard	1	8,000.00	15%	1,200.00
13		Computer	1	-	0%	-
14		Lenovo Laptop	1	-	0%	-
15	Kitchen	LG Double Door Refrigerator	1	20,000.00	30%	6,000.00
16		Senator Washing Machine	1	18,000.00	30%	5,400.00
17		IFB 30BRC2 Oven	1	7,000.00	50%	3,500.00
18		Ceiling Fan	1	1,200.00	50%	600.00
19		Wooden Fixed Furniture on Wall	1	70,000.00	15%	10,500.00
20	Bedroom 1	LG TV	1	5,000.00	30%	1,500.00
21		LG Window A/C	1	18,000.00	50%	9,000.00
22		Ceiling Fan	1	1,200.00	50%	600.00
23		Wooden Wardrobe having 4 Doors	1	1,00,000.00	15%	15,000.00
24		Dressing Table with Glass	1	15,000.00	15%	2,250.00
25	Bed with Mattress		50,000.00	15%	7,500.00	
26	Toilet 1	Bath Tub	1	15,000.00	15%	2,250.00
27		Pronto Greaser	1	1,200.00	15%	180.00
27	Bedroom 2	Carrier 0.5 Ton Window A/C	1	15,000.00	50%	7,500.00
28		Wooden Wardrobe having 4 Doors	1	1,00,000.00	15%	15,000.00
29		Ceiling Fan	1	1,200.00	50%	600.00
30		Ceiling Fan		50,000.00	15%	7,500.00
31		Wooden Stool	1	1,000.00	80%	800.00
32		Wooden Chair	1	1,000.00	80%	800.00
		<b>TOTAL</b>	<b>33</b>	<b>6,64,200.00</b>		<b>1,74,480.00</b>





## Actual Site Photographs





## Actual Site Photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 19°00'59.5"N 72°49'31.4"E**

**Note:** The Blue line shows the route to site from nearest railway station (Prabhadevi – 2.20 Km.)