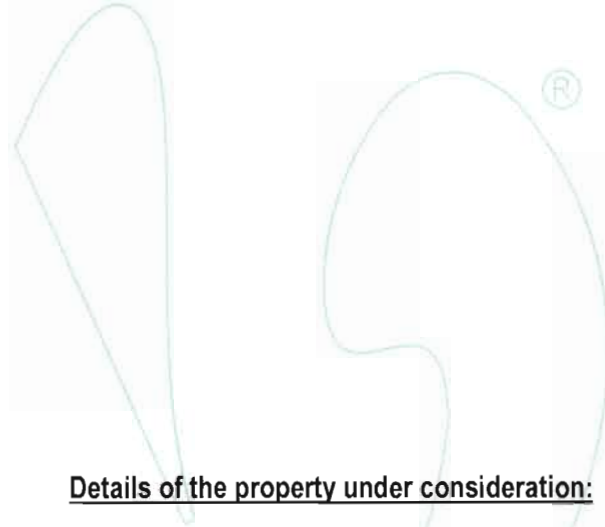




VALUATION REPORT OF THE MOVABLE PROPERTY



Details of the property under consideration:

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

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.

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

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Valuation Done for:

**Cosmos Bank
Dadar Branch**

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



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

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 **₹ 50,000.00 (Rupees Fifty Thousand 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

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation Report

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmcl@vastukala.org, c=IN
Date: 2023.10.25 12:50:57 +05'30'

Auth. Sign.



www.vastukala.org

Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
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TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Movable Properties Details as per below table:

Movable Property considered for the Valuation as per Application submitted to High Court Order dated 11.09.2023.

Sr. No.	Location	Particulars	Onsite	Number	Disposal Value / Scrap Value as on Date
1	Living Room	3 Seating Sofa	Available	1	17,000.00
2		2 Seating Sofa	Available	2	
3		Glass Table	Available	1	
4		Sony TV of 29"	Available	1	
5		Showcase Cabinet	Available	1	
6		Hitachi 1 Ton Split A/C	Available	1	
7		Ceiling Fan	Available	2	
8		Computer Table	Available	1	
9		Wooden Table	Available	1	
10		Dining Table of 4 seating person of wooden	Available	1	
11		Almery	Available	1	
12		Shoes Cupboard	Available	1	
13		Computer	Not Available	1	
14		Lenovo Laptop	Not Available	1	
15	Kitchen	LG Double Door Refrigerator	Available	1	9,000.00
16		Senator Washing Machine	Available	1	
17		Ceiling Fan	Available	1	
18		Wooden Fixed Furniture on Wall	Available	1	
19	Bedroom 1	LG TV	Available	1	13,000.00
20		LG Window A/C	Available	1	
21		Ceiling Fan	Available	1	
22		Wooden Wardrobe having 4 Doors	Available	1	
23		Dressing Table with Glass	Available	1	
24	Bedroom 2	Carrier 0.5 Ton Window A/C	Available	1	11,000.00
25		Wooden Wardrobe having 4 Doors	Available	1	
26		Ceiling Fan	Available	1	
27		Wooden Stool	Available	1	
TOTAL				29	50,000.00

Note: - At the time of Site Inspection, there were few items such as Oven, Bed with Mattress (2 Nos.), Bath Tub, Greaser, Wooden Table were present at the property and same items were not mentioned in the order. Hence, we have not considered these items for Valuation.

Actual Site Photographs



Actual Site Photographs



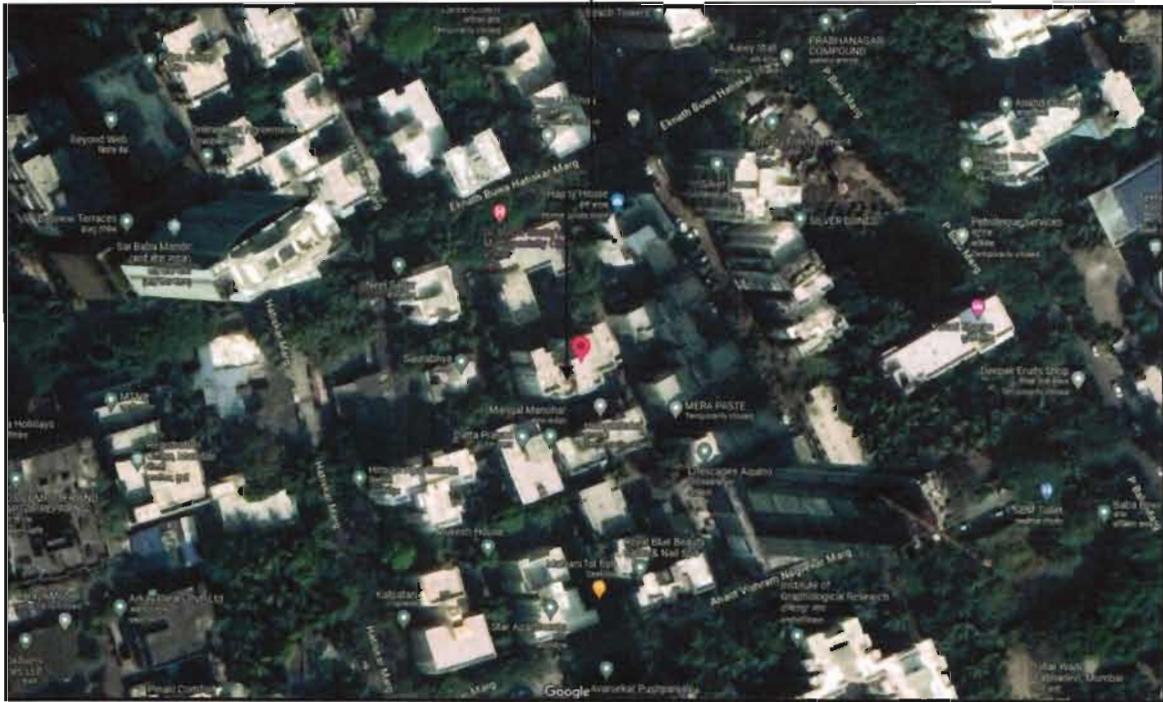
Actual Site Photographs



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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.)