

## VALUATION REPORT OF THE MOVABLE PROPERTY



### Details of the property under consideration:

**Name of Client: Mr. Tejindersingh Sewasingh Kumar**  
**Guarantor of M/s. Nagesh Textile (Prop. Mr. Nagesh Malleshm Upalla)**

Movable Assets Available at Row House No. 109/42, Malabar Hill Road, Mulund Colony, Mulund (West),  
Mumbai – 400 082, State – Maharashtra, Country – India.

Latitude Longitude: 19°10'45.0"N 72°56'16.8"E

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### Intended User:

**Cosmos Bank**

**Recovery W-Off Wing, MRO, Dadar (West)**

36-A, Maru Niketan, D. L. Vaidya Road, Dadar (West), Mumbai - 400028, State - Maharashtra, Country - India



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**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

Intended User: Cosmos / Recovery W-Off Wing, MRO, Dadar (West) / Tejinder Sewasingh Kumar (7297/2305486) Page 2 of 11

Vastu/Cosmos/ Mumbai/03/2024/7297/2305486  
13/16-234-VSU  
Date: 13.03.2024

To,  
**The Branch Manager,**  
**Cosmos Bank**  
**Recovery W-Off Wing, MRO, Dadar (West)**  
36-A, Maru Niketan, D. L. Vaidya Road,  
Dadar (West), Mumbai - 400028,  
State - Maharashtra, Country - India

**Sub:** Valuation of "**Movable Property**" at Row House No. 109/42, Malabar Hill Road, Mulund Colony, Mulund (West), Mumbai – 400 082, State – Maharashtra, Country – India.

Dear Sir,

This is to certify that the Movable Assets available at Row House No. 109/42, Malabar Hill Road, Mulund Colony, Mulund (West), Mumbai – 400 082, State – Maharashtra, Country – India belongs to Mr. Tejindersingh Sewasingh Kumar Guarantor of M/s. Nagesh Textile (Prop. Mr. Nagesh Mallesham Upalla) 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 is not more than **₹ 25,000.00 (Rupees Twenty Five 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  
Chalikwar**

**Director**

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.03.13 15:59:50 +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 Property considered for the Valuation as per site visit dated 29.02.2024 and Inventory List dated 28.04.2022 provided by the bank.**

Location	Inventory List	Nos.
Hall	Wall Watch	1
Hall	Tube Light	4
Hall	Wooden Chair	4
Hall	Stool	1
Hall	Suit Case	1
Hall	Book Rack	1
Hall	Sealing Fan	1
Hall	Tabla	4
Hall	Harmonium	2
Hall	Fan	1
Hall	Table Light	1
Hall	Bed	1
Bedroom - 1	Cushion Chair	2
Bedroom - 1	Dinning Table with 5 chairs	2
Bedroom - 1	Bed	1
Bedroom - 1	Teapoy	1
Bedroom - 1	Computer Table	1
Bedroom - 1	Gas Stove	1
Bedroom - 1	Cushion Sofa	1
Bedroom - 1	ceiling fan	1
Kitchen	Kitchen with Trolley with Utensil	1
Kitchen	Gas Cylinder	2
Kitchen	Gas Stove	1
Kitchen	Fridge	1
Kitchen	Oven	1
Kitchen	Wooden Cupboard	1
Kitchen	Wooden Cupboard with Kitchen Set	1
Kitchen	Fan	1
Kitchen	Tube Light	2
Kitchen	Chair	1
Kitchen	Alumimium Pot	1
Kitchen	Ghamela	1
Rear side of bedroom	Cupboard	3
Rear side of bedroom	Fan	1
Rear side of bedroom	Iron	1
Rear side of bedroom	Wooden cupboard	1
Rear side of bedroom	Mobile	2
Rear side of bedroom	Tare steel	2
Rear side of bedroom	Vessel	2
Rear side of bedroom	Dressing table (Small + Glass door) Showcase	1
Rear side of bedroom	Bed with cushion	1
Rear side of bedroom	Metal chair	1
Rear side of bedroom	Tub	1
Rear side of bedroom	Wooden chair	2
Rear side of bedroom	MS grill door at back side	1
Rear side of bedroom	Fan	1
Rear side of bedroom	Watch	1
Bathroom near kitchen	Washing machine	1
Bathroom near kitchen	Bucket	1
Bathroom near kitchen	Mug	1
Bathroom near kitchen	Geysar	1



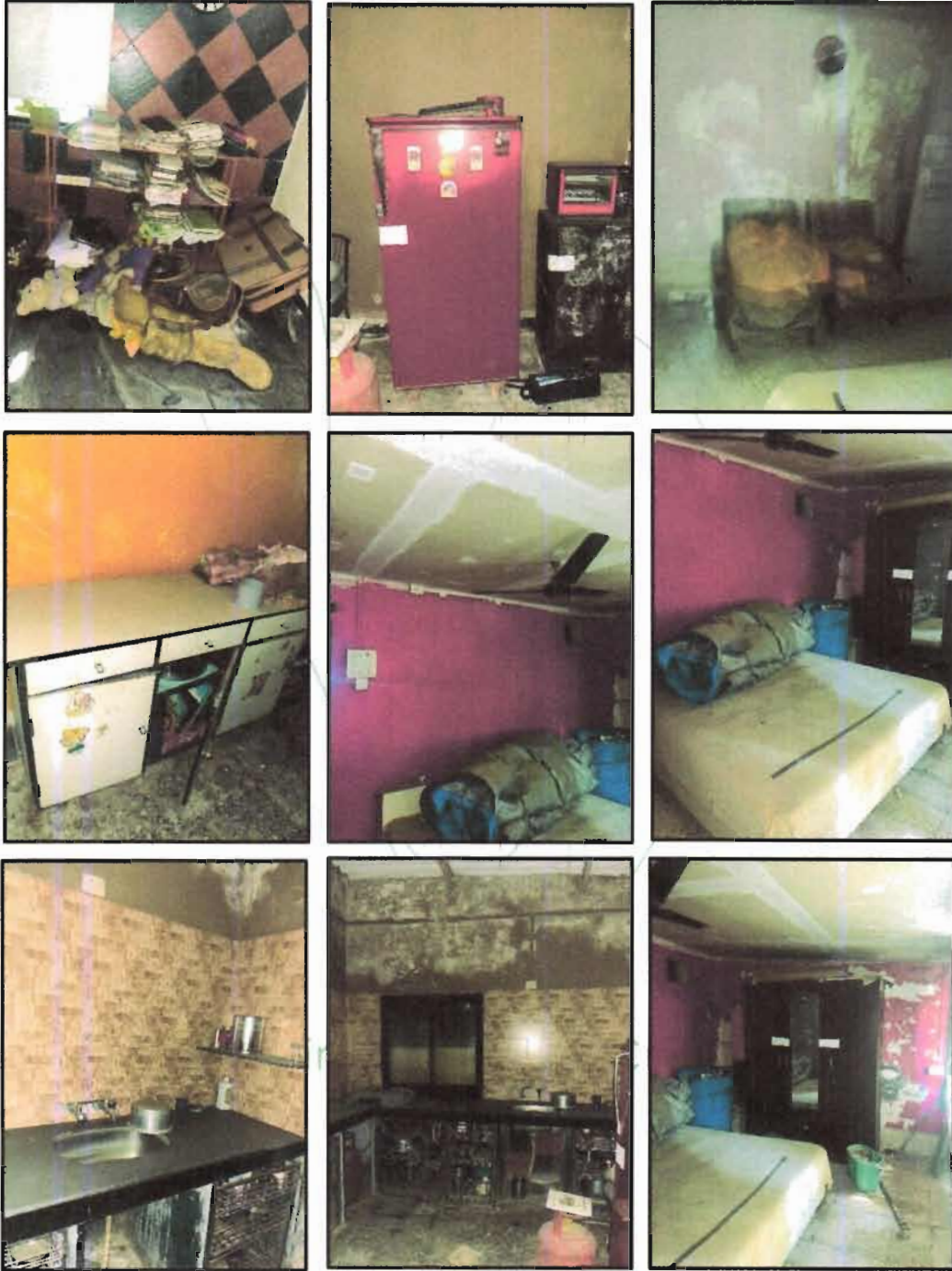


## Actual Site Photographs





## Actual Site Photographs

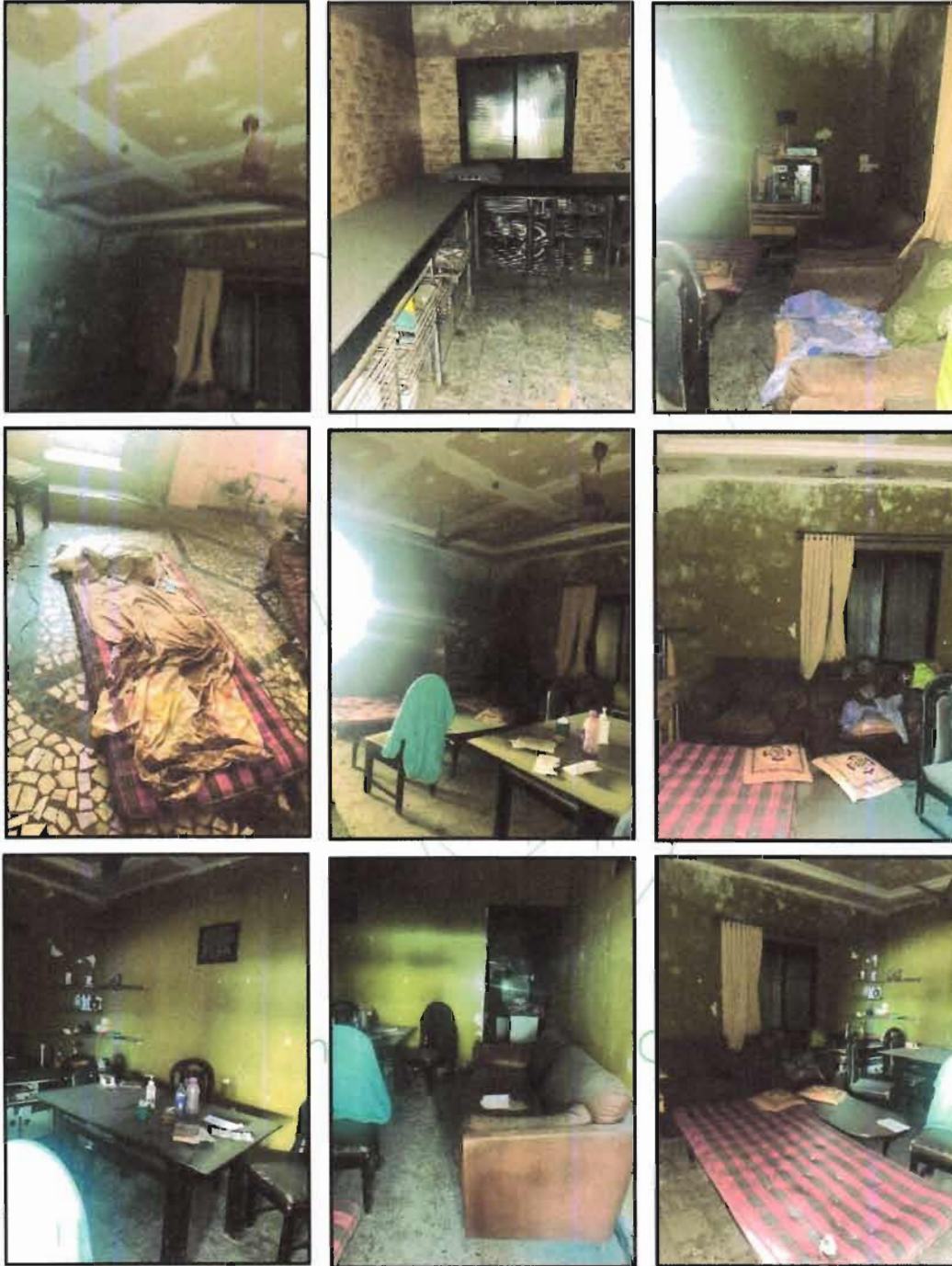


## Actual Site Photographs





## Actual Site Photographs





## Actual Site Photographs



## Actual Site Photographs





## Route Map of the property

Site u/r



Latitude Longitude: 19°10'45.0"N 72°56'16.8"E

**Note:** The Blue line shows the route to site from nearest Metro station (Mulund – 1.9 Km.)