

VALUATION REPORT OF

M/S. LUHARUKA TRADELINK PRIVATE LIMITED

RESIDENTIAL ROW HOUSE NO. 2A & 2B,
EVERSHINE RESIDENCY CHS LTD, HOLY CROSS
EXTENSION ROAD, I.C. COLONY, BORIVALI (W),
MUMBAI 400 103

MAHESH SHETTY CONSULTANTS & VALUERSD-1, Aero View CHS Ltd., Church Pakhadi Lane No. 2, Near Our Lady of Health Church,
Sahar Village, Sahar Road, Andheri (E), Mumbai - 400 099.

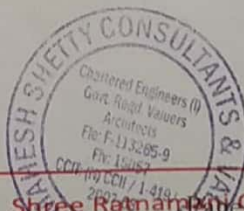
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Format - C

**UNION BANK OF INDIA, CAPITAL MARKET BRANCH
VALUATION REPORT (IN RESPECT OF FLAT / SHOP / UNIT)**

| I | GENERAL | |
|----|--|---|
| 1. | Purpose for which the valuation is made | : To ascertain present FMV |
| 2. | a) Date of Inspection | : 20.01.2024 |
| | b) Date on which the valuation is made | : 23.01.2024 |
| 3. | List of documents produced for perusal | : 1. Previous Valuation Report by M/s. Vastukala Consuktants (I) Pvt Ltd Dtd. 05.10.2020 |
| 4. | Name of the owner (s) and his/ their address(es) with Phone No. (Details of share of each owner in case of joint ownership). | : M/s. Luharuka Tradelink Private Limited Residential Row House No. 2A & 2B, Evershine Residency CHS Ltd, Holy Cross Extension Road, I.C. Colony, Borivali (W), Mumbai 400 103 |
| 5. | Brief Description of the property | The Residential Property under Residential Row House No. 2A & 2B, Evershine Residency CHS Ltd, at above address is about 3.5 km from Borivali railway station. The area is developed and Good Residential location having all civic and infrastructure facilities are nearby and within easy reach. The location is well connected by roads & railways and another destination The Row House under reference is of Ground + 3 upper floors having RCC frame structure with RCC columns, slabs, beams, projection etc. having RCC staircase access to access upper floors. |

405, 4th Floor, B Wing, Shree Ramamurti CHS Ltd. Behind ST Depot, Kolhi Marg,
Chendani Village, Thane (W) - 400 601.

Mobile No. : 99871 33904 / 99871 33924

Website : www.maheshvaluer.in / E-mail : thane.mahesh.valuer@gmail.com

| | | | | | | | | | | | | | |
|-----------------------------|---|------|---------------------|------|---------------------|-------|----------|-------|------------------------|----------|------------------|-----------|------------------|
| | <p>: Land Mark: Near Gundecha Education Academy</p> <p>Property is bounded by :</p> <table border="1" data-bbox="805 268 1308 504"> <tr> <td>East</td> <td>: Veer Hanuman Road</td> </tr> <tr> <td>West</td> <td>: Consort Apartment</td> </tr> <tr> <td>North</td> <td>: Garden</td> </tr> <tr> <td>South</td> <td>: Residential Building</td> </tr> </table> <table border="1" data-bbox="805 537 1284 672"> <tr> <td>Latitude</td> <td>: 19° 15' 15.5"N</td> </tr> <tr> <td>Longitude</td> <td>: 72° 51' 00.9"E</td> </tr> </table> <p>Accommodation: Accommodation provided Residential Row House No. 2A & 2B, Ground Floor consists of Hall, Kitchen, Store Room & Toilets , First Floor consists of Bedrooms & Toilets, Second Floor consists of 2 Bedrooms & Toilets & Third Floor consists of 2 Bedrooms & Toilets</p> <p>Amenities of the property: Vitrified, Ceramic & Mosaic tiles flooring, Marble Kitchen platform, Wooden flush door, Full height Ceramic Dado in Toilet, Wooden Flush Door & Aluminum Sliding windows provided.</p> <p>Area: As per measurement Carpet Area of Ground Floor is 542 sq. ft., First Floor is 280 sq. ft., Second Floor is 535 sq. ft. & Third Floor is 534 sq. ft. Total Carpet Area is 1,891 sq. ft. As Per Previous Valuation Report Built Up Area of Row House No. 2A is 520 sq. ft. & Row House No. 2B is 675 sq.ft. Total Built Up Area is 1195 sq.ft. which is considered for valuation.</p> <p>Remark: Row House No. 2A & 2B are internally merged and having Single Entrance</p> | East | : Veer Hanuman Road | West | : Consort Apartment | North | : Garden | South | : Residential Building | Latitude | : 19° 15' 15.5"N | Longitude | : 72° 51' 00.9"E |
| East | : Veer Hanuman Road | | | | | | | | | | | | |
| West | : Consort Apartment | | | | | | | | | | | | |
| North | : Garden | | | | | | | | | | | | |
| South | : Residential Building | | | | | | | | | | | | |
| Latitude | : 19° 15' 15.5"N | | | | | | | | | | | | |
| Longitude | : 72° 51' 00.9"E | | | | | | | | | | | | |
| 6. Location of the property | : | | | | | | | | | | | | |
| a) Plot No./ Survey No. | : C.T.S. No. 537 & 538 | | | | | | | | | | | | |
| b) Door No./ Property No. | : Row House No. 2A & 2B | | | | | | | | | | | | |



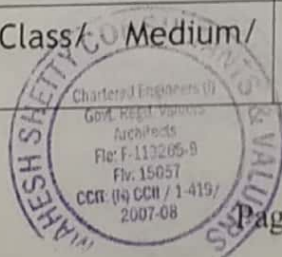
| | | |
|--|---|--|
| c) T. S. No/ Village | : | Village Eksar |
| d) Ward/ Taluka | : | R Ward |
| e) Mandal/ District | : | Mumbai |
| f) Dated of issue and Validity of approved Map / Plan | : | Not Provided for Our Verification It's a Revaluation |
| g) Approved Map / Plan issuing Authority | : | N.A. |
| h) Whether Genuineness or Authenticity of Approved Map/ Plan is verified | : | N.A. |
| i) Any Other Comments By our Empanelled Valuer On Authentic of approved Plan | : | N.A. |
| 7. Postal address of the property | : | Residential Row House No. 2A & 2B, Evershine Residency CHS Ltd, Holy Cross Extension Road, I.C. Colony, Borivali (W), Mumbai 400 103 |
| 8. City/ Town | : | |
| Residential Area | : | Yes |
| Commercial Area | : | N.A. |
| Industrial Area | : | N.A. |
| 9. Classification of Area | : | |
| i) High/ Middle/ Poor | : | Middle Class. |
| ii) Urban/ Semi-Urban/ Rural | : | Urban Area. |
| 10. Coming under Corporation limit/ Village Panchayant/Municipality. | : | Municipal Corporation of Greater Mumbai Limits |
| 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 | : | |
| East | : | Veer Hanuman Road |
| West | : | Consort Apartment |
| North | : | Garden |
| South | : | Residential Building |



| | | | | |
|------------------------------|--|---|--|------------------------------------|
| 13. | Dimensions of the site | : | A As per Document | B Actuals |
| 14. | Extent of the site | : | Total Built Up Area is 1195 sq.ft. | Total Carpet Area is 1,891 sq. ft. |
| 15. | Extent of the site considered for Valuation | : | Total Built Up Area is 1195 sq.ft. (As per Document) | |
| 16. | Whether occupied by the owner/tenant? If occupied by tenant since how long? Rent received per month. | : | Occupied by Tenant (Mr. Deepak Yadav) | |
| II APARTMENT BUILDING | | | | |
| 1. | Nature of the Apartment | : | Residential. | |
| 2. | Location | : | | |
| | T. S. No. | : | N.A. | |
| | Block No. | : | N.A. | |
| | Ward No. | : | N.A. | |
| | Village/Municipality/Corporation | : | Municipal Corporation of Greater Mumbai | |
| | Door No. Street or Road (Pin Code) | : | Holy Cross Extension Road, I.C. Colony, Borivali (W), Mumbai 400 103 | |
| 3. | Description of the Locality Residential/ Commercial/ Mixed. | : | Residential. | |
| 4. | Year of Construction | : | 2008 | |
| 5. | Number of floors | : | Ground + 3 upper floors | |
| 6. | Type of structure | : | RCC framed structure | |
| 7. | Number of Dwelling Units in the Building. | : | Entire Raw House | |
| 8. | Quality of Construction | : | Good | |
| 9. | Appearance of the Building | : | Good | |
| 10. | Maintenance of the Building | : | Good | |
| 11. | Facilities available. | : | | |
| | Lift | : | Nil | |
| | Protected Water Supply | : | Municipal water supply | |
| | Underground Sewerage | : | Connected to public sewerage line. | |
| | Car Parking—Open/ Covered | : | Open Parking | |



| | | |
|-----|--|--|
| | Is Compound wall existing ? | : Yes |
| | Is pavement laid around the Building? | : Chequered tiles pavement |
| II | FLAT / SHOP / UNIT | |
| 1. | The floor in which the property is situated | : Ground + 3 upper floors |
| 2. | Door No. of the property | : Row House No. 2A & 2B |
| 3. | Specifications of the property | : |
| | Roof | : RCC slab roofing |
| | Flooring | : Vitrified, Ceramic & Mosaic tiles flooring |
| | Doors | : Wooden Flush door |
| | Windows | : Aluminium Sliding window |
| | Fittings | : Concealed Wiring |
| | Finishing | : Good |
| 4. | House Tax | : |
| | Assessment No. | : |
| | Tax paid in the name of | : |
| | Tax amount | : |
| | | Details not available |
| 5. | Electricity Service Connection No. | : Details not available |
| | Meter Card is in the name of | : |
| 6. | How is the maintenance of the property? | : Good |
| 7. | Documents in the name of | : M/s. Luharuka Tradelink Private Limited |
| 8. | What is the undivided area of land as per Sale Deed? | : N.A. |
| 9. | What is the plinth area of the property? | : Total Built Up Area is 1195 sq.ft. (As per Document) |
| 10. | What is the Floor Space Index (Approx). | : As per Local norms |
| 11. | What is the Carpet area of the property? | : Total Built Up Area is 1195 sq.ft. (As per Document) |
| 12. | Is it Posh/ I Class/ Medium/ Ordinary? | : Medium Class. |



| | | |
|-----|---|------------------------|
| 13. | Is it being used for Residential or Commercial purpose? | : Residential purpose. |
| 14. | Is it owner occupied or let out? | : Occupied by Tenant |
| 15. | If rented, what is the monthly rent? | : Rs. 60,000 per Month |

IV MARKETABILITY

| | | |
|----|---|--------------------------|
| 1. | How is the marketability? | : Good. |
| 2. | What are the factors favouring for an extra Potential Value? | : Good Residential area. |
| 3. | Any negative factors are observed which affect the market value in general? | : No. |

V RATE

| | | | | | | | | |
|----------------------|---|--|---------------|--------------|----------------------|-------------------------|--------------|------------------------|
| 1. | After Analysing the comparable sale instances, what is the composite rate for a similar property with same specifications in the adjoining locality? | : Rs. 19,000/- to Rs. 21,000/- Per Sq.ft. depending upon location and amenities | | | | | | |
| 2. | Assuming it is a new construction, what is the adopted basic composite rate of the property under valuation after comparing with the specifications and other factors with the property under comparison (given details). | : Rs. 19,000/- to Rs. 21,000/- Per Sq.ft depending upon location and locality, facilities and amenities and other factors. | | | | | | |
| 3. | Break-up for the Rate: | | | | | | | |
| | i) Building + Services | : Rs. 2,000/- per sq. ft. | | | | | | |
| | ii) Land + Others | : Rs. 18,000/- per sq. ft. | | | | | | |
| 4. | Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed). | : Rs. 1,59,700/- per sq. Mtrs. i.e Rs. 14,836/- per sq. ft. | | | | | | |
| 5. | Insurance Value | <table border="1"> <tr> <td>Built Up Area</td> <td>1195 sq. ft.</td> </tr> <tr> <td>Cost of Construction</td> <td>Rs. 2,000/- per sq. ft.</td> </tr> <tr> <td>Value</td> <td>Rs. 23,90,000/-</td> </tr> </table> | Built Up Area | 1195 sq. ft. | Cost of Construction | Rs. 2,000/- per sq. ft. | Value | Rs. 23,90,000/- |
| Built Up Area | 1195 sq. ft. | | | | | | | |
| Cost of Construction | Rs. 2,000/- per sq. ft. | | | | | | | |
| Value | Rs. 23,90,000/- | | | | | | | |

VI. COMPOSITE RATE ADOPTED:

| | | |
|----|--|---------------------------|
| a. | Depreciated Building Rate | : Rs. 1,600/- per sq. ft. |
| | Replacement cost of property with Services [v(3)i] | : Rs. 2,000/- per sq. ft. |



| | | |
|---|---|---|
| Age of building | : | 16 Years |
| Life of the Building estimated | : | 4 Years (Subject to proper and regular maintenance of the building) |
| Depreciation percentage assuming the salvage value as 10% | : | 20% |
| Depreciated Ratio of the Building | : | N.A. |
| b. Total Composite Rate arrived for valuation. | : | Rs. 19,600/- per sq. ft. |
| Depreciated Building Rate VI(a) | : | Rs. 1,600/- per sq. ft. |
| Rate of Land and Other V(3)ii | : | Rs. 18,000/- per sq. ft. |
| Total Composite Rate | : | Rs.19,600/- per sq. ft. |

Declaration: - We hereby declare that:

- The Information furnished in our report Dtd. 23.01.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- We have no direct or indirect interest in the property valued.
- We inspected the property through our Engineer Mr. Roshan Mahadik on Dtd. 20.01.2024
- We have not been convicted of any offence and sentenced to a term of imprisonment
- We have not been found guilty of misconduct in our professional capacity.
- We are Registered under Section 34 AB of the Wealth Tax Act, 1957 and that I am the authorized official of the firm who is competent to sign this valuation report.
- Bank is requested to obtain original sale deed/search report/sanctioned plan/property card/Tax receipt/electricity bill etc.
- Photographs of the property taken by us are attached with this report.
- This valuation is purely an opinion & has no legal or contractual obligation on our part.
- The rates are based on current market conditions and this may vary with time & status.
- This valuation report is given on the request of Bank officials.
- This report is based on some assumptions, where no data was available or was not made available. On the basis documentary proof.
- Abnormal fluctuations in the real estate market have not been considered in the valuation.
- This valuation report is for specific purpose, however if used otherwise for any other purpose, partially or fully it could be misleading.

PLACE: MUMBAI
DATED: 23.01.2024



For MAHESH SHETTY CONSULTANTS & VALUERS LLP.

M. Shetty

AUTH. SIGN.
(Approved valuer of Union Bank of India)

DETAILS OF VALUATION

| S. No. | Description | Built Up Area (sq. ft.) | Rate (Rs. / sq.ft.) | Value (Rs) |
|-------------------|---|-------------------------|---------------------|---------------|
| 1. | Present value of the property | 1195 | 19,600/- | 2,34,22,000/- |
| 2. | Car Parking | -- | -- | -- |
| 3. | Wardrobes | -- | -- | -- |
| 4. | Showcases/ almirahs | -- | -- | -- |
| 5. | Kitchen arrangements | -- | -- | -- |
| 6. | Superfine finish | -- | -- | -- |
| 7. | Interior Decorations | -- | -- | -- |
| 8. | Electricity deposits/Electrical fittings etc. | -- | -- | -- |
| 9. | Extra collapsible gates/ grill works etc. | -- | -- | -- |
| Fair Market Value | | | | 2,34,22,000/- |

(Rupees: Two Crore, Thirty Four Lac , Twenty Two Thousand Only)

REALIZABLE VALUE:

Rs. 2,10,79,000/- (Rupees: Two Crore, Ten Lac & Seventy Nine Thousand only)

DISTRESS SALE VALUE

Rs. 1,99,08,000/- (Rupees: One Crore, Ninety Nine Lac & Eight Thousand only)

PLACE: MUMBAI
DATE: 23.01.2024



FOR MAHESH SHETTY CONSULTANTS & VALUERS LLP.

M. Shetty

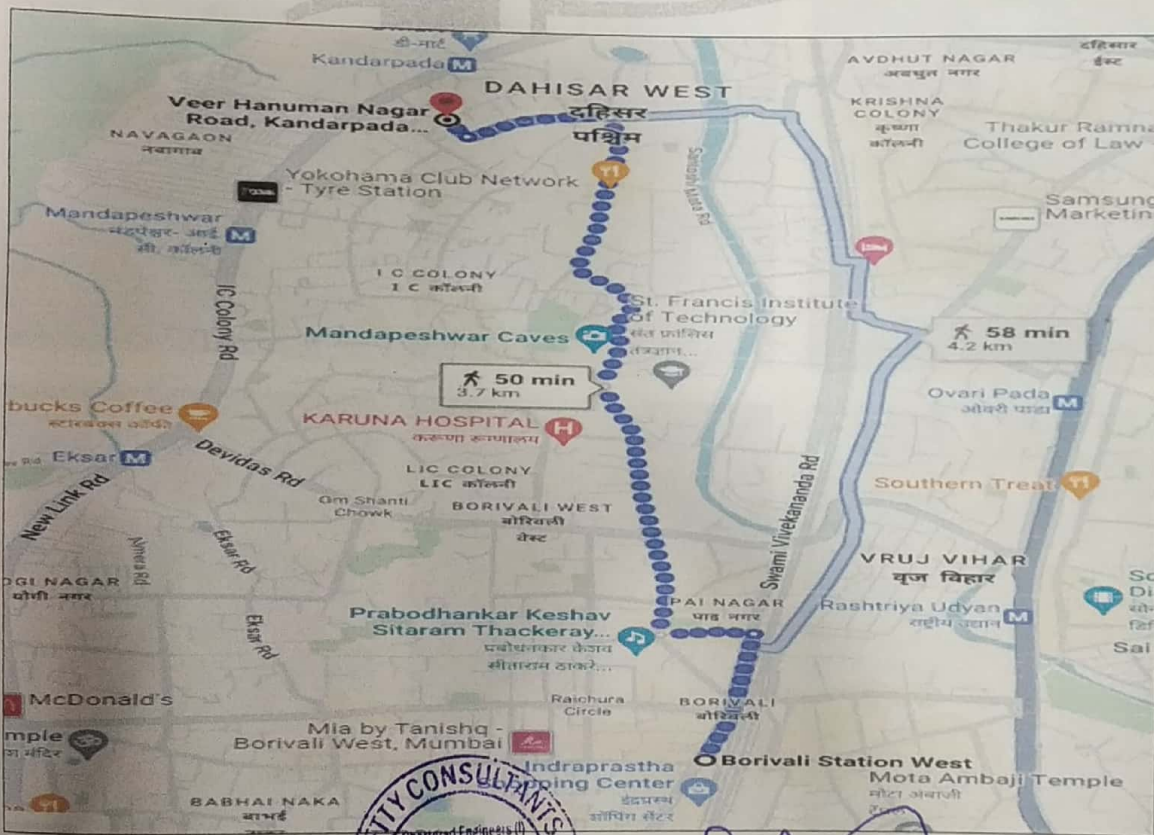
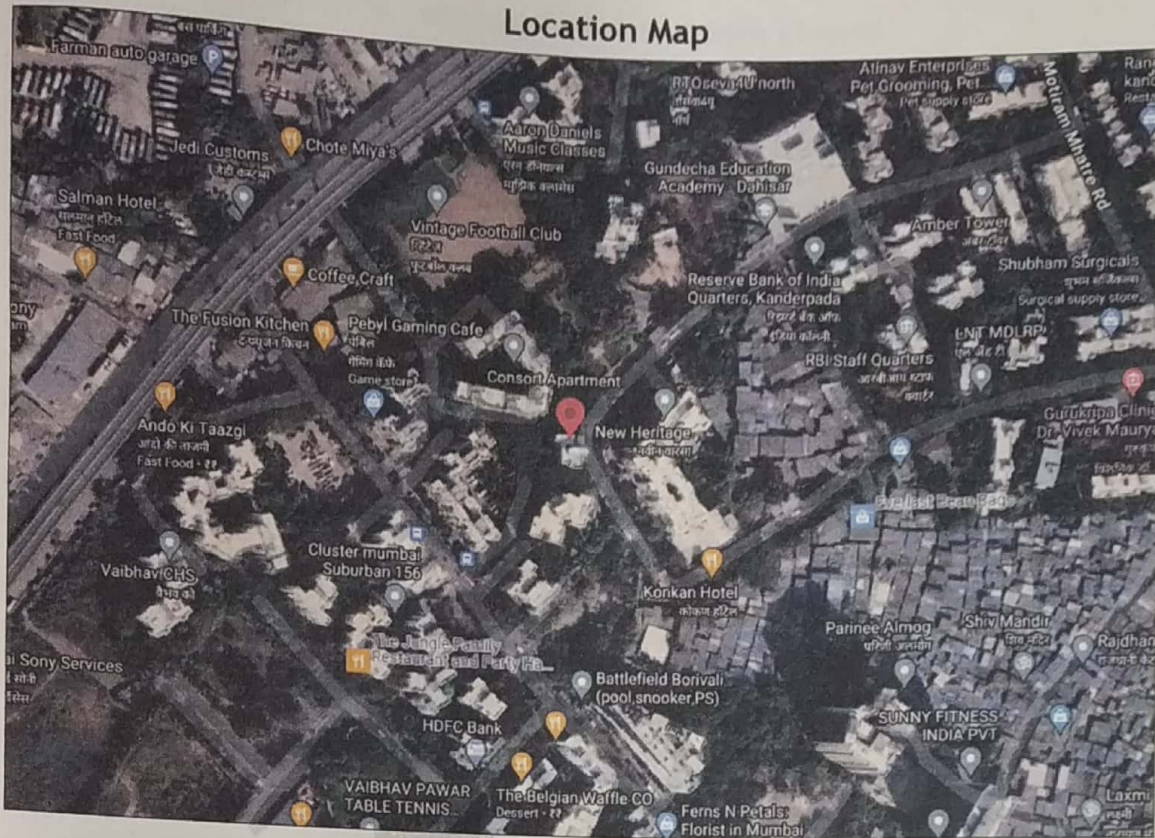
DIRECTOR / AUTH. SIGN.

Approved Valuer of Union Bank of India.

The undersigned have inspected the property detailed in the Valuation Report dated 23.01.2024 visited on _____ We are satisfied that the fair and reasonable market value of the property is _____

Branch Manager/Officer-in-charge of Advance Department
Date: 23.01.2024

Location Map



Latitude Longitude 19° 15' 15.5" N 72° 51' 00.9" E

Note: The Blue line shows the route to site from nearest railway station (Borivali Station 3.5 Km)



M/S. Luharuka Tradelink Private Limited
Residential Row House No. 2A & 2B,
Evershine Residency Chs Ltd, Holy Cross
Extension Road, I.C. Colony, Borivali (W), Mumbai 400 103



Mahesh Shetty Consultants & Valuers LLP
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