



Libra Valuers

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On the request of the Manager of *YES Bank Limited*, subject property was inspected to assess its value and the details are as furnished below: -

Branch Name	Yes Bank – Santacruz	Type of case	ELC
Valuer's Name	Libra Valuers	Date of visit	25-01-2024
Visiting Eng. Name	Vaibhav Gorule	Time of visit	NA
Case Ref. No	20221609	Date of report	25-01-2024
Person contacted for property inspection with contact details		Brijesh 8452944492	

BASIC DETAILS

1	Applicants Name	M/s. Sparkle Diam Pvt. Ltd.	Name of Owners	M/s. K Girdharlal International Limited
2	Type of property as per approvals	Office	Current usage	Commercial
3	Address of property / Site Address	Unit No EC9020 and EC9030, 9th Floor, E Tower, Central Wing, Bharat Diamond Bourse, BKC Road, Plot No C-28, G Block, Bandra Kurla Complex, Bandra East, District Mumbai - 400051		
	Address as per documents	Unit No EC9020 and EC9030, 9th Floor, E Tower, Central Wing, Bharat Diamond Bourse, CTS No 4207 of Village Kolkalyan, BKC Road, Plot No C-28, G Block, Bandra Kurla Complex, Bandra East, District Mumbai - 400051		
4	Has the valuer done valuation of this property before? If yes, for whom & when.			NA

SORROUNDING AND LOCALITY DETAILS

5	Location	Zoning as per Master Plan / Development plan	Commercial
		Class of locality (High / Middle Class / Lower / Negative)	Middle Class
		Site (Developed / under-developed)	Developed
		Proximity from civic amenities / public transport	2.4 Km From Kurla Railway Station
		Nearest Railway Station	Kurla Railway Station
		Nearest Bus Stop	Bharat Diamond Bus Stop
6	Nearest Landmark	Near Bandra Kurla Complex	
7	Distance from City Centre	2.4 Km From Kurla Railway Station	

8	Condition and width of approach road: - 30 Feet (Average)
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PROPERTY DETAILS					
9	Brief description of the property	Office			
10	Internal visit done	Yes			
11	Occupant	Vacant/Occupied	Self Occupied		
		Name of Occupant	M./s. K K Girdharlal International Limited		
		Relation with applicant	Self Occupied		
12	Building details	Property Demarcated	Yes		
		Property Identified through	Customer has shown property		
		Type of structure	RCC Frame structure		
		Land/Plot Area	NA		
		No of Blocks/Wings	7 Towers (A to J)		
		No of Units per floor	7 Units per Floor		
		No. of Floors	Basement + Ground + 9th Floor		
		No. of Lifts	6 Lifts		
	Amenities	CCTV Camera & Security			
13	Unit details	Located on Floor No.	9th Floor		
		No. of rooms / Unit configuration	Office		
		Remarks on view from property	Building View		
14	Present condition of the property:	Exterior	Average		
		Interior	Average		
15	Age of the property	14 Years (As Per OC)	Residual life	46	
16	Boundaries	North	South	East	West
	Actual on site	Tower D	Tower C	BKC Road	Garden
	As per Title document	Details Not Mentioned In Agreement	Details Not Mentioned In Agreement	Details Not Mentioned In Agreement	Details Not Mentioned In Agreement
	Boundaries matching with Sale Deed (Yes / No)			NA	

SANCTION PLAN APPROVAL & OTHER DOCUMENTS DETAILS						
17	Sanction plan / Layout provided & CC / BCC / OC / BUC is provided	Sanctioned Plan Not Provided				
17 (A)	Sanction plan / Layout provided & CC / BCC / OC / BUC is from competent authority? If yes provide sanctioning authority & the other approval details. (Yes / No)	OC Issued by MMRDA Ref No TCP(P-2)/BKC-27(CC)/6/C-20/T-7&7B/1010/2009 on dated 06/09/2009 (Plot No C-28 in G Block) (Basement + Ground + 9th Floors)				
17(B)	If No, specify the competent authority.	MMRDA				
18	Sale Deed / TSR	Xerox Copies of Allotment Letter Sale Deed Cum Transfer and OC				
19	Ownership type	Free Hold				
20	Is the property within Municipal Limits	Yes, MMRDA				
21	Setbacks	As per plan	As per Bye-Laws	Actual at site	Extra Coverage deviation As Per Plan	Extra Coverage deviation as per byelaws
	Front	NA	NA	NA	NA	NA
	Side 1 (Right	NA	NA	NA	NA	NA
	Side2 (Left)	NA	NA	NA	NA	NA
	Rear	NA	NA	NA	NA	NA
	Deviations if any	NA				
22	Property appearing in demolition list maintained by local authority (Yes/No)	No				
	Demolition Risk	Nil				
	Comments on reason if in Demolition risk is High/Medium/Low	Low				

23	VALUATION METHODOLOGY	
	Method of Valuation Adopted	Comparison Method
	Rationale for adoption of Valuation Methodology	Comparison Method

24	<u>VALUATION</u>			
	Area Details			
	As per Agreement / Sale Deed	599 Carpet Area (256 CA - Unit 9020 + 343 CA - Unit 9030)(As Per Registered Agreement)	Sft	Carpet
	As per Plan	Sanctioned Plan Not Provided	Sft	Carpet
	As per Measurement	599 Carpet Area (As Per Measurement)	Sft	Carpet
A1	Land + Construction Method (Applicable for Villa / Bungalow / Row House / Industrial)			
	Description	Area in Sft	Rate per Sft	Value in Rs.
	Land area	0	0	
	Construction area (Const rate as per present condition of the property)	0	0	0
	Value of Land + Construction in Rs. (A1)			0
A2	Comparison Method			
	Carpet Area	599 Carpet Area (256 CA - Unit 9020 + 343 CA - Unit 9030)(As Per Registered Agreement)	Loading in %	50%
	Saleable area	899	Rate per Sft	45000
	Value of property as per comparison method (A2)			40455000
B	Value of Amenities if applicable			
a)	No of car parks	Rate per car parking	Value of car park	
	0Nos	NA	0	
b)	Other charges in Rs. (Lump Sum)		0	
	Total Amenities charges (B)		0	
	Total Fair Market Value of the property: - A1 or A2 + B		40455000	
	Realizable Value in figures		36409500	
	Realizable Value in Words		Three Crore Sixty Four Lacs Nine Thousand Five Hundred	
	Forced Sale Value / Distress Value in figures		28318500	
	Forced Sale Value / Distress Value in Words		Two Crore Eighty Three Lacs Eighteen Thousand Five Hundred	
	Ready Reckoner rate / Circle rate/Guideline Rate (Suitable evidence to be provided)		Rs 419250/- Per Sq Mtr on BUA (Office)	
	Ready Reckoner/Circle/Guideline Value		27996739	
	Date of last Sale Agreement / Deed/ Agreement to Sale		31/12/2014	

	Value as per last Sale Agreement / Deed/ Agreement to Sale	26950000 (Unit 9030)
	Approx. Rentals in case of 100% complete property	280000
	Insurance value / Re-construction cost	1078800

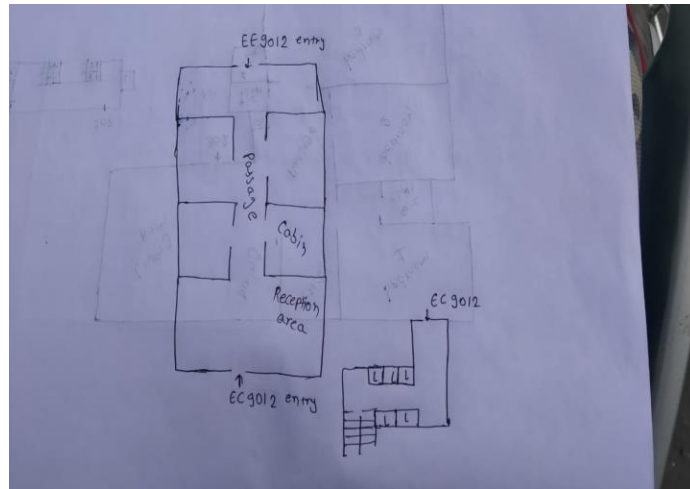
25	Market Comparable			
a)	Property Details	Central Wing, Bharat Diamond Bourse		
	Value	17500000/- for 260 Carpet	Date of Transaction/Quotation	From Society Information
b)	Property Details	Central Wing, Bharat Diamond Bourse		
	Value	23500000/- for 350 Carpet	Date of Transaction/Quotation	From Society Information

26	Stage of Construction			
	Details of stage of construction	100% Completed		
	%age Progress	100%	%age Recommended	100%

27	<u>Remarks</u>	
	Negative Remarks	Positive Remarks
		<ol style="list-style-type: none"> 1. The property under consideration is Office on 9th Floor in Basement + Ground + 9th storied commercial building with 6 lifts., 2. The height of the commercial unit is 10 feet approx. 3. As per site observation access to the building is as per norms and road width is 30 feet approx. 4. We have received Xerox copies of Allotment Letter Sale Deed Cum Transfer and OC are made available for verification. 5. At the time of visit we have observed that property was Self Occupied by M./s. K K Girdharlal International Limited. 6. As per society name board owner of the unit is M/s. K Girdharlal International Limited. 7. (Unit 9020) Allotment of Equity Shares and Grant of Occupancy Rights made between M/s. Bharat Diamond Bourse AND M/s. K Girdharlal International Limited on dated 20/07/2011 are made available for

		<p>verification.</p> <p>8. (Unit 9030) Sale Deed cum Transfer made between M/s. Venus Jewel AND M/s. K Girdharlal International Ltd on dated 31/12/2014 are made available for verification.</p> <p>9. Unit boundaries are not mentioned in available documents hence Please check at your legal end before disbursement.,</p> <p>10. We have considered 50% loading on Carpet Area as per Sale Deed to furnish the valuation report.</p> <p>11. As per site inspection Unit No EE9011 EC9011 EC9012 EE9012 EC9013 EC9020 and EC9030 are internally merged having entrance from EC9012 & EE9012 and other units entrance are permanently closed whereas we have received initiation for Unit No EC9020 and EC9030 only and we have given valuation for EC9020 and EC9030 only.</p> <p>12. Kindly check your policy before funding such types of cases having no entrance to our subject unit which is to be noted.</p>
28	Is project progressing or stalled:	NA
29	Latitude: 19.065301	Longitude: 72.864613

Location Sketch:







Site Sketch / Layout



Geo Tagging

Property Sketch:

 <p>Jan 24, 2023 4:40:55 PM 19.0653229N 72.8646527E</p>	 <p>Jan 24, 2023 4:40:55 PM 19.0653229N 72.8646527E</p>
<p style="text-align: center;">Elevation</p>	<p style="text-align: center;">Entry</p>
 <p>Jan 24, 2023 4:20:07 PM 19.0653531N 72.8639E</p>	 <p>Jan 24, 2023 4:37:33 PM 19.0653669N 72.8646848E</p>
<p style="text-align: center;">Internal</p>	<p style="text-align: center;">Pantry Area</p>

	
Approach Road	Selfie with Client

Declaration:

I/We hereby declare that:

1. Our representative physically inspected the property.
2. We have no direct/indirect interest in the property valued.
3. Report is prepared based on the information furnished to us or documents submitted or shown to us by the client.
4. The fair market value indicated in the report is an opinion of the value prevailing on the date of the said report and is based on market feedback on values of similar properties.
5. The client is free to obtain other independent opinions on the same. The fair market value of such properties/localities may increase or decrease depending on the future market conditions and scenarios.
6. This report does not certify or confirm any ownership or title of the property that has been valued. The ownership papers/sale deeds may please be verified at your end to ascertain the right title & area.
7. The services provided by **Libra Valuers** to the Client will be limited to their use. The Report should not be used for any other purpose.
8. The Report will reflect matters, as they currently exist. Changes may materially affect the information contained in the Report.
9. It should be noted that report would be based upon the facts and evidence available at the date of assessment. Periodical review of the same may be required. Changes in socio-economic, economic policy and political conditions could result in a substantially different situation than those presented at the stated effective date. **Libra Valuers** assumes no responsibility for changes in such external conditions.
10. We do not possess legal expertise and hence recommend you to take opinion of legal expert in order to ensure that there are no elements, restriction or charges contained which are likely to have detrimental effect upon the value or marketability of property.

11. In the preparation of the Report, we have relied on the following information:
- a. Information provided to us by the client and its affiliates and subsidiaries and third parties;
 - b. Other relevant information provided to us by the Client and its affiliates and subsidiaries at request;
 - c. Other relevant information available to us or publicly available.

For

Sign & Stamp

Date: 25/01/2024

Place: Mumbai