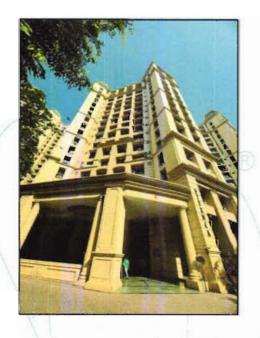
CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: M/s. Lloyd's Register of Shipping

Residential Flat No. A/402A & A/402B, 4th Floor, Wing - A, "Eternia Co-Op. Hsg. Soc. Ltd.", Main Street, Hiranandani Gardens, Powai, Mumbai – 400 076, State – Maharashtra, Country – India

Latitude Longitude: 19°07'10.0"N 72°54'36.2"E

Valuation Prepared for:

Private Valuation





Regd. Office: 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA

TeleFax: +91 22 28371325/24
mumbai@vastukala.org

C(N: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company





Valuation Report Prepared For: Private Valuation / M/s. Lloyd's Register of Shipping. (29097/45228)

Page 2 of 19

Vastu/Mumbai/02/2023/29097/45228 04/10-77-ANVS Date: 04.02.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A/402A & A/402B, 4th Floor, Wing - A, "Eternia Co-Op. Hsg. Soc. Ltd.", Main Street, Hiranandani Gardens, Powai, Mumbai – 400 076, State – Maharashtra, Country – India belongs to M/s. Lloyd's Register of Shipping.

Boundaries of the property.

North : Odyssey – Il Building
South : Main Street Road

East : B-Wing & Florentine Building

West : Solitaire Building

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 property premises can be assessed and Fair Market Value for this particular purpose at ₹ 3,04,50,000.00 (Rupees Three Crore Four Lakh 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.

MANOJ BABURAO CHALIKWAR O gardin, segment de Mandria ander Man Germanne.

Pro centro de Mattilda et Doulla. I Anthe di Prepatif (Leinte).

Reventine.

CONSULTANTO

SAN SULTANTO

SAN

Director

Auth. Sign.

Manoj B. Chalikwar Registered Valuer

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Encl: Valuation report



 Regd. Office: 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA
 TeleFax: +91 22 28371325/24
 mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

VALUATION REPORT (IN RESPECT OF FLAT)

I	Gen	eral		
1.	Purp	oose for which the valuation is made	:	To assess fair market value of the property for Fair Market Value Purpose as on 04.02.2023
2.	a)	Date of inspection	:	19.01.2023
	b)	Date on which the valuation is Made	:	04.02.2023
3.		of documents produced for perusal: 1. Copy of Deed of Transfer dated Januar 2. Copy of Society Share Certificate No. 1 3. Copy of Old Valuation Report dated 08	72	& 173 dated 29.01.2002.
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. Lloyd's Register of Shipping Address: Residential Flat No. A/402A & A/402B, 4th Floor, Wing - A, "Eternia Co-Op. Hsg. Soc. Ltd.", Main Street, Hiranandani Gardens, Powai, Mumbai – 400 076, State – Maharashtra, Country – India Contact Person: Mr. Prashant Donvalkar (Senior Manager - Administration) Contact No. 9833251251 Limited Company Ownership Details of ownership share is not available
5.		description of the property (Including sehold / freehold etc.) Think Inno	V (The property is a Residential Flat located on 4th Floor. The composition of flat is 2 Bedroom + Living Room + Kitchen + Passage + Dining + 2 Toilets. (i.e. 2 BHK + 2 Toilet). Along with Stilt Car Parking Space No. B/7 on Ground Floor. The property is at 3.3 Km. traveling distance from nearest metro station Kanjurmarg.
6.	Loca	ation of property		distance from hearest metre station ranjumlary.
	a)	Plot No. / Survey No.	<u> </u>	-
	b)	Door No.	<u> </u>	Residential Flat No. A/402A & A/402B
	c)	C.T.S. No. / Village	:	CTS No. 10(Part), 11(Part), 14(Part), 16(Part), 17(Part), 18(Part) & 19(Part) of Village – Powai
	d)	Ward / Taluka	:	Taluka – Kurla
	e)	Mandal / District	:	Mumbai Suburban District
	f)	Date of issue and validity of layout of approved map / plan Approved map / plan issuing authority	:	Approved Building plans were not provided and not verified.
	h)	Whether genuineness or authenticity of approved map/ plan is verified		N.A.



	i) Any other comments by our empanelled valuers on authentic of approved plan		N.A.		
7.	Postal address of the property	:	Residential Flat No. A/402A & - A, "Eternia Co-Op. Hsg. ! Hiranandani Gardens, Powa State – Maharashtra, Country	Soc. Ltd.", Main Street ii, Mumbai – 400 076	
8.	City / Town	1	Powai, Mumbai.		
	Residential area	1	Yes		
	Commercial area	1:	No		
	Industrial area	:	No		
9.	Classification of the area		× (B)		
	i) High / Middle / Poor	3	Middle Class		
	ii) Urban / Semi Urban / Rural	1	Urban		
10.	Coming under Corporation limit / Village Panchayat / Municipality	1	Village – Powai Municipal Corporation of Grea	ter Mumbai	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No		
12.	Boundaries of the property		As per Site	As per Documents	
	North	-	Odyssey – II Building	Details not available	
	South	:	Main Street Road	Details not available	
	East	:	B-Wing & Florentine Building	Details not available	
	West	ji.	Solitaire Building	Details not available	
13	Dimensions of the site	1	N. A. as property under con- apartment building.	sideration is a flat in ar	
	\ \		A	В	
	1		As per the Deed	Actuals	
	North	-:		-	
	South	1	to Croato	17.1	
	East THITIC.THITO	V. (ire.Credie	<u>-</u>	
	West	:	-	-	
14.	Extent of the site	3	Carpet Area in Sq. Ft. = 784.0 Balcony Area in Sq. Ft. = 62.0 Total Carpet Area in Sq. Ft. = (Area as per Previous Valuation	0 846.00 on Report)	
			Built Up Area in Sq. Ft. = 1,0 (Area as per Previous Valua Salable Area in Sq. Ft. = 1,21 (Area as per Previous Valuation	tion Report) 8.00	
14.1	Latitude, Longitude & Co-ordinates of flat	+:	19°07'10.0"N 72°54'36.2"E	1 7	





15.	Extent of the site considered for Valuation (least of 13A& 13B)		Built Up Area in Sq. Ft. = 1,015.00 (Area as per Previous Valuation Report)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	In the possession of company
li	APARTMENT BUILDING		
1,	Nature of the Apartment		Residential
2.	Location	1	
	C.T.S. No.	:	CTS No. 10(Part), 11(Part), 14(Part), 16(Part), 17(Part), 18(Part) & 19(Part) of Village – Powai
	Block No.	10	× 8
	Ward No.	7	
	Village / Municipality / Corporation	:	Village – Powai Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat No. A/402A & A/402B, 4th Floor, Wing - A, "Eternia Co-Op. Hsg. Soc. Ltd.", Main Street, Hiranandani Gardens, Powai, Mumbai - 400 076, State - Maharashtra, Country - India
	Description of the locality Residential / Commercial / Mixed	:	Residential
	Year of Construction	:	1998 (Approx.)
	Number of Floors	:	Stilt + 17 th Upper Floor.
	Type of Structure	:	R.C.C. Framed Structure
	Number of Dwelling units in the building	:	4 Flats on 4th Floor
	Quality of Construction	1	Good
	Appearance of the Building		Good
	Maintenance of the Building		Good
	Facilities Available		
	Lift	i.	2 Lift
	Protected Water Supply		Municipal Water supply
	Underground Sewerage	V (Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	One Stilt Car Parking Space No. B/7
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	;	Yes

III	FLAT		
1	The floor in which the flat is situated	:	4 th Floor
2	Door No. of the flat	:	Residential Flat No. A/402A & A/402B
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	: "	Wooden flooring
	Doors	1 :	Wooden door frame with Flush doors
	Windows	:	Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring





			with Concealed.
	Finishing	:	Cement Plastering and POP false ceiling
4	House Tax	· :	Oction Thastoring and For Taise ocining
-	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available Details not available
5		├ ~~	Details not available Details not available
<u> </u>	Electricity Service connection No.: Meter Card is in the name of:	:	2.10.0 (1.20.0
6	How is the maintenance of the flat?	:	Details not available
		-	Average
7	Sale Deed executed in the name of	:	M/s. Lloyd's Register of Shipping
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	1	Built Up Area in Sq. Ft. = 1,015.00
	\		(Area as per Previous Valuation Report)
	`\	1	1
			Salable Area in Sq. Ft. = 1,218.00
40	MH of in the flagger in the flagger	-	(Area as per Previous Valuation Report)
10	What is the floor space index (app.)	1	As per MCGM norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 784.00
	//		Balcony Area in Sq. Ft. = 62.00
	7/		Total Carpet Area in Sq. Ft. = 846.00
			(Area as per Previous Valuation Report)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	: "	Residential purpose
14	Is it Owner-occupied or let out?	1	Company Occupied
15	If rented, what is the monthly rent?	3	₹ 76,000.00 expected rental income per month
IV	MARKETABILITY	1	
1	How is the marketability?	7	Good
2	What are the factors favouring for an extra Potential Value?		Located in developed area
3	Any negative factors are observed which affect the market value in general?	Y	No e. Create
٧	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 29,000.00 to ₹ 31,000.00 per Sq. Ft. on Built up area
3	What is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details). Break – up for the rate	:	₹ 30,000.00 per Sq. Ft.
<u>J</u>	break – up for tile rate	:	





	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 27,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's	:	₹ 3,03,020.00 per Sq. M.
	office		i.e. ₹ 28,151.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's	:	₹ 2,45,813.00 per Sq. M.
	office (after deprecation)		i.e. ₹ 22,836.00 per Sq. Ft.
5	Age of the building	:	25 years
6	Life of the building estimated	:	35 years Subject to proper, preventive periodic
	y		maintenance & structural repairs.
7	Remarks	:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1,015.00 Sq. Ft.	30,000.00	3,04,50,000.00
	Total value of the property			3,04,50,000.00
	The realizable value of the property			2,74,05,000.00
_	Distress value of the property			2,43,60,000.00
_	Insurable value of the property			30,45,000.00
	Guideline value of the property		./	2,31,78,540.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 29,000.00 to ₹ 31,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 30,000.00 per Sq. Ft. for valuation.

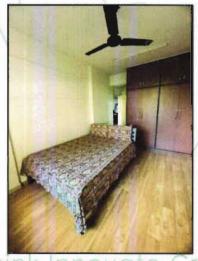
Actual site photographs

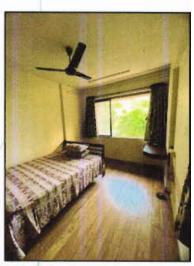


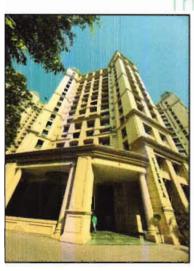


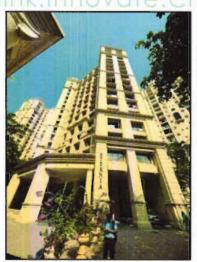








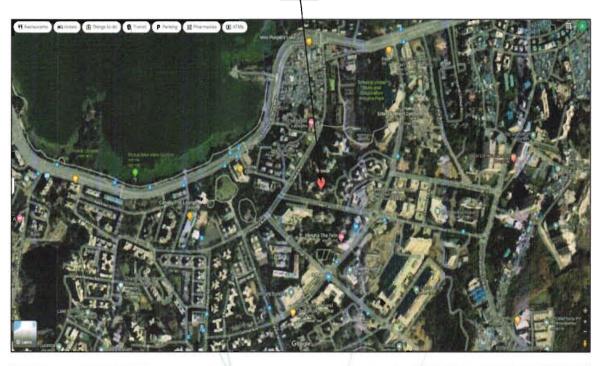


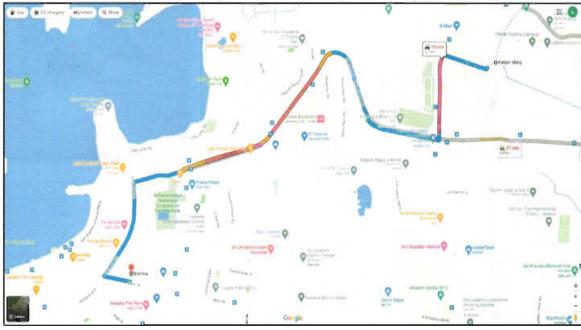




Route Map of the property Site u/r







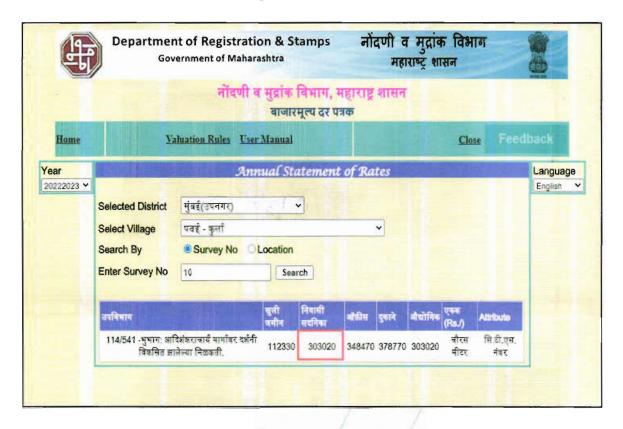
Latitude Longitude: 19°07'10.0"N 72°54'36.2"E

Note: The Blue line shows the route to site from nearest metro station (Kanjurmarg– 3.3 Km.)





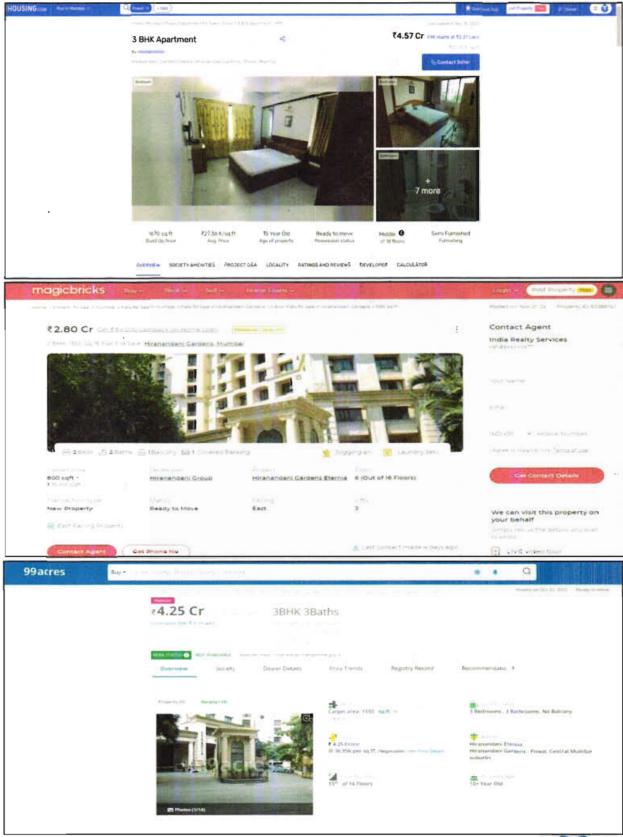
Ready Reckoner Rate



Think.Innovate.Create



Price Indicator



Sale Instance

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13,05,000	सूची क्र.२	इच्या निक्षणः सह दु नि. कृती ३
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	गाव: पवई	
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(क) भूमापन (पीटकिस्सा व प्रतक्षमाक (जसत्यात)	तिमिरेड, ब्लॉक नं: मैन स्टीट हिसन	१ विंन, इमारतीचे नाथ. इटरनिया सीएचएस देवनी गाउँन्स, रोड : पवई मूंबई- 40076, इतः टर बिल्ट अप. PUI: SXI 200780510000 मूंब
(1988)	64.59वी.मीटर	***************************************
(६)अक्सके किय कुटी देण्या भरेत तथा		
10EI		
तका (१८कानेया करून देखाऱ्या विदूत देखान्या प्रकारते नात किया दिवाणी नामानाया दुव्यसम्म किया देखाणी असन्यास प्रतिकारीचे नात ४ एत	वी रोड, चक्कपपुर, रोड र गुरुपाय, हरियाय २) रेख जजीत तकी मुख्याय स्थापन सरीव	है, माजा ने , ह्याततीचे नाव वेवति ठावी , श्रीव न दम ता , होजाता, ह्यातात 122002 AAKSHABISH ताक्रीक्षरून ३० और ने 1365 मी माजा ने , हमातीचे भवपूर तोव ने शुक्रांत्र प्रतिदाया, हरियाता
्रहसारेवव करून देवाचा । तिहून देववाच्य प्रकाराचे नात क्रिया दिवाची नारात्रपाचा हुक्यनाम क्रिया प्रदेश	जो संद कश्मान्त्र तेत न गुन्ताम सरिया 2) रेश क्ष्मीत त्याँ मुख्याम भागून सरीय नाव क्ष्मीत क्ष्मीत न एस वी तेत तम गुन्ताम 12000 क्षमित्रकार्यक्षी 2) मिशु जीन 52 प्योट न ए.505, म विक्रिया, स्वांक न हिस्सीयानी गार्थ कारत अपनेकार्य, पर्यंत्र महाराह, 1) जीन अंग्रेस क्षमित्रकार उपनेत न एस	ता, तीवावात, गुलाबा 12000 AAEDNEDHE तावनीक्षर का शाँद ने 1304 में, मामा ने , इस्तातीये क्ष्मपुर, तेंड वे गुरुवार,तीवावात, तीवावात. वावने ने 5. इस्तारतीये नावः सित्तवहरं औक नेन्स, रिज स्ट्रीट, तीठ ने ऐसएस गोही हाथ स्कृत MUMBAL 400076 AEDP 4133G 05 समा ने 5. इस्तातीये नास निकास औक विजित्त, इन्हें र स्वारत में ही हाथ कुछ जावक अवस्थारीय वर्ड,
() इस्तेयक करून ने देवाना । तिहुन देवारान्य प्रकाशने नक किया देवारी नेपालकाम इङ्क्यमान किया औरन अन्तर्यस परिकारीय तात व पत () इस्तेयक करून प्रेमाना प्रकाशने नात किया हिमानी न्यान्तरोग म	वी संद कश्मान्त्र रोड न गुरुवाम, हरियाम 2) रेश क्रांति त्याँ मुख्याम भागून सर्वेत नात देवाँने पार्क, भाग्न न राज्य मृत्याम (2000) क्रांत्म रेश को रोड का गुरुवाम (2000) क्रांत्म रेश को रोड का गुरुवाम (व्याव) क्रांतम राज्य श्री स्थान कर्म कर्म स्थान स्थान स्थान स्थान स्थान स्थान क्रांतम राज्य स्थान	ता, तीवावात, गुलाबा 12000 AAEDNEDHE तावनीक्षर का शाँद ने 1304 में, मामा ने , इस्तातीये क्ष्मपुर, तेंड वे गुरुवार,तीवावात, तीवावात. वावने ने 5. इस्तारतीये नावः सित्तवहरं औक नेन्स, रिज स्ट्रीट, तीठ ने ऐसएस गोही हाथ स्कृत MUMBAL 400076 AEDP 4133G 05 समा ने 5. इस्तातीये नास निकास औक विजित्त, इन्हें र स्वारत में ही हाथ कुछ जावक अवस्थारीय वर्ड,

सची क	इथम निकास सह द नि. कर्ता ३
4.1.	हास्तीवय श्रमात. 7330/2022
	नेत्र्यी
	Regn.63m
गाव: पवई	
सेत ठीड	
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तिमिटेठ, ब्लॉक नं. मेन स्टीट,हिरानं	(विग, इमारतीचे नाव: इटरनिया सीएचएस दानी गार्डन्स, रोड : पवई, मुंबई, 400016, इतर रर बिल्ट अप PUL SX1200380510000 मुंबर
64.59ची मीटर	
थी रोड, बककरपुर, रोड में गुरुआम सरिवा 2) रेखा मधीय तक मुख्यान शरून समीव	ो, प्राध्य २., इमारतिये नाव बेबेर्सि पार्क, स्टीक न प्राप्त ता. तरियाचा पुराच्याः 12002 AASSAILESE तावसीकान ५० एति २. 1305 औ. प्राप्ता ते., इमारतीये तावस्युर, रोत न. गुरुकम्पन्तिसामा, इतियाचा.
बिस्टिंग, ब्लॉक नं: हिरानेदानी गार्ड जवळ, आय आयटी, पवर्ड, महाराष्ट्र,), 1) जैन अंधेरी कड़ीकरेन 50 थॉट न १-50 ब्लॉक न हिरानेदानी गार्डना, रिक स्ट्रीट, रोर	का नें 5, इमारतीये नाट सिल्हर ओक मा. रिज शर्रेट, रोड नें एकएम शेट्टी हाथ स्कूल RAMBAL 40016 ARDPALISTO 5, इमारतीये मा. सिल्हर ओव विशित्त इमारताये मेंट्री का स्कूल काळ अवस्टी पाई 168
25/04/2022	
	सेत डीड 159700000 159700000 159700000 159700000 स्विनियंत्र में 1701 बी. साका में 1701 बी. सी. साका में 1701 बी. सी. सी. सी. सी. सी. सी. सी. सी. सी. स

1736360 22-05-2020 Note:-Generated Through eSearch Module, For original report please contact concern SRIO office.	सूची क्र. २	दुश्य निबंधक सह दु नि. कुर्ती 3 दक्षतिक क्ष्मक, 1735/2023 नेटमी Regnition	
	गाव: पर्वाई		
(1)टक्षादेवन प्रकार	करास्त्रामा		
(अमोबदल	14650000		
(१)बाकाभाव (भारेप्यक्तेश्व बाबारियम् कर अकारणे देतो कि पहेतार ते नमूद कराते)	12365386 39		
(२ भूजपर प्रेटरिशा व एउटपाठ (असन्यक)	इतर माहिती, संदनिका ने पतिर ने ए न्यान्य, माजा ने 4 था मनता, ए विन एटर्निया, इमाराविये नाद एटर्निया को अध्येग्रीयक कार्यस्था सोनाधारी तिमिन्देत सर्वाक ने: मेन स्वीद क्षिशनदानी गार्डन्स, रोड ने: अधि शंकराचार्य रोड, धाई मुंबई 400016, इतर माहिती खोक्काम वर्ष 1996 एससा 1996, सिटीशफ न 4 ते 11,16,17,19 औड 20,—— सर्दानिकों क्षेत्र 525 ची कुद बांधीय — PUT: 53(1) 201805/10013 मुंबई मनगर		
C)BRE	48.79ची मीटर		
(१)अध्याची विचा पूरी देखात असेत तेवा			
्रद्रकारीय करून देशान्य । तिहुन देशान्य देशकारी नव क्षित्र द्वित्र विद्या नवात्त्रपण दृशुन्तमा क्षित्र अदेश असन्यस्य प्रतिवर्दीये नव व एत	शर्जांसा सोसावी लिपिटेट, ब्लॉक ने येन MUMEAT 40016 AACPTITIO	मात २ - इमार्गित वह प्रार्थित हो अपेरिश और विजयने पार्टक होत २ वर्षा मुंबह प्रमास् पार्ट २ - इमार्गित वह प्रार्थित हो अपेरिश और विजयाने पार्टक होत २ वर्षा, मुंबह प्रमास	
(१) इंडालीबन करून ग्रेमाचा घडकाराचे मात्र किया दिखाले आधारधाचा हकुमान्य किया आदिय केम्प्रेशन प्रतिकारीचे नाव व प्रता	2) सुमित कुमार राम 38 फॉर्ट ने फ्लेंट न ए305 , मालत न , इमारतीचे नाट फ्लॉटपॉन को-ऑपरेटिक शार्तिम से सामग्री विमिटेड क्लॉक ने मेन हॉट. हिस्तेवानी गार्डना रोड ने पान सुन्ध महाराष्ट्र MOMBAL 400016 ATTPRIADM 1) अंगेन क्लाकुकाणिया 38 फॉर ने फॉर न 1933 सामग्री - इमारतीचे नाट क्लीस्टॉन क्लोकेटिक हार्जिय सेनाक्ट विजिटेड क्लीक ने क्लीन होट किल्कानों गार्डन रोड ने पड़ा सेना बालहुन अंग्रीकार अंग्रीट अंग्रीट के स्वार्टन से स्वार्टन के स्वार्टन से स्वार्टन स		
(श्रद्धानंबर करूनदिनाच दिनक	30/01/2023		
(10)देश नेटमी केलाम दिनाक	30/01/2023		
(11)阿西河南,被古草原	1735/2023		
(१)कावरभवासम्बोधक सुन	\$79000	-	

(740:32) 8-95-2003 late:-Generated Through eGearch flocule, For original report please contact concern SRO office	सूची क्र. २	চান নিচাত নাম বুলি কুমা । চানালৰ পৰাত 1740/2023 বিচৰ্যা নিকাৰ্যনা		
	गाव: पवर्ड			
१ हरू के सब प्रकार १	क्षरात्यमा			
) में दिवसी	14650000			
्रवाजरभव (भटेपशांशा बावतित्रपृकार अकारमी देशे कि प्रदेशन हे नमूह करते)	12365386 39			
(६) भूनामः, जैदित्तं शतः इत्तरक्षम् । असः गाम्		य को-ऑपरेटिक हाउसिंग सोसायटी तिनिटेड, ना, रोड ने-आदि शंकराचार्य रोड पर्व्ड मुंबर्ड रे 1996,प्रसारा 16%,सिटीएस ने 4 ते		
SAME.	48.79ची.मीटर			
6)अकारणे किया जुडी देखात असेत देख				
१८०वीमा करून देवाचा सिश्चन देवाचन्त्र पश्चक्षणेते नव विश्व दिवाणी धारताराचा हकू मनामा क्रिया अदेश अरुआत प्रतिकारीचे नाम व प्रत	हार्डाका सोसायद्वी तिथितेत, वर्डाक में जेन । MINEAU 40006 AARPETINQ D. मीनिका के सम्बद्ध प्रश्नित ए सन्तर	माधा न - (मातीचे नव पटनिंग को-भोगोटेश एटि निज्यानी पार्ट-क्ष्मीत ने पार्ट-क्ष्मी मानव्यू माधा न - इमातीचे नव व्यक्तीया को-अमेगोटेश कृटि नेवायानी पार्ट-क्ष्मीटेश पार्ट-क्षमा प्रकार		
(अदेशविक करून वेषाचा प्रकाशनी नव किया दिवाची श्राप्तकार्य वकुणनाम किया अदिक अदिश्व प्रतिकर्वित नवंदे प्रश	हिरानदानी गार्डना, शैंड नं. पवर्ड, मु MUMBAL 400076 AJTPR3452 1) अर्डन बालस्वसीयमा अं और र औ	M इ.न.प.स. मार्था र - इमारावेरी यह अनेरिक्षण औ वैक ने मेहन और हिरानदानी पार्टन, रोत ने प्रमा		
<u> शहरतमञ्ज</u> ्ञ करून दिन्दा विस्त	30/01/2023			
10द्रशः नेटमें केलाब टेनक	30/01/2023			
(U) in The Paris of Edge	1740/2023			
Consider Spanis with The	879000			





As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** of the above property in the prevailing condition with aforesaid specifications is ₹ 3,04,50,000.00 (Rupees Three Crore Four Lakh Fifty Thousand Only).

Place: Mumbai Date: 04.02.2023



Sr.	Particulars	Valuer comment
No.		
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Lloyd's Register of Shipping vide Deed of Transfer dated January 2006.
2.	Purpose of valuation and appointing authority	As per the request of Mr. Prashant Donvalkar (Senior Manager - Administration) to assess fair market value of the property for Fair
		Market Value Purpose.
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Aniket Navale – Valuation Engineer Vaishali Sarmalkar – Technical Manager Aniket Navale – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date	Date of Appointment – 19.01.2023
J.	of	Valuation Date – 04.02.2023
	report;	Date of Report – 04.02.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 19.01.2023
7.	Nature and sources of the information used or relied upon;	 Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments
		carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.





10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and
		residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the	Attached
	extent they explain or elucidate the limitations	
	faced by valuer, which shall not be for the	
	purpose of limiting his responsibility for the	
	valuation report.	(8)



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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **04**th **February 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualizing the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring 1,015.00 Sq. Ft. Built up Area in the name of M/s. Lloyd's Register of Shipping. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.





Property Title

Based on our discussion with the Client, we understand that the subject property is owned by M/s. Lloyd's Register of Shipping. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring 1,015.00 Sq. Ft. Built up Area

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach / Method and proposed Current use/ Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the





Valuation Report Prepared For: Private Valuation / M/s. Lloyd's Register of Shipping. (29097/45228)

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subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring 1,015.00 Sq. Ft. Built up Area

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.

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- 2. The property is valued as though under responsible ownership.
- 3. It is assumed that the property is free of liens and encumbrances.
- 4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
- 5. There is no direct/ indirect interest in the property valued.
- 6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.





DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference as on 02nd February 2023.

The term Fair Market Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

- Buyer and seller are motivated by self-interest.
- Buyer and seller are well informed and are acting prudently.
- The property is exposed for a reasonable time on the open market.
- 4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

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Considering various parameters recorded herein above, 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 property premises can be assessed and Fair Market value for this particular purpose at ₹ 3,04,50,000.00 (Rupees Three Crore Four Lakh Fifty Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

Director

Digitally region for GANCHA (2000 CTML, SWAN)

(Fig. 19th, Anniha AN COMBITATION FOR THE LIMITED IN
INCIDENT TO AN AN ANNIHA (2000 CTML)

ANNIHA (2000 CTM

Auth. Sign.

Manoj B. Chalikwar Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763



