

TAX INVOICE

| | | |
|---|--|----------------------------|
| VASTUKALA CONSULTANTS (I) PVT LTD 121, 1st Floor, Ackruti Star, Central Road, MIDC Andheri (E) Mumbai 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.org | Invoice No. MUM/2021/SEP/035 | Dated 9-Sep-2020 |
| | Delivery Note | Mode/Terms of Payment |
| | Supplier's Ref. | Other Reference(s) |
| Buyer M/s VCM AGENCIES PRIVATE LIMITED SURVEY NO. 504, P CTS NO. 1406-G/7, , AUTOLAND EXCEL ESTATE, S.V.ROAD, GOREGAON WEST, MUMBAI - 400 062 GSTIN/UIN : 27AAFVCV4515K1Z3 State Name : Maharashtra, Code : 27 | Buyer's Order No. | Dated |
| | Despatch Document No. | Delivery Note Date |
| | Despatched through | Destination |
| | Terms of Delivery | |

| Sl No. | Particulars | HSN/SAC | GST Rate | Quantity | Rate | per | Amount |
|--------------|---|---------|----------|----------|------|-----|----------------------|
| 1 | VALUATION FEE <i>(Technical Inspection and Certification Services)</i> | 997224 | 18 % | | | | 1,74,366.20 |
| 2 | Less : ADVANCE FOR VALUATION <i>(Technical Inspection and Certification Services)</i> | 997224 | 18 % | | | | (-)50,000.00 |
| 3 | CGST | | | | | | 11,192.96 |
| 4 | SGST | | | | | | 11,192.96 |
| 5 | ROUNDED OFF | | | | | | 0.29 |
| Total | | | | | | | ₹ 1,46,752.41 |

Amount Chargeable (in words) E. & O.E

Indian Rupee One Lakh Forty Six Thousand Seven Hundred Fifty Two and Forty One paise Only


| HSN/SAC | Taxable Value | Central Tax | | State Tax | | Total Tax Amount |
|--------------|--------------------|-------------|------------------|-----------|------------------|------------------|
| | | Rate | Amount | Rate | Amount | |
| 997224 | 1,24,366.20 | 9% | 11,192.96 | 9% | 11,192.96 | 22,385.92 |
| Total | 1,24,366.20 | | 11,192.96 | | 11,192.96 | 22,385.92 |

Tax Amount (in words) : **Indian Rupee Twenty Two Thousand Three Hundred Eighty Five and Ninety Two paise Only**

Remarks:
 SANTACRUZ PROPERTY
 Company's Service Tax No. : **AADCV4303RSD001**
 Company's PAN : **AADCV4303R**

Declaration
 NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Customer's Seal and Signature

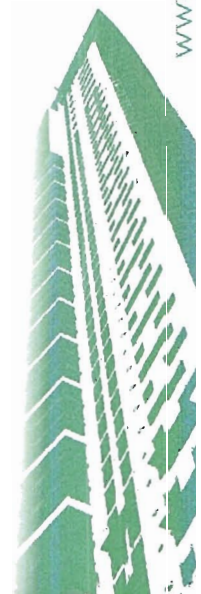


Company's Bank Details
 Bank Name : **ICICI BANK LIMITED**
 A/c No. : **123105000319**
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**

for **VASTUKALA CONSULTANTS (I) PVT LTD**

Authorised Signatory

SUBJECT TO MUMBAI JURISDICTION
 Computer Generated Invoice No Signature required



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. VCM Agencies Private Limited**

Commercial Unit No. G001A & G001B on ground floor and B009 & B021 in Basement, "**Vikas Centre**", Vikas Centre Condominium, 106, S.V. Road, Santacruz (West), Mumbai - 400054, State - Maharashtra, Country - India

Latitude Longitude - 19°05'26.0"N 72°50'16.7"E

Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

Mumbai • Delhi NCR • Aurangabad • Nanded

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

**VALUATION OPINION REPORT**

The property bearing Commercial Unit No. G001A & G001B on ground floor and B009 & B021 in Basement, "**Vikas Centre**", Vikas Centre Condominium, 106, S.V. Road, Santacruz (West), Mumbai - 400054, State - Maharashtra, Country - India belongs to **M/s. VCM Agencies Private Limited**.

Boundaries of the property.

| | |
|-------|--------------------------|
| North | Bus Depot |
| South | Dheeraj Heritage |
| East | S.V. Road |
| West | Bus Depot & Ansar Masjid |

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 34,87,32,402.00 (Rupees Thirty Four Crore Eighty Seven Lakh Thirty Two Thousand Four Hundred and Two 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 report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., ou=
email=sharad@vastukala.org, c=IN
Date: 2020.09.02 11:05:13 +05'30'

Director

C.M.D.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178

Mumbai

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

Tel. : +91 22 28371325

Fax : +91 22 28371324

mumbai@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

Mobile : +91 9216912225

+91 9819670183

delhincr@vastukala.org

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288

+91 2462 239909

nanded@vastukala.org

Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

Tel. : +91 240 2485151

Mobile : +91 9167204062

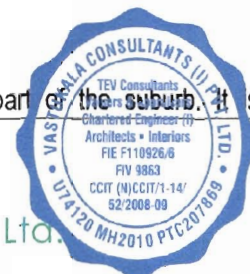
+91 9860863601

aurangabad@vastukala.org



VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

| | | |
|-----|--|--|
| 1. | Date of Inspection | 13.01.2020 |
| 2. | Purpose of valuation | As per request from Private Clients, to assess Fair Market Value of the property under reference for Fair Market Value purpose |
| 3. | Name and address of the Valuer | Manoj B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093 |
| 4. | List Of Documents Handed Over To The Valuer By The Client | 1. Copy of Deeds of Conveyance dated 14.09.2016 2. Copy of Building completion certificate No. CE / 7453 / BS / II / AH dated 01.10.1987 issued by M.C.G.M. |
| 5. | Details of enquiries made/ visited to government offices for arriving fair market value. | Market analysis and as per sub-registrar value. |
| 6. | Factors for determining its market value. | Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate. |
| 7. | ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY | No |
| | Property Details | |
| 8. | Name(s) of the Owner and Postal address of the property under consideration. | M/s. VCM Agencies Private Limited Commercial Unit No. G001A & G001B on ground floor and B009 & B021 in Basement, " Vikas Centre ", Vikas Centre Condominium, 106, S.V. Road, Santacruz (West), Mumbai - 400054, State - Maharashtra, Country - India. <u>Contact Person -</u> Mr. Shailesh Bhise (Business Development Head - Mob. No 9930051567) |
| 9. | If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided. | Company Ownership |
| 10. | Brief description of the property. | Commercial Office |
| | The property is 4 Commercial Units located on Ground and Basement Floor. The property is used as premises of Honda Car Showroom and service centre. The property is at 1.6 Km. from nearest railway station Santacruz. About Locality - Santa Cruz (West) is strikingly more affluent than the eastern part of the suburb. It is bordered | |



by Khar, Bandra, Juhu, and Vile Parle.

It is primarily a residential area, with the market situated near the railway station. The residential colonies include such as 1st & 2nd Gauthan Lane [East Indians Village] (where the original inhabitants of Santacruz & Mumbai resided there) Amar Subway Society, the Reserve Bank of India Quarters, Vithaldas Nagar Colony, Sangeeta Apartments, Shree Sai Darshan CHS, Girmar CHS, Rizvi Park, Bansraj Singh Estate, Khotwadi, Bhimwada, T.P.S. 6th Residential colony Ramas Plaza, Khira Nagar and NABARD Park, Shastri Nagar, Jeevan Sona society, Main Avenue, Convent Avenue, St. Joseph's Avenue, St. Francis Avenue & Church Avenue. In the past, most of the residences used to be small bungalows, which are now being replaced by high rise buildings. Sujata building was Santacruz's first high-rise (one with lift service) built by Raheja builders right across from the police station. It also has Famous Sadhana School which Produced Great Film Musician like Anu Malik. Raheja's Educational complex has many institutions. The famous SNTD, the women University is in the area, a new entrance has been opened towards Raheja college Road. The St. Lawrence High School is also one of the oldest schools located just adjacent to the Saraswat Colony. The Juhu's aeroplane garden is a hit amongst children and senior citizen alike.

The main roads in Santa Cruz(W) are Swami Vivekanand Road, Juhu Road, Juhu Tara Road and Linking Road (now officially called Vithalbai Patel Marg). PIN code for Santa Cruz (west) are 400054 and 400049. The Bungalow of Famous Singer Kishor Kumar is on Juhu Tara Road, just behind Little Italy Cafe.

Santacruz (wes) is an ideal mix of residential and commercial developments

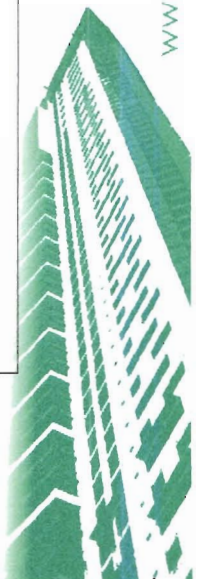
Santacruz (west), in Mumbai, is one area that is being targeted by working professionals, as it offers them proximity to their workplace, as well as a luxurious lifestyle, owing to the presence of residential catchments. In the past, most of the residences used to be small bungalows, which are now being replaced by high-rise buildings. Aditya Kedia, managing director, Transcon Developers says, "It is primarily a residential area, with the market situated near the railway station. Santacruz west offers a balanced mix of developments, including corporate office spaces and commercial areas." Santacruz west is strikingly more affluent than its eastern counterpart. The area is in close proximity to Khar, Bandra, Juhu and Vile Parle, with posh residential developments around.

Connectivity and transportation

Santacruz west is well-connected via rail and road. The Milan and Khar subways connect the eastern and western parts. Recently, the Milan Flyover was built, which has improved connectivity between Santacruz east and west, thus, making it easier to commute to and from the Western Express Highway. Nishi Sheth, a local broker, points out that many companies are also opening their guest houses in the area, as it is close to the international and domestic airport. "It is easy for the executives of these companies, to travel from this location to the office and other destinations. Having a property that is close to the airport, helps them to save on hotel expenses. As a result the demand for properties in the area, is increasing," Sheth elaborates.

The composition is as below -

| Sr. No. | Particulars | Composition |
|---------|----------------|---|
| 1 | Unit No. G001A | Reception + Storage + 1 Cabin + Working area + Toilet Block |



| | | | |
|----------|------------------------|---|--|
| 2 | Unit No. G001B | Sale Department Cabin + Car Showroom | |
| 3 | Unit No. B- 021 | H.R. Cabin + Marketing team working area + Conference room + Toilet Block | |
| 4 | Unit No. B- 009 | Account + Pantry + Manager Cabin + Storage | |

Unit No. B- 009 and Unit No. B- 021 are interconnected and used as single premises. both the units are having independent staircase from Unit No. G001A and Unit No. G001B respectively.

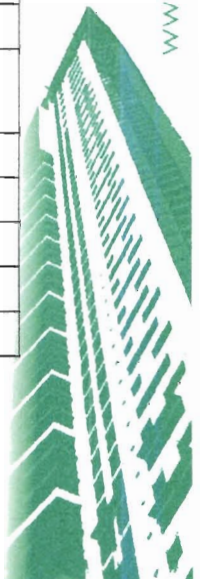
As per agreement the property area is as below -

| Sr. No. | Particulars | Carpet area / | Carpet area / |
|----------|---------------------------|------------------|------------------|
| | | Admeasuring area | Admeasuring area |
| | | (Sq. M.) | (Sq. Ft.) |
| 1 | Unit No. G001A | | |
| | Unit Area | 68.59 | 738 |
| | Front Open Area | 37.08 | 399 |
| | Two Open Car parking area | 26.76 | 288 |
| 2 | Unit No. G001B | | |
| | Unit Area | 249.31 | 2684 |
| | Front Open Area | 119.59 | 1287 |
| 4 | Unit No. B- 009 | | |
| | Unit Area | 75.39 | 811 |
| 3 | Unit No. B- 021 | | |
| | Unit Area | 152.39 | 1640 |

| | | | |
|-----|---|--|-------------------------|
| | If under construction, extent of completion | N.A. | |
| 11. | Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.). | CTS No. 1608 and 1608/1 to 18, Old Survey No. 156, Plot No. 1, New N.A. No. 1568, New Ward No. H. 104 / D, Village Vile Parle, Taluka Salsette, Mumbai Suburban District | |
| 12. | Boundaries | As on site | As per documents |
| | North | Bus Depot | Details not provided |
| | South | Dheeraj Heritage | Details not provided |
| | East | S.V. Road | Details not provided |
| | West | Bus Depot & Ansar Masjid | Details not provided |
| 13. | Matching of Boundaries | N.A. | |
| 14. | Route map | Enclosed | |
| 15. | Any specific identification marks | Honda Showroom itself | |
| 16. | Whether covered under Corporation/ | Municipal Corporation of Greater Mumbai (MCGM) | |



| | | |
|-----|--|--|
| | Panchayat/ Municipality. | |
| 17. | Whether covered under any land ceiling of State/ Central Government. | No |
| 18. | Is the land freehold/ leasehold. | Free Hold |
| 19. | Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant. | As Per Agreement |
| 20. | Type of the property | Commercial Units |
| 21. | Year of acquisition/ purchase. | 14.09.2016 |
| 22. | Purchase value as per document | Commercial Unit No. G001A - ₹4,00,00,000.00 Commercial Unit No. G001B, B009 & B021 - ₹17,00,00,000.00 |
| 23. | Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid. | Owner Occupied |
| 24. | Classification of the site | |
| | a. Population group | Urban |
| | b. High/ Middle/ Poor class | Higher Class |
| | c. Residential/ Non-residential | Non-residential |
| | d. Development of surrounding area | Excellent |
| | e. Possibility of any threat to the property (Floods, calamities etc.). | No |
| 25. | Proximity of civic amenities (like school, hospital, bus stop, market etc.). | All available near by |
| 26. | Level of the land (Plain, rock etc.) | Plain |
| 27. | Terrain of the Land. | Levelled |
| 28. | Shape of the land (Square/ rectangle etc.). | Irregular |
| 29. | Type of use to which it can be put (for construction of house, factory etc.). | Commercial use |
| 30. | Whether the plot is under town planning approved layout? | Information Not Available |
| 31. | Whether the building is intermittent or corner? | Intermittent |
| 32. | Whether any road facility is available? | Yes |
| 33. | Type of road available (B.T/Cement Road etc.). | B.T. Road |
| 34. | Front Width of the Road? | 30.00 M. |
| 35. | Source of water & water potentiality. | Municipal Water Supply |
| 36. | Type of Sewerage System. | Connected to Municipal Sewerage System |
| 37. | Availability of power supply. | Yes |
| 38. | Advantages of the site. | Located in developed area |



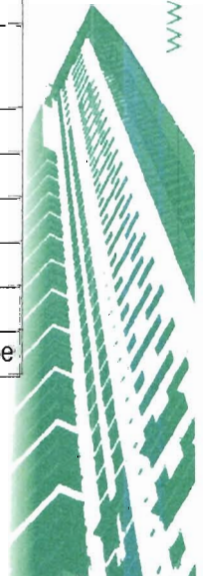
| 39. | Disadvantages of the site. | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------------------|--|---|---|------------------------------------|---|----------------------------|----------|-----------------------|--|--|--|--|-----------|-----|--|-----|--|-----------------|---|-----|---|----------|-----------------------|--|--|--|--|-----------|------|---|------|--|-----------------|---|------|---|----------|------------------------|--|--|--|--|-----------|-----|---|-----|----------|------------------------|--|--|--|--|-----------|------|---|------|--|--------------|-------------|-------------|-------------|--|
| 40. | Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold. | As per Sub-Registrar of Assurance records | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Valuation of the property : | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 41. | Total area of the Commercial Office | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Particulars</th> <th>Agreement Carpet area (Sq. Ft.)</th> <th>Agreement Admeasuring area (Sq. Ft.)</th> <th>Built up area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Unit No. G001A</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Unit Area</td> <td>738</td> <td></td> <td>886</td> </tr> <tr> <td></td> <td>Front Open Area</td> <td>-</td> <td>399</td> <td>-</td> </tr> <tr> <td>2</td> <td>Unit No. G001B</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Unit Area</td> <td>2684</td> <td>-</td> <td>3221</td> </tr> <tr> <td></td> <td>Front Open Area</td> <td>-</td> <td>1287</td> <td>-</td> </tr> <tr> <td>4</td> <td>Unit No. B- 009</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Unit Area</td> <td>811</td> <td>-</td> <td>973</td> </tr> <tr> <td>3</td> <td>Unit No. B- 021</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Unit Area</td> <td>1640</td> <td>-</td> <td>1968</td> </tr> <tr> <td></td> <td>Total</td> <td>5873</td> <td>1686</td> <td>7048</td> </tr> </tbody> </table> | Sr. No. | Particulars | Agreement Carpet area (Sq. Ft.) | Agreement Admeasuring area (Sq. Ft.) | Built up area (Sq. Ft.) | 1 | Unit No. G001A | | | | | Unit Area | 738 | | 886 | | Front Open Area | - | 399 | - | 2 | Unit No. G001B | | | | | Unit Area | 2684 | - | 3221 | | Front Open Area | - | 1287 | - | 4 | Unit No. B- 009 | | | | | Unit Area | 811 | - | 973 | 3 | Unit No. B- 021 | | | | | Unit Area | 1640 | - | 1968 | | Total | 5873 | 1686 | 7048 | |
| Sr. No. | Particulars | Agreement Carpet area (Sq. Ft.) | Agreement Admeasuring area (Sq. Ft.) | Built up area (Sq. Ft.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Unit No. G001A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Unit Area | 738 | | 886 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Front Open Area | - | 399 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Unit No. G001B | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Unit Area | 2684 | - | 3221 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Front Open Area | - | 1287 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Unit No. B- 009 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Unit Area | 811 | - | 973 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Unit No. B- 021 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Unit Area | 1640 | - | 1968 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | 5873 | 1686 | 7048 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 42. | Prevailing market rate. | ₹ 60,000.00 per Sq. Ft. on Carpet area - Ground floor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 43. | Floor Rise Rate per Sq. Ft. | ₹ 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 44. | PLC Rate per Sq. Ft. | ₹ 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 45. | Total Rate per Sq. Ft. | ₹ 60,000.00 per Sq. Ft. on Carpet area - Ground floor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 46. | Guideline rate obtained from the Stamp Duty Ready Reckoner for new property. | <p>For ground Floor ₹3,96,200.00 per Sq. M. i.e. ₹ 36,807.88 per Sq. Ft.</p> <p>For basement Floor (70%) ₹2,77,340.00 per Sq. M. i.e. ₹ 25,765.51 per Sq. Ft.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Guideline rate obtained from the Stamp Duty Ready Reckoner after depreciation | <p>For ground Floor ₹3,83,283.00 per Sq. M. i.e. ₹ 35,607.88 per Sq. Ft.</p> <p>For basement Floor (70%) ₹2,64,423.00 per Sq. M. i.e. ₹ 24,565.51 per Sq. Ft.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 47. | <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Particulars</th> <th>Carpet Area / Admeasuring Area</th> <th>Rate</th> <th>Fair Market Value</th> </tr> </thead> </table> | Sr. No. | Particulars | Carpet Area / Admeasuring Area | Rate | Fair Market Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sr. No. | Particulars | Carpet Area / Admeasuring Area | Rate | Fair Market Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



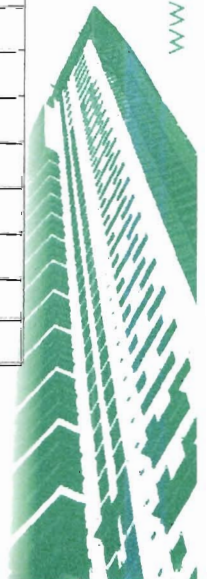
| | | (Sq. Ft.) | (₹) | (₹) |
|----------|--|-----------|--------|---------------------|
| 1 | Unit No. G001A | | | |
| | Unit Area | 738 | 60,000 | 4,42,80,000 |
| | Front Open Area | 399 | 24,000 | 95,76,000 |
| | Total (A) | | | 5,38,56,000 |
| 2 | Unit No. G001B | | | |
| | Unit Area | 2684 | 60,000 | 16,10,40,000 |
| | Front Open Area | 1287 | 24,000 | 3,08,94,402 |
| | Total (B) | | | 19,19,34,402 |
| 3 | Unit No. B- 009 | | | |
| | Unit Area | 811 | 42,000 | 3,40,62,000 |
| | Total (C) | | | 3,40,62,000 |
| 4 | Unit No. B- 021 | | | |
| | Unit Area | 1640 | 42,000 | 6,88,80,000 |
| | Total (D) | | | 6,88,80,000 |
| | Grand Total (A + B + C + D) | | | 34,87,32,402 |

| Particulars | Fair Market Value (₹) | Realizable value (₹) | Distress value (₹) |
|-----------------|--------------------------|-------------------------|-----------------------|
| Unit No. G001A | 5,38,56,000 | 4,84,70,400 | 4,30,84,800 |
| Unit No. G001B | 19,19,34,402 | 17,27,40,962 | 15,35,47,522 |
| Unit No. B- 009 | 3,40,62,000 | 3,06,55,800 | 2,72,49,600 |
| Unit No. B- 021 | 6,88,80,000 | 6,19,92,000 | 5,51,04,000 |
| Total | 34,87,32,402 | 31,38,59,162 | 27,89,85,922 |

| | | |
|--|--|---|
| 48. | Value of the property | ₹ 34,87,32,402.00 (Including car parking) |
| 49. | The realizable value of the property | ₹ 31,38,59,162.00 |
| 50. | Distress value of the property | ₹ 27,89,85,922.00 |
| Technical details of the building : | | |
| 51. | Type of building (Residential/ Commercial/ Industrial). | Commercial |
| 52. | Year of construction. | 1987 |
| 53. | Future life of the property. | 27 years Subject to proper, preventive periodic maintenance and structural repairs. |
| 54. | No. of floors and height of each floor including basement. | Basement + Ground + 2 upper floors. |
| Type of construction | | |
| 55. | (Load bearing/ R.C.C./ Steel framed) | R.C.C. Framed Structure |
| Condition of the building. | | |
| 56. | External (excellent/ good/ normal/ poor) | Good |
| 57. | Internal (excellent/ good/ normal/ poor). | Good |
| 58. | Whether the Commercial Office is constructed | As Building Completion certificate is available it may be |



| | | |
|------------|---|---|
| | strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation | assumed that the construction is as per sanctioned plans. |
| 59. | Remark | |
| 60. | Specifications of Construction : | |
| Sr. | Description | 6th Floor |
| a. | Foundation | R.C.C. Foundation |
| b. | Basement | Yes, 1 Basement |
| c. | Superstructure | R.C.C. frame work with 9 inch thick B. B. Masonry for external walls.6 inch thick B.B. Masonry for internal walls |
| d. | Joinery/Doors/Windows | Teak Wood door frame, with solid flush door with glass door, Powder Coated Aluminium Sliding Mild windows |
| e. | RCC Work | R.C.C. Framed Structure |
| f. | Plastering | Cement Plastering + POP finish |
| g. | Flooring, Skirting | Vitrified tiles Flooring, Toilets is finished with ceramic tile flooring & full height glazed tiles dado |
| h. | Pantry Platform | Granite panty platform |
| i. | Whether any proof course is provided? | Yes |
| j. | Drainage | Connected to Municipal Sewerage System |
| k. | Compound Wall(Height, length and type of construction) | 5.6" Height |
| l. | Electric Installation (Type of wire, Class of construction) | Concealed |
| m. | Plumbing Installation (No. of closets and wash basins etc.) | Concealed |
| n. | Bore Well | Not Provided |
| o. | Wardrobes, if any | No. |
| p. | Development of open area | Basement, Open Parking. Kota stone flooring in open spaces, etc. |
| | Valuation of proposed construction/ additions/ renovation if any : | |
| 61. | SUMMARY OF VALUATION : | |
| | Part I Land | ₹ 0.00 |
| | Part II Building | ₹ 34,87,32,402.00 |
| | Part III Other amenities/ Miscellaneous | ₹ 0.00 |
| | Part IV Proposed construction | ₹ 0.00 |
| | TOTAL. | ₹ 34,87,32,402.00 |
| | Calculation: | |



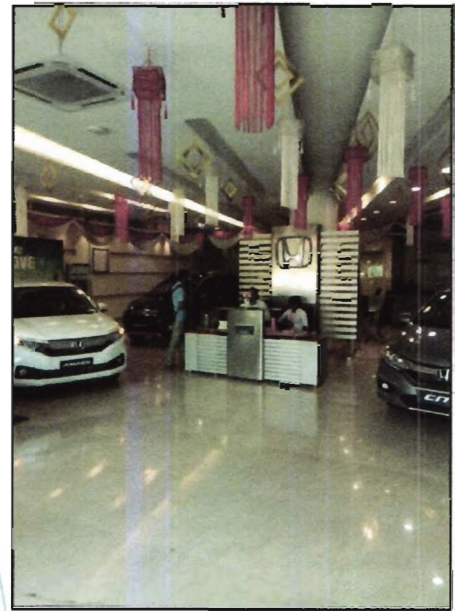
| | | |
|----------|---|--------------------------|
| 1 | Construction | |
| 1.01 | Built up Area of Commercial Units | 7048.00 Sq. Ft. |
| 1.02 | Rate per Sq. Ft. | ₹ 3,000.00 |
| 1.03 | Cost of Construction = (1.01x1.02) | ₹ 2,11,44,000.00 |
| 2 | Value of property | |
| 2.01 | Built Up Area + Admeasuring area of Commercial Unit | As per valuation Table |
| 2.02 | Rate per Sq. Ft. | As per valuation Table |
| 2.03 | Floor Rise Rate per Sq. Ft. | ₹ 0.00 |
| 2.04 | PLC Rate per Sq. Ft. | ₹ 0.00 |
| 2.05 | Total Rate per Sq. Ft. | As per valuation Table |
| 2.06 | Value of Commercial Unit = (2.01x2.05) | ₹ 34,87,32,402.00 |
| 3 | The value of the property | ₹ 34,87,32,402.00 |



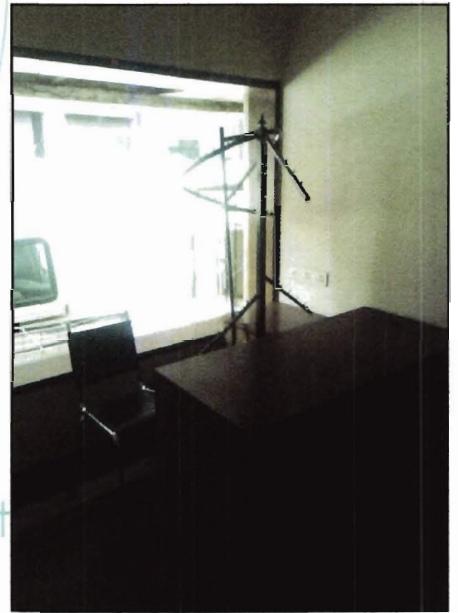
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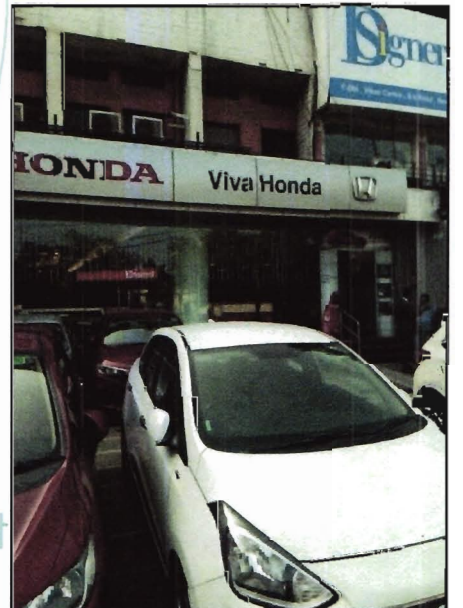
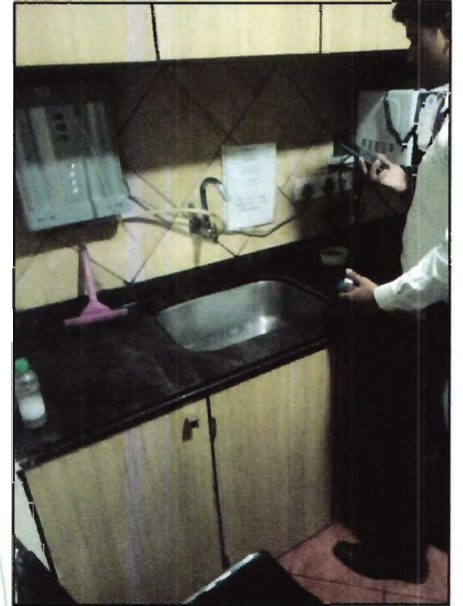
Actual Site Photographs



Actual Site Photographs



Actual Site Photographs



Actual Site Photographs



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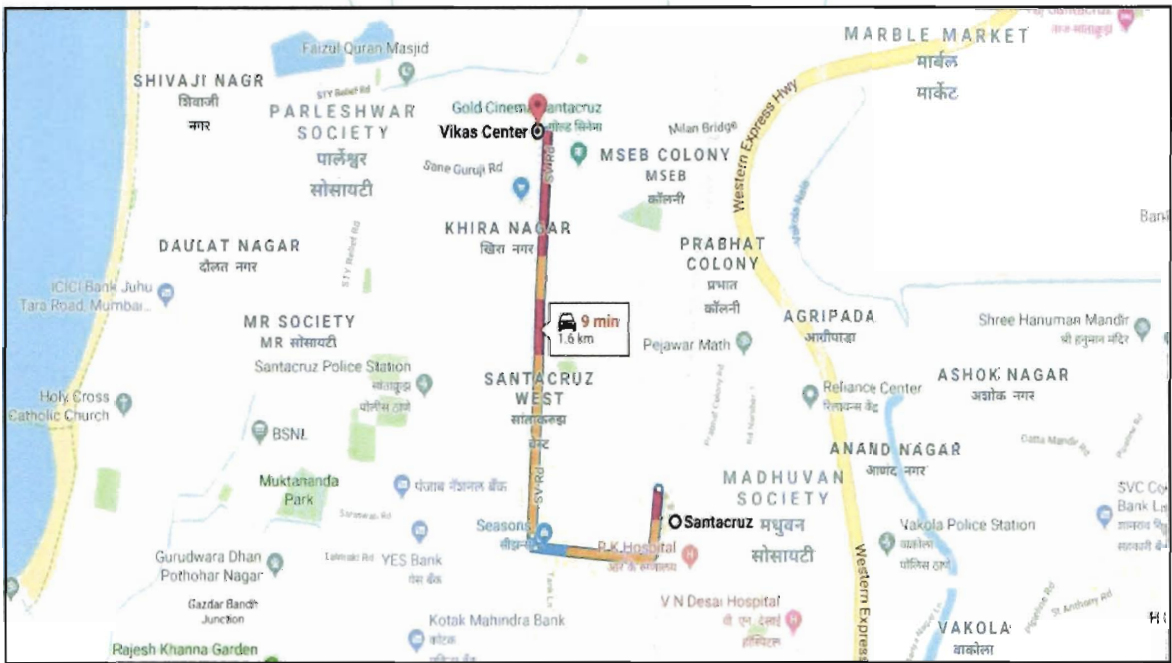
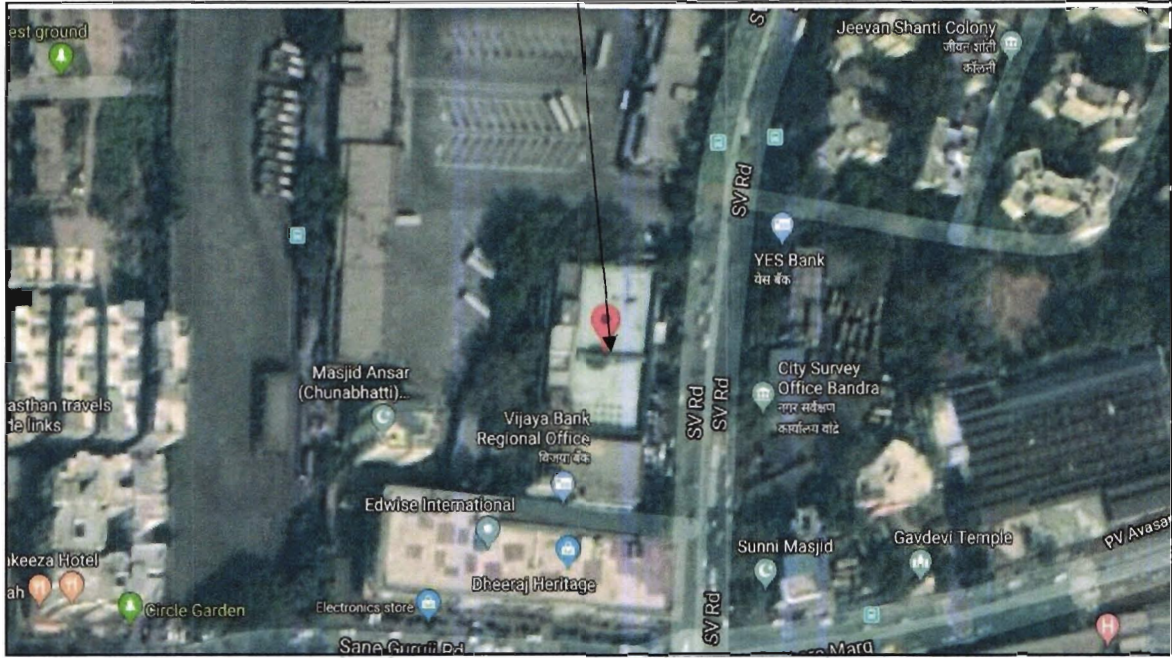


www.vastukala.org



Route Map of the property

Site u/r



Latitude Longitude - 19°05'26.0"N 72°50'16.7"E

Note: The Blue line shows the route to site from nearest railway station (Santacruz - 1.6 Km.)



Vastukala Consultants (I) Pvt. Ltd.

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Price Indicators

99acres Buy ▾ Property Type ▾ Type Location or Project/Society or Keyword SEARCH

Home > Commercial Property in Mumbai > Santacruz (West) > Shops > 50 to 75 Lac > Below 400 sq.ft. Posted on Jan 11, 2020 | Re

70 Lac @ 35,000 per sq.ft. Commercial Shops for Sale
 Estimated EMI = 55,909
 RERA STATUS **NOT AVAILABLE** Website: <https://maharera.mahaonline.gov.in>

Overview Owner Details Recommendations

PROPERTY (8)

Video (1/1) Photos (9)

Area
 Built up area: 200 sq.ft. (-18.58 sq.m.)

Price
 70 Lac • Govt Charges & Tax @ 35,000 per sq.ft.

Facing
 North

Configuration
 Commercial Shops with 1 Washroom

Address
 Milton Apartment Santacruz (West), Mumbai South West

Property Age
 10+ Year Old

Transaction Type **Resale** Property Ownership **Freehold** Property Code **L38736655**
www.99acres.com/L38736655

99acres Buy ▾ Property Type ▾ Type Location or Project/Society or Keyword SEARCH

Home > Commercial Property in Mumbai > Santacruz (West) > Shops > 20 to 30 Cr > Above 4000 sq.ft. Posted on Nov 28, 2019 | Re

30 Cr @ 63,197 per sq.ft. Commercial Shops for Sale
 Estimated EMI = 23,96,112
 RERA STATUS **NOT AVAILABLE** Website: <https://maharera.mahaonline.gov.in>

Overview Dealer Details

PROPERTY (8) Explore Locality Photos/Videos

Area
 Carpet area: 4747 sq.ft. (441.81 sq.m.)

Price
 30 Crore @ 63,197 per sq.ft. (Negotiable)

Facing
 North

Configuration
 Commercial Shops with 3 Washrooms

Address
 Santacruz (West), Mumbai South West


Property Age
 10+ Year Old

Photos not shared by advertiser
 Request Photos

Transaction Type **Resale** Property Ownership **Freehold** Flooring **Vitrified** Property Code **D47399044**
www.99acres.com/D47399044




Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

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महाराष्ट्र शासन



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बाजारमूल्य दर पत्रक

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Annual Statement of Rates

Year: 20192020 ▾ Language: English ▾

Selected District: मुंबई(उपनगर) ▾

Select Village: विलेपार्ले पश्चिम (अंधेरी) ▾

Search By: Survey No Location

Enter Survey No: 1608 Search

| उपविभाग | खुची नचीन | निवासी सदनिका | ऑफिस | दुकाने | औद्योगिक एकर (Rs.) | Attribute |
|--------------------------------------|-----------|---------------|--------|--------|--------------------|--------------------------|
| 37/188-रस्ता: स्वामी विवेकानंद मार्ग | 157500 | 214700 | 250600 | 396200 | 214700 | चौरस मीटर सि.टी.एस. नंबर |

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Fair Market Value** purpose as on dated **27th February 2020**.

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: ^(R)

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. 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.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. 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 have personally inspected the assets.
2. Reliance is based on the information furnished to us by the identifier AND/OR client.
3. 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 and the Valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
4. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding travelling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
5. In no event shall the Valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
6. **If it is proved that there is an apparent negligence on the part of a Valuer**, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees.

for the services rendered and in any case not exceeding the amount of ₹ 1,000 (Rupees One Thousand Only). All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.

7. The property is valued as though under responsible ownership.
8. It is assumed that the property is free of liens and encumbrances.
9. 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.

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

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 valued for this particular purpose at ₹ 34,87,32,402.00 (Rupees Thirty Four Crore Eighty Seven Lakh Thirty Two Thousand Four Hundred and Two Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd., ou,
email=sharad@vastukala.org, c=IN
Date: 2020.09.02 11:05:29 +05'30'



C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178



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