

Ref No:- **BOR68720221117**

 On the request of the Manager of **Aditya Birla Finance Ltd.**, **MEG** subject property was inspected on **23-11-2022** to assess its value and the details are as furnished below:

Valuation Report			
General			
Name of the Valuer	Creative Valuers & Engineers Pvt. Ltd		
Name of the Client	M/s. Eternal Building Assets Pvt Ltd	Initiation Date	17-11-2022
Vertical	MEG	Visit Date	23-11-2022
Case Reference Number		Report Date	
Name of the Property Owner	Mr. Kabir Viren Ahuja		
Location Details			
Property Address As Per TRF	Flat No. 103, Bandra Tideways CHS, St. John Baptist road, Bandra (W),		
Property Address As Per Visit	Flat No. 103, 1st Floor, Bandra Tideways CHSL, Plot No. 1121, Mount Mary, St. John Baptist Road, CTS No. B/1121 of Village Bandra, Bandra (W), Mumbai, 400050		
Property Address As Per Legal Documents	Flat No. 103, 1st Floor, Bandra Tideways CHSL, Plot No. 1121, Mount Mary, St. John Baptist Road, CTS No. B/1121 of Village Bandra, Bandra (W), Mumbai, 400050		
Main Locality	Bandra (W)	Sub Locality	Mumbai
Micro Location	Mount Mary	Landmark	.Near Corona Garden
Latitude	19.0491831	Longitude	72.826784
Has the Valuator Done Valuation for this property before?	Yes	If Yes, when	BOR53297190409
Property Type	External Visit Done		
Property Sub Type	Flat		
Locality	Mount Mary	Property Falling Within	Yes
Occupancy Level of the Surrounding	Refer Remarks		
Condition of the Site of the Property	Very Good		
Distance to Railway Station	1.8 Kms From Bandra Railway Station		
Distance to Bus Stop	Tobacco Company Bus Stop		
Distance of Plot From Main Road	Good		
Distance from City Center	1.8 Kms From Bandra Railway Station		
Distance from ABFL Branch	NA		
Width of the Approach Road	30 Feet Good Road		
Dimensions of the Property	Width 30 Feet Good Road	Depth in Feet	Refer Remark

Physical Approach to the Property		Good				
Legal Approach to the Property		Good				
Any other features like board of other financier indicating mortgage, notice of Court/any authority which may affect the security		Refer Remark				
<b>Property Details</b>						
Occupancy	Internal Visit Not Done	Occupied By	External Visit Done hence cannot Comment			
Occupied Since	External Visit Done	Name of the Occupant	External Visit Done			
Property Demarcated		Property Identification and Identified Through				
Project Category	Refer remarks					
Flat Configuration	1BHK-- As per Earlier report	Property Type	Flat			
Type of Structure	RCC Frame Structure	Property Holding	Freehold			
Total No. of Floors	Ground + 06 Floor	Area of Plot	Refer Remark			
Amenities	Good	Lift Facility	Internal Visit not Allowed hence Cannot Comment			
View of the Property	External Visit Done hence cannot Comment	Marketability	Good			
Quality of Construction	Average	Type of Parking	Refer Remark			
Exteriors of the Property	Average	Interiors of the Property	External Visit Done hence cannot Comment			
Maintenance of the Property	Average	Placement of the Property	Refer Remark			
Age of the Property and Source of Age of the Property	43 Years - As per Site Information	Residual Age	17 Years with periodic maintenance			
		Violation	Approved plans not provided hence cannot comment, Only External Visit done hence cannot comment			
<b>Unit Details</b>	<b>Drawing Room</b>	<b>Bedroom</b>	<b>Dining Room</b>	<b>Kitchen</b>	<b>Bathroom</b>	<b>Balcony</b>
Ground Floor						
First Floor						
2nd Floor						
Floor No.						
<b>Documentation Details</b>						
Technical Documents Available and Details of Documents Available		<b>Layout Plan</b> - Not Provided <b>Sanction Floor Plan</b> - Not Provided <b>CC No</b> - Not Provided <b>OC No</b> - Not Provided <b>BCC No</b> - Not Provided				
Legal Documents		As per earlier report - Copy of Registered Sale Deed made b/w Mrs. Sandra Rodricks AND Mr. Kabir Viren Ahuja of Dtd. 29th Dec, 2014 with Total Consideration Amount of Rs. 70,00,000/- (Registration No. 9868/2014 , SRO - Andheri-3)				

Set Back in Case of L+B	As per Plan	As per Site	Deviations	Remarks
Front				
Side (L)				
Side(R)				
Back				
<b>Area Details</b>				
<b>Detailing</b>		<b>Area in Sqft</b>		
Plot Area (as per documents)		NA		
Plot Area (as per plan)		NA		
Plot Area(as per physical)		NA		
Built Up Area (as per documents)		NA		
Built Up Area (as per plan)		NA		
Built Up Area (as per measurement)		NA		
<b>Valuation Details as per Land and Building Method</b>				
<b>Type</b>	<b>Area</b>	<b>Rate</b>	<b>Value</b>	
Plot	NA	NA	NaN	
Construction	0	NA	NNAN	
Value by Land & Building Method as on Date		NaN		
Value by Land & Building Method on Completion		NaN		
<b>Valuation Details as per Comparison Method</b>				
Carpet Area (as per documents)		As per earlier report -BUA - 500 sq. ft.		
Carpet Area (as per plan)		Not Provided		
Carpet Area (as per measurement)		External Visit Done		
Area Considered		315 sq. ft (Earlier measured Area)		
Loading %		30% on Carpet		
Super Built Up Area		410 sq. ft		
Rate		44000		
Value		<b>18040000</b>		
Car Park	Rate per Car Park	Total Value of Car Park		
0	0	0		
Amenities		0		
Other One Time Cost		0		
Value by Comparison Method as on date		18040000		
Value by Comparison Method on Completion		18040000		
Distress Value		14432000		

Insurance Value		34,00,000		
Government Rate		Rs. 29,287/-sq. ft. on BUA (For Residential)		
Percentage Completion	100%	Percentage Recommendation	100%	
Boundary Detailings				
Detailing	North	South	East	West
As per Deed / Layout	Documents Not Provided	Documents Not Provided	Documents Not Provided	Documents Not Provided
As per Actual	Lou Paul Building	Kanchan CHS	KC Marg	St John Baptist Road
Boundaries Matching	Document Not Provided			
<b>Remark</b>				
1:	As per institute request we have done external visit of the said property hence internal measurement and photographs are not possible			
2:	We have not received any documents for valuation report released on the basis of earlier report.			
3:	We have considered earlier report measured area for valuation.			
4:	As per earlier report -We have received initiation in the name of M/s. Eternal Building and provided Agreement is in the name of Mr. Kabir Viren Ahuja, we suggest institute to check the relation between them.			
5:	Open car parking space available with in the society.			
6:	We have done same case for same institute.			
Name of the Engineer visited	Refer Declaration	Name, Stamp & Signature of the Valuer		

## Location sketch for the property



### I/We Hereby Declare That:

- The property was inspected by MineshKumar Singh on 23-11-2022 in presence of External Visit Done
- The property/project was Externally Visited by MineshKumar Singh on 23-11-2022
- We have no direct or indirect interest in the unit/property valued. The Fair Market Value indicated in the report is an opinion of the value prevailing on the date of the visit and is based on market feedback on values of similar properties and the information/supporting document submitted or shown to us by the client. The client is free to obtain other independent opinion on the same. Changes In Socio-Economic, Economic Policy And Political Conditions Could Result In a Substantial changes in valuation.
- There are uncertainties in the real estate market due to precautionary Lockdown in leu of Covid19 pandemic and prolonged restriction. Market value estimated above is based on market reference and limited market transactions references till date. It is expected that market will remain volatile and property prices will be further affected in coming days.
- We do not possess legal expertise, please 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. This report does not certify or confirm any ownership or title of the property that has been valued. The legal documents pertaining to the ownership of the above said property has been referred to on its face value and it is presumed that client (Banks/FIS/HFCs/NBFCs) has got the same verified through its legal team. We do not certify the veracity of the documents. This report does not certify the legal or marketable title of any of the parties over the property.
- Our Valuation is only for the use of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents. The said report will not hold good / should not be used for any court / legal matters. The information contained herein is confidential and is intended solely for the addressee(s), This Report should Not Be Used For Wealth Tax/ Capital Gain/Income Tax purpose or valuation under Section 247 of the Companies Act.
- Our valuation is based on our experience and knowledge & this is an opinion only and does not stand as a guarantee for value it can fetch if disposed, due to any emergency in future. This report should be read with notes & disclaimers along with legal due diligence report. Value estimated herein is subject to these stipulations. It is presumed that the copy of documents is taken from the originals duly tested and verified by institute (clients). This report is prepared on the representations made in the copies of the documents submitted by you and no separate verification of original documents is carried out and no responsibility is taken for any false statements, misrepresentations or submission made in the documents submitted or for fraudulent documents submitted by the borrower/ representative/ developer/ institute.
- It is advisable for the lender or the party to go through to the contents of the report and any discrepancy if any should be brought to the notice of CVE within 30 days and CVE is not responsible for any change in contents after expiry for 30 days from the date of report.
- No structural survey of the subject property has been undertaken. For the purpose of this value assessment, we have assumed that the subject property has a clear title and all necessary approvals and permissions have been duly obtained.
- It must be noted that we have taken all possible measures to provide accurate location co-ordinates. However, the accuracy of

location co ordinates is also dependent on Cell tower, GPS accuracy and other technical parameters which are not under the control of valuer.

- CVE or any person involved in preparation of this report does not accept any contractual or any other form of liability for any loss or damages that may happen as a result of any person using the opinion, information or data from this report for purposes other than disclosed. This report is confidential to the addressee and shall not to be shared or reproduced wholly or in part. Any person or organization using this report shall do so at its own risk and CVE do not accept any liability for any direct/indirect loss.
- No claim arising out of or in connection with this valuation report may be brought against any member, employee, partner or consultant of CVE. CVE's total liability to any direct loss or damage caused by the negligence or breach of contract in relation to this instruction and valuation report is limited to the Professional fees specified in the terms of the engagement letter (if any). We do not accept any liability for any indirect or consequential loss.

**Report Maker :** Jyoti Ramdas Shirke

**Date:** 23-11-2022

**Place:** Borivali

Authorized Signatory  
For Creative Valuers & Engineers

**M/s. Eternal Building Assets Pvt Ltd**

Flat No. 103, 1st Floor, Bandra Tideways CHSL, Plot No. 1121, Mount Mary, St. John Baptist Road, CTS No. B/1121 of Village Bandra, Bandra (W), Mumbai, 400050



**Access Road**



**Elevation**



**Elevation**



**Engineer Selfie**