

Ref No:- **BOR68723221117**

 On the request of the Manager of **Aditya Birla Finance Ltd.**, **MEG** subject property was inspected on **18-11-2022** 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	18-11-2022
Case Reference Number		Report Date	
Name of the Property Owner	Mr. Pravin Kumar Agarwal and Mrs. Jyosna Pravin Agarwal		
Location Details			
Property Address As Per TRF	Flat No. 1105 & 1106, 11th Floor, Tower A (Falcon Crest), Raheja Sherwood CHSL, Nirlon Compound, Western Express Highway, Goregaon East, Mumbai		
Property Address As Per Visit	Flat No. 1105 and 1106, 11th Floor, Tower A, Falcon Crest, Raheja Sherwood, Cama Industrial Estate, Nirol Knowledge Park Road, Off. Western Express Highway, CTS No. 587(pt) and 586(pt) of Village Pahadi, Goregaon (E), District - Mumbai, 400063		
Property Address As Per Legal Documents	Flat No. 1105 and 1106, 11th Floor, Tower A, Falcon Crest, Raheja Sherwood, Cama Industrial Estate, Nirol Knowledge Park Road, Off. Western Express Highway, CTS No. 587(pt) and 586(pt) of Village Pahadi, Goregaon (E), District - Mumbai, 400063		
Main Locality	Goregaon (E)	Sub Locality	District - Mumbai
Micro Location	Cama Industrial Estate	Landmark	Near Hub Mall
Latitude	19.1544749	Longitude	72.8551658
Has the Valuator Done Valuation for this property before?	Yes	If Yes, when	BOR53304190409
Property Type	Vacant Residential Unit		
Property Sub Type	Flat		
Locality	Cama Industrial Estate	Property Falling Within	Yes
Occupancy Level of the Surrounding	Refer Remarks		
Condition of the Site of the Property	Very Good		
Distance to Railway Station	1.3 kms from Ram Mandir Railway Station		
Distance to Bus Stop	Hub Mall		
Distance of Plot From Main Road	Very Good		
Distance from City Center	1.3 kms from Ram Mandir Railway Station		
Distance from ABFL Branch	NA		

Width of the Approach Road		30 Feet (Good Condition)				
Dimensions of the Property	Width 30 Feet (Good Condition)			Depth in Feet		Refer Remark
Physical Approach to the Property			Very Good			
Legal Approach to the Property			Very Good			
Any other features like board of other financier indicating mortgage, notice of Court/any authority which may affect the security			Refer Remark			
Property Details						
Occupancy	Vacant		Occupied By		Vacant	
Occupied Since	Vacant		Name of the Occupant		Vacant	
Property Demarcated	Person Met at Site,Walls		Property Identification and Identified Through		Person Met at Site,Walls	
Project Category	Refer remarks					
Flat Configuration	4BHK (Pair of 2BHK)		Property Type		Flat	
Type of Structure	RCC Frame Structure		Property Holding		Freehold	
Total No. of Floors	Stilt + 1st to 16th Floor		Area of Plot		Refer Remark	
Amenities	Very Good		Lift Facility		2	
View of the Property	Building View		Marketability		Very Good	
Quality of Construction	Good		Type of Parking		Refer Remark	
Exteriors of the Property	Good		Interiors of the Property		Good	
Maintenance of the Property	Good		Placement of the Property		Refer Remark	
Age of the Property and Source of Age of the Property		19 Years - As per Site Information		Residual Age		41 Years with periodic maintenance
				Violation		Approved plans not provided hence cannot comment,Change in Unit Configuration,Internal Changes done in Unit,Two or more Individual Units Merged
Unit Details	Drawing Room	Bedroom	Dining Room	Kitchen	Bathroom	Balcony
Ground Floor						
First Floor						
2nd Floor						
Floor No.						
Documentation Details						
Technical Documents Available and Details of Documents Available			Layout Plan - Not Provided			
			Sanction Floor Plan - Not Provided			
Legal Documents			CC No - Not Provided			
			OC No - Not Provided			
Legal Documents			BCC No - Not Provided			
			As per earlier report - Flat No. 1105 - Copy of Registered Agreement for sale			

made B/w M/s. K Raheja Univarsal Pvt. Ltd. AND Mr. Pravin Kumar Agarwal and Mrs. Jyosna Pravin Agarwal of Dtd. 24th March 2005 with total consideration amt. of Rs. 30,04,750/- (Reg. No. 1649/2005 SRO - BDR10)

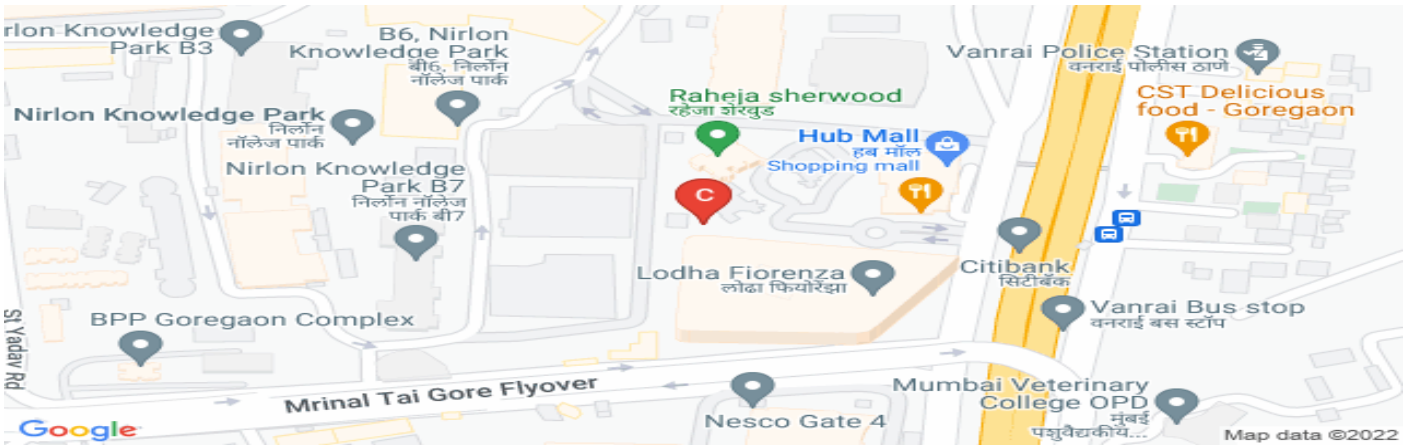
Flat No. 1106 - Copy of Registered Agreement for sale made B/w M/s. K Raheja Univarsal Pvt. Ltd. AND Mr. Pravin Kumar Agarwal and Mrs. Jyosna Pravin Agarwal of Dtd. 24th March 2005 with total consideration amt. of Rs. 31,04,750/- (Reg. No. 1650/2005 SRO - BDR10)

Set Back in Case of L+B	As per Plan	As per Site	Deviations	Remarks				
Front								
Side (L)								
Side(R)								
Back								
Area Details								
Detailing			Area in Sqft					
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					
Valuation Details as per Land and Building Method								
Type	Area	Rate	Value					
Plot	NA	NA	NaN					
Construction	0	NA	Nav					
Value by Land & Building Method as on Date		NaN						
Value by Land & Building Method on Completion		NaN						
Valuation Details as per Comparison Method								
Flat No.	Agreement Area(As per earlier report)	Derived CA(BUA/1.2) - As per earlier report						
1105	BUA - 813	677						
1106	BUA - 813	677						
Total	BUA - 1626	1354						
Carpet Area (as per documents)			CA- 1354 sq.ft (Refer Table)					
Carpet Area (as per plan)			Not Provided					
Carpet Area (as per measurement)			1462 sq. ft. + Balcony - 63 sq. ft.					

Area Considered		1354 sq. ft.		
Loading %		50% on Carpet		
Super Built Up Area		2031 sq. ft.		
Rate		22000		
Value		44682000		
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		44682000		
Value by Comparison Method on Completion		44682000		
Distress Value		35745600		
Insurance Value		32,52,000/-		
Government Rate		Rs. 12021/- per sq.ft. on BUA (For Residential)		
Percentage Completion	100%	Percentage Recommendation	100%	
Boundary Detailings				
Detailing	North	South	East	West
As per Deed / Layout	Details not mentioned in earlier report	Details not mentioned in earlier report	Details not mentioned in earlier report	Details not mentioned in earlier report
As per Actual	Nirol Knowledge Park Road and Oracle Building	Lodha Fiorenza	Hub Mall and W.E. Highway	Nirlon Park
Boundaries Matching	Details not mentioned in Document			
Remark				
1:	The said property is vacant 4BHK (pair of 2BHK) flat on 11th Floor in the St. + 16 floors of the building with two lifts.			
2:	Flat No. 1105 and 1106 are internally wall merged with entrance from Flat No. 1106 and the entrance of Flat No. 1105 being permanent closed, Kitchen being used in Flat No. 1106.			
3:	Earlier we have received the copy of Registered agreement and CC for our reference but the provided CC is for building no. 01 and the same cannot be confirmed by the provided agreement, institute to note.			
4:	We have not received OC, CC and approved Plan for valuation.			
5:	Report released on the basis of earlier report, We have considered earlier report area for valuation.			
6:	Additionally Rs. 07 Lakh per covered car parking can be considered subjected to authentic documents.			

7:	We have done same case for same institute once.		
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 Pratik Nathuram Mhaprolkar on 18-11-2022 in presence of Mr. Sanjay Kumar Gupta
- 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.

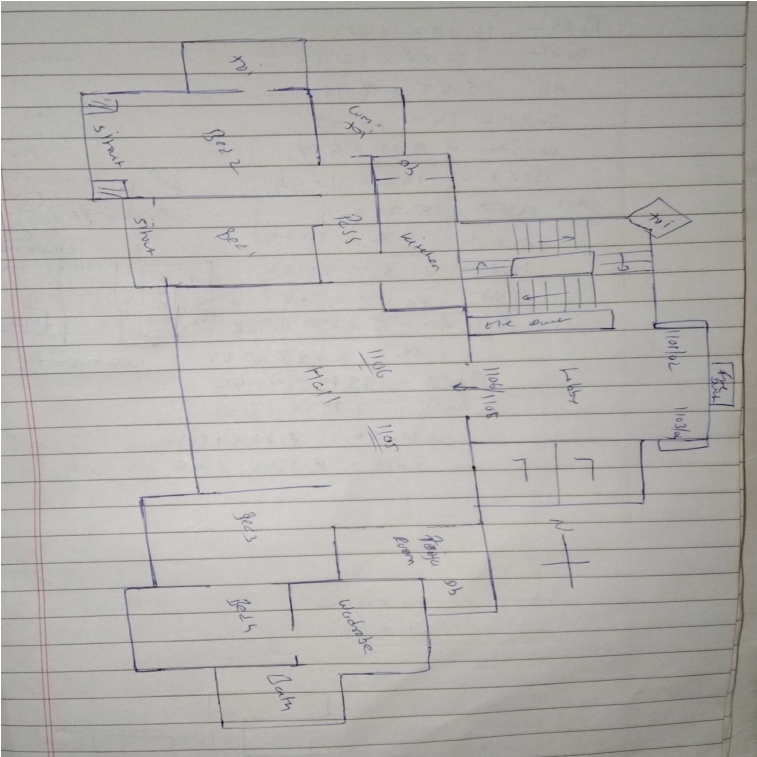
Report Maker : Priyanka Gupta

Date: 18-11-2022

Place: Borivali

Authorized Signatory
For Creative Valuers & Engineers

Drawing Template



M/s. Eternal Building Assets Pvt Ltd

Flat No. 1105 and 1106, 11th Floor, Tower A, Falcon Crest, Raheja Sherwood, Cama Industrial Estate, Nirol Knowledge Park Road, Off. Western Express Highway, CTS No. 587(pt) and 586(pt) of Village Pahadi, Goregaon (E), District - Mumbai, 400063



Approach Road



Elevation



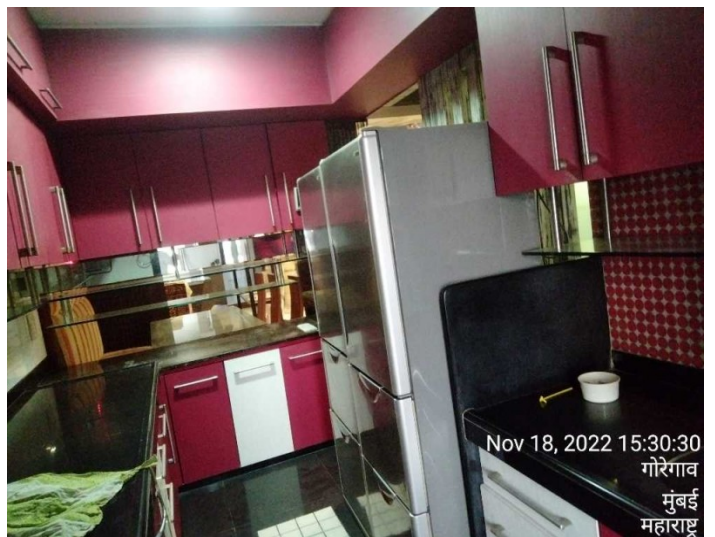
Name of society Board



lift pannel



Living Room



Kitchen

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Bedroom



Passage area