

Ref No:- **BOR68719221117**

 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	Mrs. Shalini Alok Agarwal		
Location Details			
Property Address As Per TRF	Garuda house, Row house No. F, Plot no 142, CTS no. 97-A/36 and 97-A/36/1, N ^o Hanuman Temple, Cheerangilal Mehta Road, Upper Govind Nagar, Malad (E), Mumbai		
Property Address As Per Visit	Garuda House, Gr./St. + 03 Floors, F Wing, Plot No. 142, Upper Govind Nagar, Hanuman Mandir Road, CTS No. 97-A/36 of Village Chincholi Malad East, Malad (E), Mumbai, 400097		
Property Address As Per Legal Documents	Garuda House, Gr./St. + 03 Floors, F Wing, Plot No. 142, Upper Govind Nagar, Hanuman Mandir Road, CTS No. 97-A/36 of Village Chincholi Malad East, Malad (E), Mumbai, 400097		
Main Locality	Malad (E)	Sub Locality	Mumbai
Micro Location	Upper Govind Nagar	Landmark	Near Kailashpuri Hanuman Mandir
Latitude	19.1753421	Longitude	72.8540355
Has the Valuator Done Valuation for this property before?	Yes	If Yes, when	BOR53300190409
Property Type	Vacant		
Property Sub Type	Row House		
Locality	Upper Govind Nagar	Property Falling Within	Yes
Occupancy Level of the Surrounding	Refer Remarks		
Condition of the Site of the Property	Good		
Distance to Railway Station	2 kms from Goregaon Railway Station		
Distance to Bus Stop	Upper Govind Nagar Bus Stop		
Distance of Plot From Main Road	Average		
Distance from City Center	2 kms from Goregaon 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			Average			
Legal Approach to the Property			Average			
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 (Since 1.5 Years)		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	Entire Row House		Property Type	Row House		
Type of Structure	RCC Frame Structure		Property Holding	Freehold		
Total No. of Floors	Ground/Stilt + 01st to 03rd + Terrace		Area of Plot	Refer Remark		
Amenities	Good		Lift Facility	1		
View of the Property	Garden View		Marketability	Good		
Quality of Construction	Average		Type of Parking	Refer Remark		
Exteriors of the Property	Average		Interiors of the Property	Needs Maintenance		
Maintenance of the Property	Average		Placement of the Property	Refer Remark		
Age of the Property and Source of Age of the Property	23 Years - As per OC		Residual Age	37 Years with periodic maintenance		
			Violation	Internal Changes done in Unit,Non FSI Area enclosed in to the 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 - As per earlier report -Copy of Sanction Plans- Ref. No. CE/7187/BP/WS/AP of Dtd. 11th July 1997 Valid for St./Gr. + 03 Floors CC No - As per earlier report - Copy of CC Ref. No. CHE/7187/BP/WS/AP/AR of Dtd. 18th Oct 1996 Permission for the development work of the proposed residential building on the plot bearing CTS No. 97-A/36 of Village Chincholi Malad East - Valid upto Stilt Level Only Further Amended on 11th July 1997 for the entire work i.e. St. + 03 Floors as per approved amended plans of Dtd. 11th July 1997.			

		<p>OC No - As per earlier report -Copy of OC Ref. No. CE/7187/BP/WS/AP of Dtd. 30th Aug 1999 Permission to occupy the completed building comprising of St. + 03 Floors on the plot bearing CTS No. 97-A/36 of Village Chincholi Malad East</p> <p>BCC No - Not Provided</p>						
Legal Documents		<p>As per earlier report -Copy of Registered Conveyance Deed made B/w M/s. Mediworld Publications Pvt. Ltd. AND Mrs. Shalini Alok Agarwal of Dtd. 05th April 2007 with total consideration amt. of Rs. 41,00,000/- (Reg. No. 2611/2007 SRO - Borivali 06)</p>						
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		NA			
Value by Land & Building Method as on Date			NA					
Value by Land & Building Method on Completion			NA					
Valuation Details as per Comparison Method								
Floor Number	As per Measurement	Sanction Plan Area (sq. ft.) - As per earlier report						
Ground	705 sq. ft.	61						
01st Floor	915 sq. ft.	429						
02nd Floor	759 sq. ft.	446						
03rd Floor	769 sq. ft.	444						
Terrace	408 sq. ft.							

Total	1380 + OA- 1768 + 408 terrace	1380						
Carpet Area (as per documents)				BUA - 1436 sq. ft - As per earlier report				
Carpet Area (as per plan)				Refer table				
Carpet Area (as per measurement)				1380 sq.ft. + Other Area- 1768 + Terrace- 408				
Area Considered				1380 sq. ft.				
Loading %				40% on Carpet				
Super Built Up Area				1932 sq. ft.				
Rate				23000				
Value				44436000				
Car Park			Rate per Car Park		Total Value of Car Park			
1- As per earlier report			800000		800000			
Amenities				0				
Other One Time Cost				0				
Value by Comparison Method as on date				45236000				
Value by Comparison Method on Completion				45236000				
Distress Value				36188800				
Insurance Value				Rs. 27,60,000/-				
Government Rate				11,289/- per sq. ft. on BUA for Residential				
Percentage Completion		100%		Percentage Recommendation		Good		
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		Satsang Complex		Open Plot and Kailashpuri Mandir		Shri. Ranjilal Murarka Marg		Upper Govind Park
Boundaries Matching		Details not mentioned in Document						
Remark								
1:	The said property is a vacant row house comprising of Gr/St. + 03 Floors with one lift.							
2:	As per site observation, 3rd floor is in bad condition i. e. plaster cracks, leakage patches has been observed also plaster cracks has been observed on terrace hence need maintenance work to be done							
3:	There are a total of 06 Wings in the society with one row house in each, so sometimes Row House are							

	also known as the name of the wing.		
4:	We have not received any documents this time, report released on the basis of details mentioned in earlier report		
5:	We have received the initiation in the name of M/s. Eternal Building Assets Pvt Ltd Row House but earlier provided documents in the name of Mrs. Shalini Alok Agarwal, suggest institute to check and verify the relation between the same.		
6:	As per site observation Row House No. F is merged with Row House No. E by removing common partition wall having entrance from Row House No. F. The said property ground, 1st and 3rd partition wall removed and merged, 2nd floor partition wall not removed		
7:	The said property was vacant at the time of visit and earlier it was used as commercial		
8:	As per institute mail we have considered earlier report plan area for valuation		
9:	Parking area of the property is used as storage onsite		
10:	Lift is not in working condition at the time of visit.		
11:	We have considered one car park for valuation as mentioned in earlier report		
12:	We have done the same case for same institute in the month of April 2019		
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/project was Externally Visited by Pratik Nathuram Mhaprolkar on 18-11-2022
- It should be noted that property is under construction and report is based upon the facts and details available on the date of assessment. Periodical review of the same is required. Any changes in development rules and/or change in jurisdiction of approving authority/policy/scheme could result in a substantially different outcome of final product. CVE takes no responsibility for changes in such conditions.
- 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

