

Mr. Kunal R. Shah, Asst. Manager, Fort Branch has visited the residential premises at Fort dated 29/11/2022. Overall visit was found to be satisfactory. Detailed visit report is attached in the file.

Mr. Kunal R. Shah, Asst. Manager, Fort Branch has visited the factory premises at Vasai dated 30/11/2022. Overall visit was found to be satisfactory. Detailed visit report is attached in the file.

**G1 PROPERTY DETAILS:**

Address of the property	Flat No.501, 5 <sup>th</sup> Floor, Datar Niwas CHS Ltd., 87, Bazar Gate Street, Fort, Mumbai-400 001.
Area	70.27 Sq. mtrs. (Built up) i.e. 756 Sq. ft. (Built-up)
Date of Agreement	29/12/2020
Registration Details	BB11-7-2021 dated 01/01/2021
Name of Regd. Owners	Mr. Dhanji Dubariya & Mrs. Bhavna Dubariya
Fair Market Value	Rs. 2,26,80,000/- (756 sq. Ft * Rs. 30,000/- per sq. Ft.)
Realisable Value	Rs. 2,04,12,000/-
Distress Value	Rs. 1,81,44,000/-
(Value as per valuation report dated 23/03/2021 of M/s. Praksis Consultants & Valuers Pvt. Ltd).	

**Legal Opinion:-**

As per fresh legal opinion of Adv. Vijay Chavan, Legal Advisor, dtd. 21/12/2020, the said property can be accepted as security. The points to be complied as mentioned in the said legal opinion have been complied at the time of takeover of Home Loan from the previous owners Mr. Manilal V. Gala and Mrs. Neelam M. Gala. NOC and lien creation letter from the society to mortgage dated 30/12/2020 is taken on Bank record.