

**Vastukala Consultants (I) Pvt. Ltd.**  
121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

**VALUATION REPORT (IN RESPECT OF UNIT)**

I General	
1.	Purpose for which the valuation is made : To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection : 16.02.2022
	b) Date on which the valuation is Made : 17.02.2022
3.	<b>List of documents produced for perusal:</b> i) Copy of Agreement for sale dated 17.10.2005. ii) Copy of Occupancy Certificate No. CE / 824 / BSZ / II / AP dated 07.04.1978 issued by Municipal Corporation of Greater Mumbai. iii) Copy of Society Share Certificate No. 168 transferred on 02.05.2007 in the name of M/s. Xtron Traders. iv) Copy of previous valuation report dated 15.12.2018 issued by M. B. Sabnis & Co.
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : <b>M/s. Xtron Traders</b>  <b>Address:</b> Industrial Unit No. 256, 2 <sup>nd</sup> Floor, "Guru Gobind Singh Industrial Premises Co-op. Society Ltd.", Guru Gobind Singh Industrial Estate, Off. Western Express Highway, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Amar Mapara (Owner) Contact No.: 9833917501  Proprietorship Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.) : The property is an Industrial Unit is located on 2 <sup>nd</sup> Floor. The composition of Unit is single unit + Cabin + Loft. Total Height of unit is 3.64 mtr. & Loft is 1.67 mtr. The property is at 650 Mtr. travelling from nearest railway station Ram Mandir.
6.	Location of property : a) Plot No. / Survey No. : Old Survey No. 100/1(P), 82/9, 89(P) b) Door No. : Industrial Unit No. 256 c) C.T.S. No. / Village : CTS No. 219(P), 222(P), 213(P) of Village – Goregaon d) Ward / Taluka : 'P/South' Ward, Taluka – Borivali e) Mandal / District : District – Mumbai Suburban f) Date of issue and validity of layout of approved map / plan : Copy of Approved plan were not provided and not verified. g) Approved map / plan issuing authority : h) Whether genuineness or authenticity of approved map/ plan is verified : N.A.

Vastukala Consultants (I) Pvt. Ltd.  
An ISO 9001:2015 Certified Company

