

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Kaushik B. Gathani**

Industrial Gala No. 25, Ground Floor, "**Hindustan Kohinoor Premises Co-Op. Soc. Ltd.**",
Hindustan Kohinoor Industrial Complex, Lal Bahadur Shastri Marg, Village – Hariyali, Vikhroli (West),
Mumbai, Pin code - 400 083, State - Maharashtra, Country - India

Latitude Longitude: 19°07'05.1"N 72°55'39.2"E

Valuation Done for:

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State Bank of India

Diamond Garden Branch, Chembur

Unit/Building No. 11, Ground Floor, Corporate Park, Sion Trombay Road,
Chembur, Mumbai - 400 071, State - Maharashtra, Country - India

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To,
The Branch Manager,
State Bank of India
Diamond Garden Branch Chembur
 Unit/Building No. 11, Ground Floor, Corporate Park,
 Sion Trombay Road, Chembur, Mumbai - 400 071,
 State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF GALA)

I	General	
1.	Purpose for which the valuation is made	: To assess value of the property for Banking Purpose.
2.	a) Date of inspection	: 12.05.2022
	b) Date on which the valuation is made	: 26.05.2022
3.	List of documents produced for perusal	:
	i) Copy of Agreement of Sale dated 07.07.1997 ii) Copy of Deed of Confirmation entered in June 1998 between M/s. Ganga Construction Ltd. And Mr. Kaushik B. Gathani. iii) Copy of Occupation Certificate vide No. CE / 420 / BPES / AS dated 06.05.1997 issued by MCGM. iv) Copy of Share Certificate No. 026 dated 13.08.2009 in the name of Kaushik B. Gathani.	
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)	Mr. Kaushik B. Gathani Address: Industrial Gala No. 25 on Ground Floor, "Hindustan Kohinoor Premises Co-Op. Soc. Ltd.", Hindustan Kohinoor Industrial Complex, Lal Bahadur Shastri Marg, Village – Hariyali, Vikhroli (West), Mumbai, Pin code - 400 083, State - Maharashtra, Country - India Contact Person: Mr. Kaushik B. Gathani (Owner) Contact. No.: +91 98193 86845 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	The property is an Industrial Gala located on Ground Floor along with attached Basement. The composition is: Ground Floor: Office Space + Cabin + Toilet. Height 9' Basement: Office space + Pantry + Toilet. Height 8' Mezzanine: Storage. Height 5' The property is at 1.3 Km. distance from nearest railway station Vikhroli.
6.	Location of property	:
	a) Plot No. / Survey No.	: -
	b) Door No.	: Industrial Gala No. 25
	c) C. T.S. No. / Village	: C.T.S. Nos. 99, 100, 100/1 to 100/33 of Village Hariyali
	d) Ward / Taluka	: Taluka – Kurla

