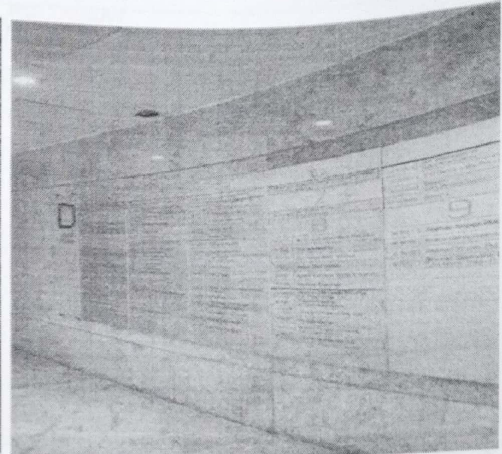
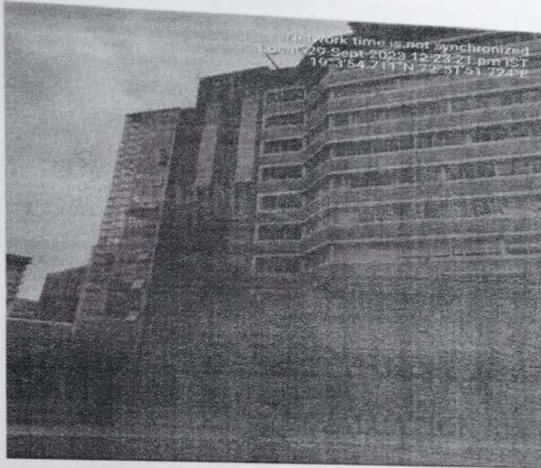


VALUATION REPORT

OF

**OFFICE NO. DE8090-A, 8th FLOOR, D-TOWER
'BHARAT DIAMOND BOURSE COMPLEX', ZONE NO. 31, SUBZONE NO. 31/173,
CTS No. 4207, PLOT NO. C-28, G BLOCK OF VILLAGE - KOLEKALYAN, BANDRA-
KURLA COMPLEX (BKC), BANDRA EAST, MUMBAI- 400051**



PURCHASED BY

**M/s. SHIVAM
(PARTNER- MR. SAMRESH R. PALSHEKAR)**

**CENTRAL BANK OF INDIA
CORPORATE FINANCE BRANCH
BANDRA KURLA COMPLEX**

14.1	Latitude, Longitude & Co-ordinates of office	: Latitude : 19°3'53.802" N Longitude : 72°51'51.63" E
15.	Extent of the site considered for valuation (least of 13 A & 13 B)	: NA
16.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	: Tenant Occupied (M/s. Decent Impex)
II. APARTMENT BUILDING		
1.	Nature of the Apartment	
2.	Location	: Commercial
	T.S. No.	: BKC, Bandra East
	Block No.	: -
	Ward No.	: -
	Village/ Municipality / Corporation	: Office No. DE-8090A
	Door No., Street or Road (Pin Code)	: Zone No. 31, Subzone No. 31/173
3.	Description of the locality Residential / Commercial / Mixed	: Village - Kolkalyan : 400051
4.	Year of Construction	: Commercial
5.	Number of Floors	: 2008
6.	Type of Structure	: Basement + Ground + 9 Upper Floors
7.	Number of Dwelling units in the building	: RCC frame structure
8.	Quality of Construction	: -
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	: Good
	Lift	
	Protected Water Supply	: 3 Lifts
	Underground Sewerage	: Yes
	Car Parking - Open/ Covered	: Yes
	Is Compound wall existing?	: Yes
	Is pavement laid around the Building	: Yes
III Office		
1.	The floor on which the office is situated	: -
2.	Door No. of the office	: 8 th Floor
3.	Specifications of the office	: Office No. DE-8090A
	Roof	
	Flooring	: RCC
	Doors	: Vitrified Tiles Flooring
	Windows	: Wooden & Glass Door
	Fittings	: Aluminum Sliding Window
	Finishing	: Concealed
4.	House Tax	: Good
	Assessment No.	: NA
	Tax paid in the name of	: NA
	Tax amount	: NA
5.	Electricity Service Connection no.	: NA
	Meter Card is in the name of	: NA
6.	How is the maintenance of the office?	: Good
	Sale Agreement executed in the name of	: M/s. Shivam (Partner: Samresh R. Palsetkar)
8.	What is the undivided area of land as per Sale Deed?	: NA
9.	What is the plinth area of the office?	: Built Up Area: 931 sq. ft. (As per Maintenance Bill)

1.	What is the floor space index (app.)	: NA
1.	What is the Carpet Area of the office?	: Carpet Area: 665 sq. ft. (As per Measurement)
2.	Is it Posh/ I class / Medium / Ordinary?	: I Class
3.	Is it being used for Residential or Commercial Purpose?	: Commercial
4.	Is it Owner-occupied or let out?	: Tenant Occupied (M/s. Decent Impex)
5.	If rented, what is the monthly rent?	: Rs. 130000/- to Rs. 140000/- per month
IV MARKETABILITY		
1.	How is the marketability?	: Good
2.	What are the factors favoring for an extra Potential Value?	: Property situated at 2.5-3 km from Kurla Railway Station. All civic amenities available nearby. Land mark - Near City & ICICI Bank
3.	Any negative factors are observed which affect the market value in general?	: No
V Rate		
1.	After analyzing the comparable sale instances what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	: Prevailing rate Rs. 41,000/- to Rs. 43,000/- per sq. ft. on built up area Rate adopted Rs. 42,000/- per sq. ft. on built up area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	: Rs. 41,000/- to Rs. 43,000/- per sq. ft. on built up area
3.	Break-up for the rate	: Composite method is adopted for valuation
	i) Building + Services	: NA
	ii) Land + Others	: NA
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: Rs. 345060 per sq. mtr.
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate	: NA
	Replacement cost of flat with Services(v (3)i)	: NA
	Age of the building	: 15 Years
	Residual Life of the building estimated	: 45 Years
	Depreciation percentage assuming the salvage value as 10%	: NA
	Depreciated Ratio of the building	: NA
b.	Total composite rate arrived for valuation	: Rs. 42,000/- per sq. ft.
	Depreciated building rate VI (a)	: NA
	Rate for Land & other V (3)ii	: NA
	Total Composite Rate	: Rs. 42,000/- per sq. ft.
C.	Remark	: 1. We have received Sale Agreement of office no. DE 8090. But on site is divided into two offices DE8090A & DE8090B. Total Area of office DE 8090 is Saleable/Built-up 1484 sq. ft. (DE8090A= 931 sq. ft. + DE8090B =553 sq. ft.) 2. Built up Area considered for office DE 8090A as per maintenance bill is 931 sq. ft.

VII. Details of Valuation:

Sr. No.	Description	Built Up Area	Rate per sq. ft. Rs.	Estimated Value Rs.
1	Present value of the office	931 sq. ft.	Rs. 42,000/-	Rs. 3,91,02,000
2	Car Parking	1 No.	LS	Rs. 10,00,000
	Total			Rs. 4,01,02,000/-

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 4,01,02,000/- (Rupees Four Crore One Lakhs Two Thousands Only)**

The book value of the above property as per Index II : NA

Net Realizable Value is **Rs. 3,60,91,800/- (Rupees Three Crore Sixty Lakh Ninety One Thousands Eight Hundred Only)**

The distress value **Rs. 3,20,81,600/- (Rupees Three Crore Twenty Lakhs Eighty One Thousands Six Hundred Only)**

Insurable value: **Rs. 18,62,000/- (Rupees Eighteen Lakhs Sixty Two Thousand Only)**

Place: **Mumbai**
Date: **30/09/2023**

For, M. C. Jain & Associates

The under signed has inspected the property detailed in the Valuation Report dated _____ on _____ (Rs. _____ only).
Date: _____

Signature

(Name of the Branch Manager with office Seal)

**Dipti Jain
(Partner)**