



ARCHITECTS, ENGINEERS, SURVEYORS,  
INT. DESIGNERS, GOVT. REGD. VALUERS,  
ARBITRATORS & FIRE LOSS ASSESSORS.

# Vastukala

H.O.: ABOVE SHRIHARI MANGAL KARYALAYA,  
PANDURANG WADI, 1ST LANE, DOMBIVLI (E) 421 201  
Dist: Thane Mob.: 9870070121 / 9769442655 / 9821299221  
E-mail : vastukala1@rediffmail.com / vdbSpl@gmail.com  
chikodikedar@gmail.com • Website : www.vdbSpl.com

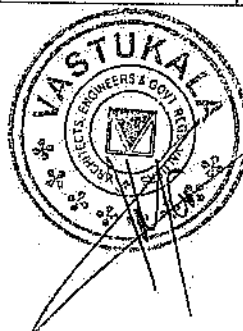
VAL/CBOI/103/2021

Date : 21.04.2021

To:  
The Chief Manager,  
Central Bank of India,  
CFB Branch  
M.G. Road, Fort,  
Mumbai - 400001

## VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)

I.	<b>GENERAL</b>	
1.	Purpose for which the valuation is made	
2.	a)	Date of inspection : 19.04.2021
	b)	Date on which the valuation is made : 21.04.2021
3.	List of documents produced for perusal	
	Certificate of Incorporation Pursuant to change of Name from FUTURE RETAIL LTD to FUTURE ENTERPRISES LTD. (Refer ROC dtd 04.05.2016)	
	Deed of Confirmation between FUTURE RETAIL LIMITED (Formerly Known As Pantaloon Retail (I) Ltd) - First confirming Party & PIL INDUSTRIES LTD (Formerly known as PANTALOOON INDUSTRIES LTD) - Second Confirming Party dtd. 22.12.2014	
	Certified True copy of Resolution Passed at the Meeting of Committee of Directors of Future Retail Ltd held on 21 <sup>st</sup> November 2014	
	Agreement for Sale between seller M/s. BANSI Silk Mills & Purchaser M/s. Pantaloon Retail (I) Ltd dtd 04.05.2005	
	Agreement for Sale between seller M/s. Image Apparels Pvt Ltd and Purchaser M/s. Pantaloon Retail (I) Ltd dtd 09.08.2004	
	Indenture between Mr. Abdul Karim R Patel, Mr. Gulam Hussain R Patel, Mr. Yusuf R patel (Sellers) and M/s. Pantallion Industris Ltd, M/s. Pantaloon Retials (I) Ltd, M.s, Bansil Silk Mills, M/s. Image Apprels Pvt Ltd, Mr. Arvidn Sekasaria & Mr. Sanjay Seksaria as purchasers dtd 31.07.2001	
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)	FUTURE ENTERPRISES LTD (COMPANY)

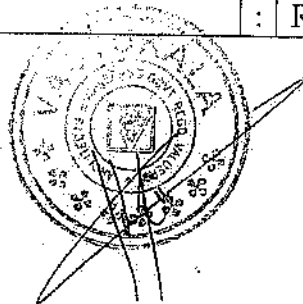


**Vastukala**REGD ARCHITECT,  
GOVT. REGD. VALUERS & ENGINEERS

VAL/CBOI/103/2021

Date : 21.04.2021

5.	Brief description of the property	:	Commercial Building known as "KNOWLEDGE HOUSE" on Plot No. 5-B, CTS No. 24 (Pt) & 27 (Pt) village : Majas, at Shyam Nagar, Jogeshwari (E), Mumbai
6.	Location of property		
	a) Plot No. / Survey No.	:	Plot No. 5-B, CTS No. 24 (Pt) & 27 (Pt)
	b) Door No.	:	N.A.
	c) T.S. No. / Village	:	Village : Majas,
	d) Ward / Taluka	:	Andheri
	e) Mandal / District	:	Dist. : Mumbai
7	Postal address of the property	:	FUTURE ENTERPRISES LTD "KNOWLEDGE HOUSE" on Plot No. 5-B, CTS No. 24 (Pt) & 27 (Pt) village : Majas, at Shyam Nagar, Jogeshwari (E), Mumbai
8	City / Town	:	Jogeshwari - Mumbai
	Residential Area	:	N.A.
	Commercial Area	:	Yes
	Industrial Area	:	N.A.
9	Classification of the area		
	i) High / Middle / Poor	:	Upper Middle class
	ii) Urban / Semi Urban / Rural	:	Urban Area
10	Coming under Corporation limit / Village Panchayat / Municipality	:	M.C.G.M.
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	:	NA.
12	In case it is an agricultural land, any conversion to house site plots is contemplated	:	N.A.
13	Boundaries of the property	:	
	North	:	UPS Express Pvt Ltd
	South	:	Road
	East	:	Bhagat House
	West	:	Road

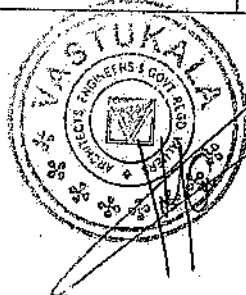


**Vastukala**REGD ARCHITECT,  
GOVT. REGD. VALUERS & ENGINEERS

VAL/CBOI/103/2021

Date : 21.04.2021

14.1	Dimensions of the site	:	a	b
			As per the Deed	Actuals
	North	:	As per Agreement, the total plot area is 3407 sq.mtrs Basement - 6311 sq.ft. Ground + 2 upper floor - 37000sq.ft.	
	South	:		
	East	:		
	West	:		
14.2	Latitude, Longitude and Coordinates of the site.	:	Latitude : 19.137066 Longitude : 72.862476	
15	Extent of the site	:	As per Agreement, the total plot area is 3407 sq.mtrs Basement - 6311 sq.ft. Gr + 2 upper flr - 37000sq.ft.	
16	Extent of the site considered for valuation (least of 14a & 14b)	:	Total plot area - 3407 sq.mtrs Basement - 6311 sq.ft. Gr + 2 upper flr - 37000 sq.ft.	
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II.	CHARACTERSTICS OF THE SITE			
1	Classification of locality	:	Upper Middle class	
2	Development of surrounding areas	:	Developing area	
3	Possibility of frequent flooding/ submerging	:	Normally Free	
4	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	within 1-1.5 km distance	
5	Level of land with topographical conditions	:	Levelled land	
6	Shape of land	:	N.A.	
7	Type of use to which it can be put	:	Commercial purpose	
8	Any usage restriction	:	Commercial use	
9	Is plot in town planning approved layout?	:	Yes	
10	Corner plot or intermittent plot?	:	Intermittent plot	
11	Road facilities	:	Yes	
12	Type of road available at present	:	Tar Road	
13	Width of road - is it below 20 ft. or more than 20 ft.	:	Above 20 ft road	





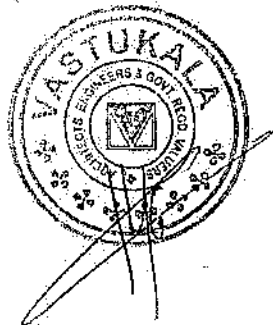
VAL/CBOI/103/2021

Date : 21.04.2021

14	Is it a Land - Locked land?	:	No
15	Water potentiality	:	Yes
16	Underground sewerage system	:	Yes
17	Power supply is available in the site	:	Yes
18	Advantages of the site	:	
	1. The property is situated at near Western Express Highway and connecting to Mumbai Suburban by Road or Railway and Airport.		
19	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from Sea-coast / Tidal level must be incorporated.)	:	N.A.
	1.	:	
	2.	:	

**PART - A (LAND)**

1	Size of plot	:	As per document - 3407 sq.mtrs
	North & South	:	
	East & West	:	
2	Total extent of the plot	:	3407 sq.mtrs
3	Prevailing market rate (Along with details / reference of atleast two latest deals/ transactions with respect to adjacent properties in the areas)	:	Refer below the asking rate received from the website, for commercial property in this area which is around is Rs. 24,000/- to 30000/- per sq.ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Land - Rs. 217860/- per sq.mtr. i.e, 20,240/- per sq.ft. as per current ready Reckoner 2021.
5	Assessed / adopted rate of valuation	:	Rs. 25,000/- per sq.ft



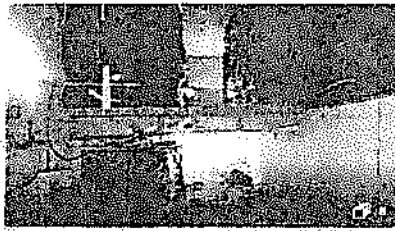


# Vastukala

REGD ARCHITECT,  
GOVT. REGD. VALUERS & ENGINEERS

VAL/CBOI/103/2021

Date : 21.04.2021



Ready to move Office Space for sale in Jogeshwari (East)  
**Dipti Square**

1.3 Cr 420 sq.ft. +  
2000 sq.ft. Super built-up Area

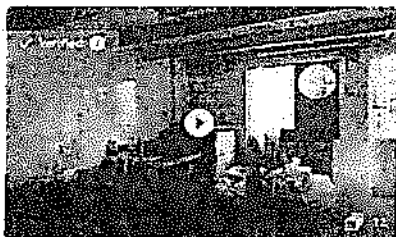
Located at jogeshwari east, commercial premises for sale 5-Minute ... more

READY TO MOVE RESALE READY TO MOVE

Posted on 18th Mar, 2021 by REGD Registered Dealer  
Atlanta Estate Agency

[View Phone Number](#)

[Contact Dealer](#)



Warehouse for sale in Jogeshwari (East)  
**hema industries estate**

85 Lac 350 sq.ft. +  
1000 sq.ft. Super built-up Area

This property is located at a prime location..Please contact for further... more

READY TO MOVE RESALE WAREHOUSE

Posted on 06th Feb, 2021 by Owner  
Abhishek

[View Phone Number](#)

[Contact Owner](#)



Ready to move Office Space for sale in Jogeshwari (East)  
**Hubtown VIVA**

90 Lac 598 sq.ft. +  
2000 sq.ft. Super built-up Area

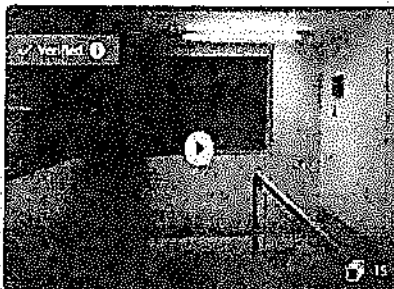
Well design commercial office space available for sale at affordable... more

READY TO MOVE RESALE READY TO MOVE RESALE

Posted on 02nd Mar, 2021 by REGD Registered Dealer  
Fairdeal Realtors Pvt Ltd

[View Phone Number](#)

[Contact Dealer](#)



Ready to move Office Space for sale in Jogeshwari (East)

2.8 Cr 1,000 sq.ft. +  
2000 sq.ft. Super built-up Area

Interested to sell, commercial office/space, Placed at jogeshwari (Ea... more

READY TO MOVE RESALE READY TO MOVE

Posted on 22nd Feb, 2021 by Owner  
Nishith

[View Phone Number](#)

[Contact Owner](#)



**Vastukala**REGD ARCHITECT,  
GOVT. REGD. VALUERS & ENGINEERS

VAL/CBOI/103/2021

Date : 21.04.2021

4/28/2021 eASR Rules

**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
बाजारमूल्य दर पत्रक

[Home](#) [Valuation Rules](#) [User Manual](#) [Close](#)

Year: 2021/2022

Language: English

Selected District: पुणे (उपनगर)

Select Village: मजान (अमरी)

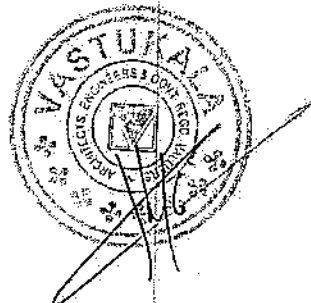
Search By: ☒ Survey No ☐ Location

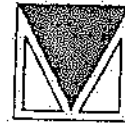
Enter Survey No: 24

53/249-मुमाण: उत्तर, पश्चिम व दक्षिण भागाची हद्द व पुर्वेक रेल्वे लाईन.	101740, 176320 195710 213330 - 176320	पोरस प्लाट नंबर 101
53/252-मुमाण: उत्तरेक जोगेश्वरी-विठ्ठल रोड, पुर्वेक महाकाशी मुक्तमार्ग व अंदाज: गावाची सीमा, दक्षिणेक जावाणी हद्द व पश्चिमेक रेल्वे पंक्ताच. सॅननीचे पश्चिमेक दक्षिण व उत्तर 18.90 मि. मीटर वि. रस्ता.	101560, 196280 217260 237470 196280	पोरस सि.टी.एस. नंबर 102

**Part - B (Valuation of Building)**

1	Technical details of the building		
a)	Type of Building (Residential / Commercial / Industrial)	:	Commercial Building
b)	Type of construction (Load bearing / RCC / Steel Framed)	:	RCC
c)	Year of construction	:	Refer below
d)	Number of floors and height of each floor including basement, if any	:	Basement + Ground + Two upper floors
e)	Plinth area floor-wise	:	
f)	Condition of the building	:	
i)	Exterior - Excellent, Good, Normal, Poor	:	Maintained
ii)	Interior - Excellent, Good, Normal, Poor	:	Maintained





Specifications of construction (floor-wise) in respect of -

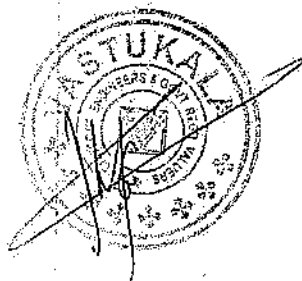
CONSTRUCTED AREA OF BUILDINGS (As per document)					
S. No.	Particulars	Refer Agreement	Area in sq.mtrs	Area in sq.ft.	Total Area in sq.ft.
1	Basement				
	Basement A wing	4507/2004 - 09.08.2004	104.96	1130	6312
	Basement B wing	10044/2014 - 22.12.2014	376.48	4052	
	Basement	10044/2014 - 22.12.2014	52.48	565	
	Basement	10044/2014 - 22.12.2014	52.48	565	
2	Stilt - Car Parking area- 27 nos	10044/2014 - 22.12.2014	391.90	4218	
3	Ground + First floor - A wing	10044/2014 - 22.12.2014	--	18600	37000
	First + second floor - B wing (Pt)	10044/2014 - 22.12.2014	--	5600	
	Second floor - A & B wing	10044/2014 - 22.12.2014	--	12800	

**COMPOSITE RATE ADOPTED AFTER DEPRECIATION**

Break - up for the rate		:	
i)	Building + Services	:	Rs. 3,500/- per sq.ft.
ii)	Land + Others	:	Rs. 21,500/- per sq.ft.

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
1	Basement	6312 sq.ft.	18,000/- per sq.ft.	11,36,16,000/-
2	Stilt area - Car Parking -	27 Nos	9,00,000/- each	2,43,00,000/-
3	Ground + 2 upper floor	37000 sq.ft	25,000/- per sq.ft.	92,50,00,000/-
	Total Market Value of the property			106,29,16,000/-
	As per the agreement 10044/2014 -22.12.2014, the share of Future Enterprises Ltd is 65% which comes out to Rs. 106,29,16,000/- @ 65% = Rs. 69,08,95,000/-			69,08,95,000/-



Say : Rs. 69.09 Cr.

VAL/CBOI/103/2021

Date : 21.04.2021



**Vastukala**

REGD ARCHITECT,  
GOVT. REGD. VALUERS & ENGINEERS

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. 69.09 Cr. (Rupees Sixty Nine Crores Nine Lakhs Only).

The Realizable value of the above property is Rs. 62.18 Cr. (Rupees Sixty Two Crores Eighteen Lakhs only)

The distress value is Rs. 55.27 Cr. (Rupees Fifty Five Crores Twenty Seven Lakhs only).

This report is based on actual inspection carried out by us and reflects the findings at the time and place of inspection and to the best of our knowledge and ability and is without prejudice.



Place: Dombivli

Date: 21.04.2021

Signature  
For Vastukala

Authorised Signatory  
Name of the Approved Valuer)

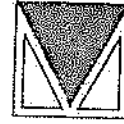
The undersigned has inspected the property on 19.04.2021 detailed in the Valuation Report dated 21.04.2021. We are satisfied that the fair and reasonable market value of the property is Rs. 69.09 Cr. (Rupees Sixty Nine Crores Nine Lakhs Only).

Signature

Date:

(BRANCH MANAGER)





**Vastukala**

REGD ARCHITECT,  
GOVT. REGD. VALUERS & ENGINEERS

VAL/CBOI/103/2021

Date : 21.04.2021

**Declaration: - We hereby declare that:**

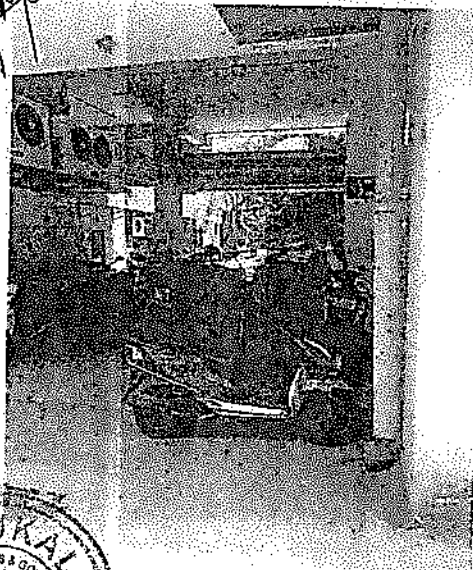
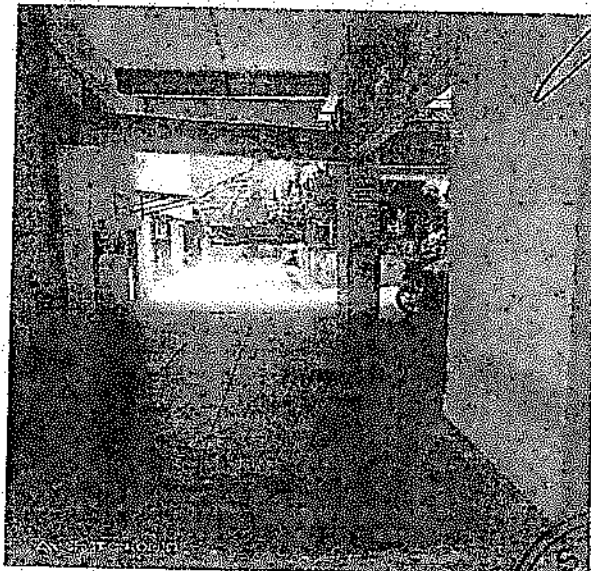
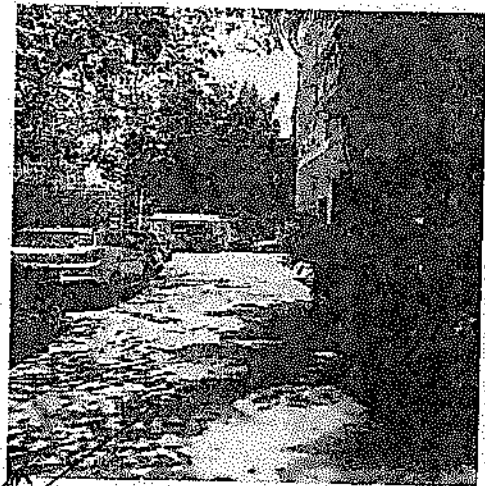
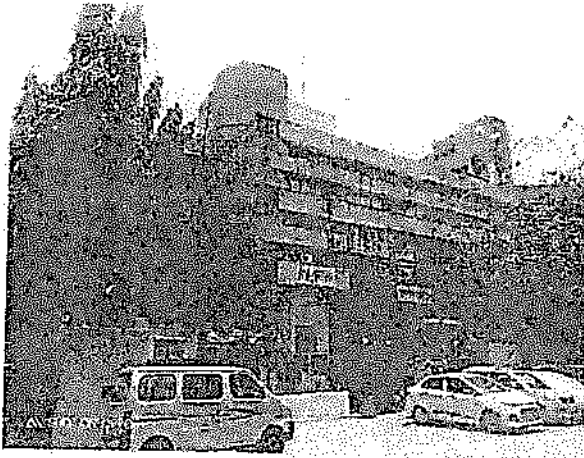
- a) The Information furnished in our report Dtd. 21/04/2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) We have no direct or indirect interest in the property valued.
- c) I inspected the property personally on 19/04/2021.
- d) We have not been convicted of any offence and sentenced to a term of imprisonment
- e) We have not been found guilty of misconduct in our professional capacity.
- f) We are registered under Section 34 AB of the Wealth Tax Act, 1957 and that I am the authorized official of the firm who is competent to sign this valuation report.
- g) Bank is requested to obtain original sale deed/search report/sanctioned plan/property card/Tax receipt/electricity bill etc.
- g) Photographs of the property taken by us are attached with this report.
- h) This valuation is purely an opinion & has no legal or contractual obligation on our part.
- i) The rates are based on current market conditions and this may vary with time & status.
- j) This valuation report is given on the request of Bank officials.
- k) This report is based on some assumptions, where no data was available or was not made available. On the basis documentary proof.
- l) Abnormal fluctuations in the real estate market have not been considered in the valuation.
- m) This valuation report is for specific purpose, however if used otherwise for any other purpose, partially or fully it could be misleading.



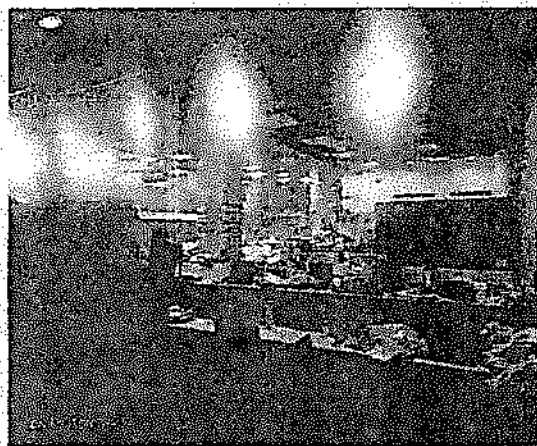
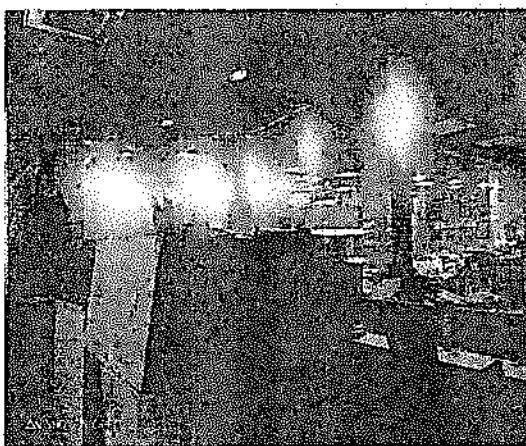
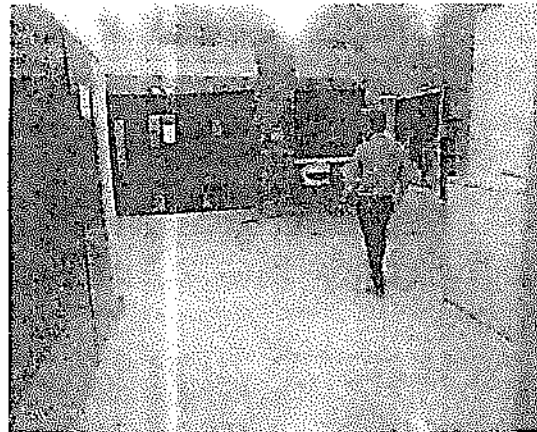
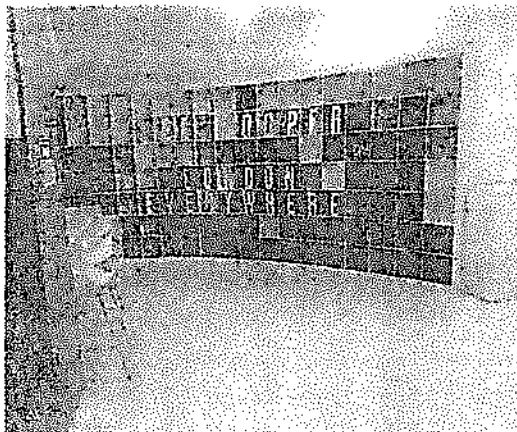
For Vastukala

Authorized Signatory

Commercial Building known as "KNOWLEDGE HOUSE" on Plot No. 5-B, CTS  
No. 24 (Pt) & 27 (Pt) village : Majas, at Shyam Nagar, Jogeshwari (E), Mumbai  
M/s. FUTURE ENTERPRISES LTD



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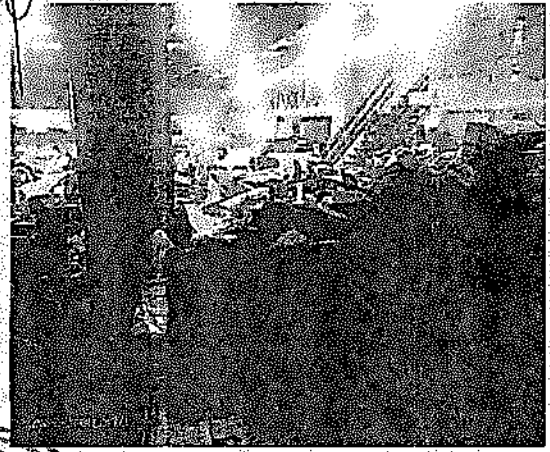
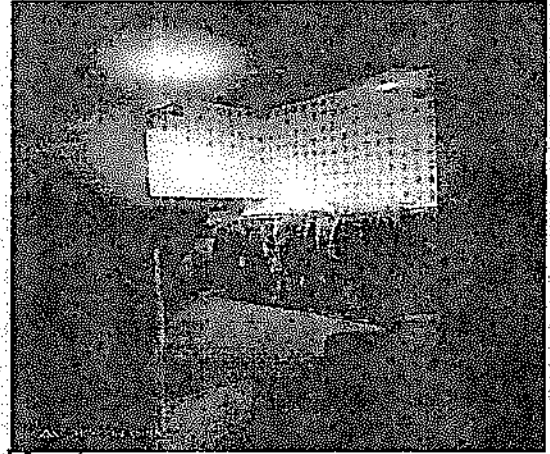
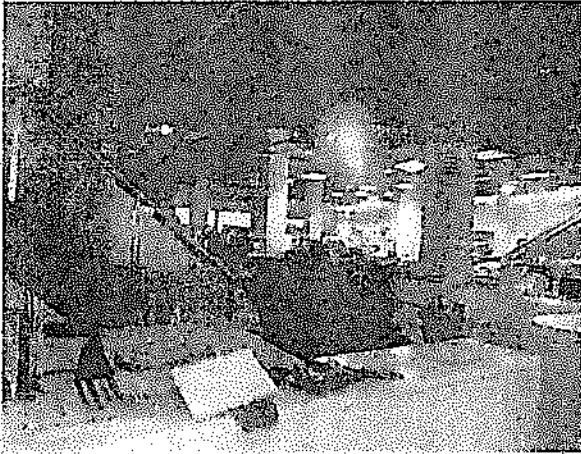
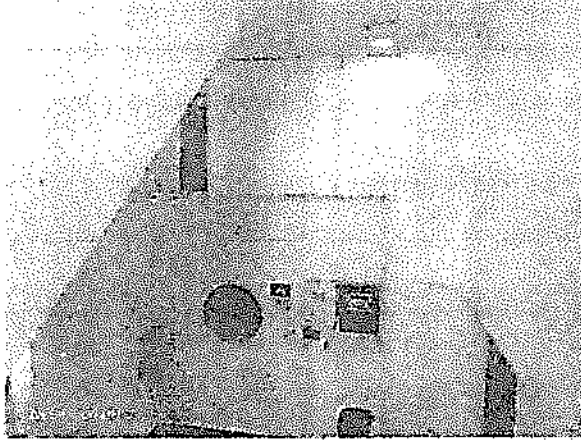




VAL/CBOI/103/2021

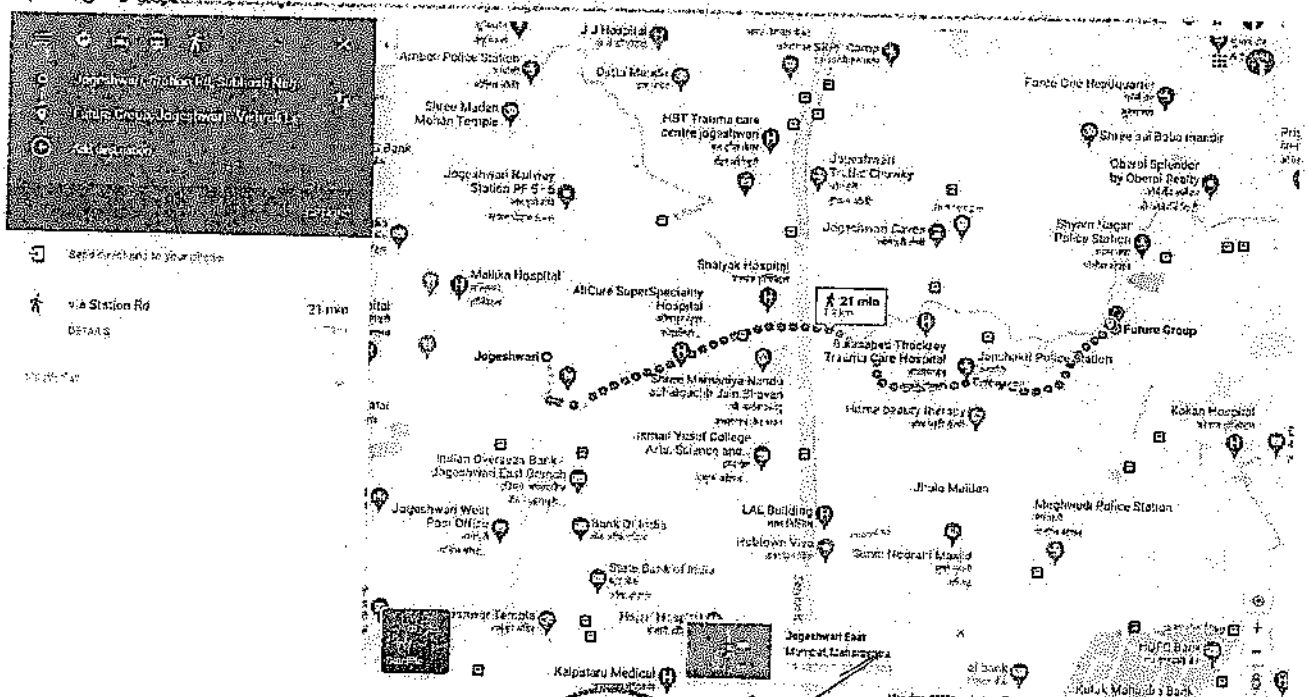
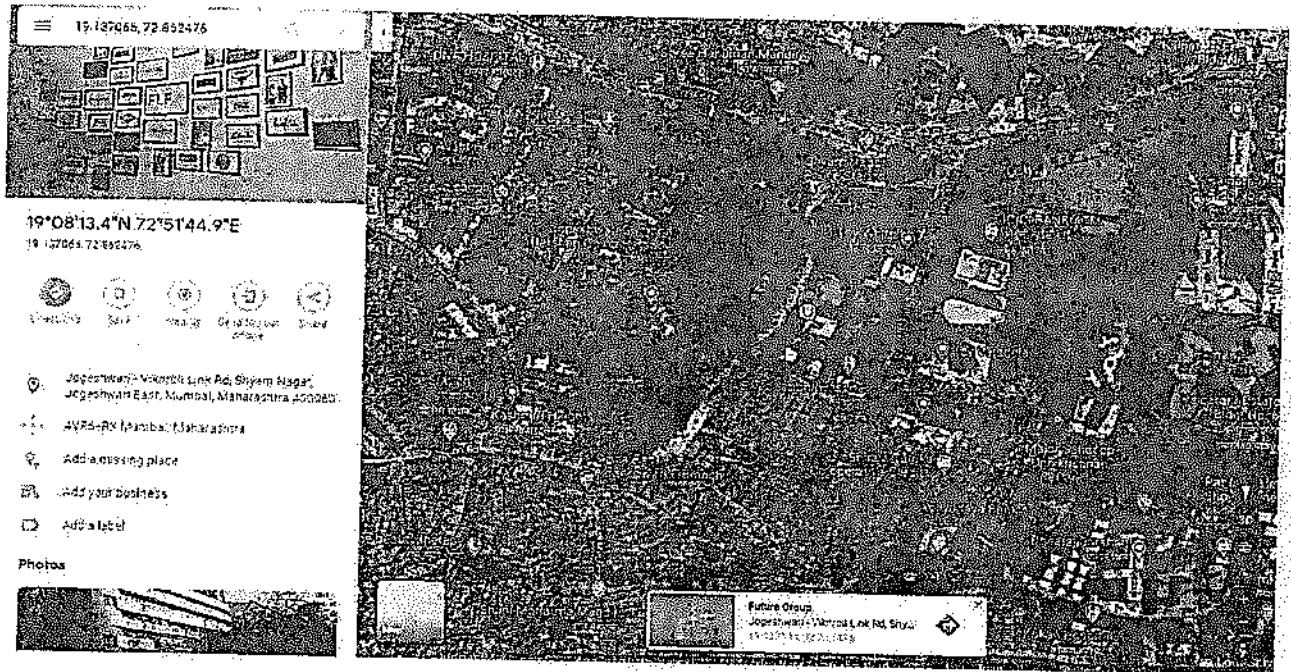
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No. 24 (Pt) & 27 (Pt) village : Majas, at Shyam Nagar, Jogeshwari (E), Mumbai  
M/s. FUTURE ENTERPRISES LTD



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M/s. FUTURE ENTERPRISES LTD





GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies  
Everest, 100 Marine Drive, Mumbai, Maharashtra, India, 400002

**Certificate of Incorporation pursuant to change of name**  
*[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]*

Corporate Identification Number (CIN): L52399MH1987PLC044954

I hereby certify that the name of the company has been changed from FUTURE RETAIL LIMITED to FUTURE ENTERPRISES LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name PANTALOON FASHIONS (INDIA) LIMITED.

Given under my hand at Mumbai this Fourth day of May two thousand sixteen.

Ministry of  
Corporate Affairs  
Govt of India

POLA RAGHUNATH  
DEPUTY ROC  
Registrar of Companies  
RoC - Mumbai

Registered Address as per record available in Registrar of Companies office:

FUTURE ENTERPRISES LIMITED

KNOWLEDGE HOUSE, SHYAM NAGAR, OFF JOGESHWARI-, VIKHROLI LINK ROAD,  
JOGESHWARI (E),, MUMBAI, Maharashtra, India, 400060





ARCHITECTS, ENGINEERS, SURVEYORS,  
INT. DESIGNERS, GOVT. REGD. VALUERS,  
ARBITRATORS & FIRE LOSS ASSESSORS.

# Vastukala

H.O.: ABOVE SHRIHARI MANGAL KARYALAYA,  
PANDURANG WADI, 1ST LANE, DOMBIVLI (E) 421 201  
Dist : Thane Mob.: 9870070121 / 9769442655 / 9821299221  
E-mail : vastukala1@rediffmail.com / vdbSpl@gmail.com  
chikodikedar@gmail.com • Website : www.vdbSpl.com

VAL/CBOI/104/2021

Date : 21.04.2021

TO  
The Chief Manager,  
Central Bank of India,  
BRANCH: CFB Branch  
M.G. Road, Fort,  
Mumbai - 400001

## VALUATION REPORT (IN RESPECT OF RESIDENTIAL FLAT )

I.	GENERAL	
1.	Purpose for which the valuation is made	
2.	a) Date of inspection	: 19.04.2021
	b) Date on which the valuation is made	: 21.04.2021
3.	List of documents produced for perusal	
	Agreement between seller Mrs. GODAVARIDEVI LAXMINARAYAN BIYANI and purchaser M/s. FUTURE VALUE RETAIL LTD through Authorised signatory Mr. DAYANAND GUPTA, vide agreement No. 327/2010 dtd 13.01.2010	
	Copy of Company Scheme Petition No. 624/2013 connected with Company Simmons for Direction No. 427/2013 and Company Scheme Petition No. 625/2013 connected with Company Simmons for Direction No. 428/2013 - FUTURE RETAIL LTD - Petitioner / The Transferee Company	
	Certificate of Incorporation Pursuant to change of Name from FUTURE RETAIL LTD to FUTURE ENTERPRISES LTD. (Refer ROC dtd 04.05.2016)	
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)	: FUTURE ENTERPRISES LTD (COMPANY OWNERSHIP)
5.	Brief description of the property	: Residential Flat No. 101 (As per site Flat No. A/101) on First Floor in the building known as "OSTWAL EMPIRE" situated at Building Type M/2, (as per Name board "Neminath Complex") , Tal : Boisar, Dist Palghar.

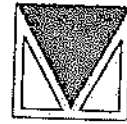




6.	Location of property		
	a)	Plot No. / Survey No.	: S. No. 121/112/2, 112/1, 111/A/1/2, 111/1/1, 111/A/A//2A, Village : Boisar, Tal & Dist: Palghar
	b)	Door No.	: Flat No. 101 on First Floor
	c)	T.S. No. / Village	: Village : Boisar
	d)	Ward / Taluka	: Tal : Palghar
	e)	Mandal / District	: Dist. : Palghar
7	Postal address of the property		: FUTURE ENTERPRISES LTD Flat No. 101 (As per site Flat No. A/101) on First Floor Ostwal Empire, M/2, (as per Name board "Neminath Complex"), Tal : Boisar, Dist Palghar. Tal : Boisar, Dist : Palghar.
8	City / Town		: Boisar
	Residential Area		: Yes
	Commercial Area		: No.
	Industrial Area		: No.
9	Classification of the area		
	i)	High / Middle / Poor	: Middle
	ii)	Urban / Semi Urban / Rural	: Semi Urban
10	Coming under Corporation limit / Village Panchayat / Municipality		
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.		: NA.
12	In case it is an agricultural land, any conversion to house site plots is contemplated		: N.A.
13	Boundaries of the property		
	North		: Road
	South		: Kalpavriksha Building
	East		: Road
	West		: Open Plot





**Vastukala**REGD ARCHITECT,  
GOVT. REGD. VALUERS & ENGINEERS

VAL/CBOI/104/2021

Date : 21.04.2021

14.1	Dimensions of the site	:	a	b
			As per the Deed	Actuals
	North	:	As per agreement the built up area of the flat is 69.88 sq.mtrs ie., 752 sq.ft.	
	South	:		
	East	:		
West	:			
14.2	Latitude, Longitude and Coordinates of the site.		Latitude : 19.799328 Longitude : 72.756149	
15	Extent of the site	:	752 sq.ft.	
16	Extent of the site considered for valuation (least of 14a & 14b)	:	Built up area - 752 sq.ft.	
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II.	APARTMENT BUILDING			
1.	Nature of the Apartment	:	RESIDENTIAL BUILDING	
2.	Location	:	Ostwal Empire	
	T. S. No.	:	S. No. 121/112/2, 112/1, 111/A/1/2, 111/1/1, 111/A/A/2A, Village : Boisar	
	Block No.	:	Flat No. 101(As per site Flat No. A/101) on First Floor	
	Ward No.	:	---	
	Village/ Municipality / Corporation	:	Boisar	
	Door No., Street or Road (Pin Code)	:		
3.	Description of the locality Residential / Commercial / Mixed	:	Residential Building	
4.	Year of Construction	:	2006 approx	
5.	Number of Floors	:	Stilt + 4 upper Floor	
6.	Type of Structure	:	RCC structure	
7.	Number of Dwelling units/ Flats in the building	:	Ground flr -Partly shops & Partly Stilt area 4 Nos of flats on each floor upto 3 <sup>rd</sup> floor and 2 Flats on Fourth floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Satisfactory	
10.	Maintenance of the Building	:	Maintained	





11	Facilities Available	:	
	Lift	:	Yes
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking - Open/ Covered	:	Yes
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Paver block paving around the building
III	FLAT	:	
1	The floor on which the flat is situated	:	First Floor
2	Door No. of the flat	:	Flat No. 101
3	Specifications of the flat	:	
	Roof	:	RCC slab
	Flooring	:	Vitrified flooring
	Doors	:	Wooden Flush doors
	Windows	:	Aluminium glazed sliding windows
	Fittings	:	Concealed
	Finishing	:	Neeru plastering with POP finishing
4	House Tax	:	Relevant Document was not provided
	Assessment No.	:	
	Tax Receipt in the name of	:	
	Tax amount	:	
5	Electricity Service Connection no.	:	Relevant Document was not provided
	Meter Card is in the name of	:	
6	How is the maintenance of the flat?	:	Maintained flat
7	Sale Deed executed in the name of	:	FUTURE VALUE RETAIL LTD through Authorised signatory Mr. DAYANAND GUPTA (now known as FUTURE ENTERPRISES LTD)
8	What is the undivided area of land as per Sale Deed?	:	Not known
9	What is the plinth area of the flat?	:	Plinth area of Individual Flat can measured. In case of Residential flat / commercial Units, walls will be shared on other adjoining premises. So it is technically not feasible to take the Plinth area. As per Agreement the Built up area of the flat is 69.88 sq.mtrs ie., 752 sq.ft.

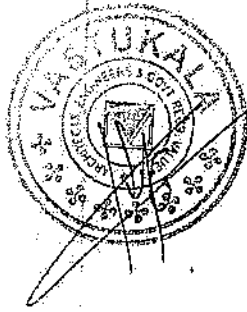


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10	What is the floor space index (app.)	:	Plan copy not provided		
11	What is the Carpet Area of the flat?	:	Carpet area - 705 sq.ft.		
12	Is it Posh/ I class / Medium / Ordinary?	:	Medium		
13	Is it being used for Residential or Commercial purpose?	:	Residential Building		
14	Is it Owner-occupied or let out?	:	Internal visit not done		
15	If rented, what is the monthly rent?	:	N.A.		
IV	<b>MARKETABILITY</b>				
1	How is the marketability?	:	The property is situated at within 1 Km distance from Boisar Railway station		
2	What are the factors favoring for an extra Potential Value?	:	N.A.		
3	Any negative factors are observed which affect the market value in general?	:	N.A.		
V	<b>Rate</b>				
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 atleast two latest deals/transactions with respect to adjacent properties in the areas)	:	Refer Sale instances attached :-		
	Agreement No. / Date	Bldg Name	Agreement value	Area sq.ft.	Rate/sft (Rs. )
	727/2021- 29.01.2021	Harmony Residency	4344100	1210	3590/-
	2723/2021- 27.03.2021	Ostwal Empire	2750000	572	4807/-
	2756/2021- 25.03.2021	Harmony Residency	4800000	689	6967/-

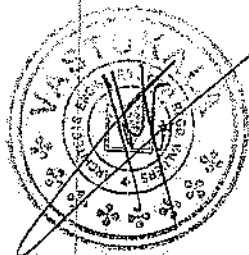




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2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	As per the market enquires made by us, the on- going rate in this particular area for the said type of property considering the purpose of valuation, age of the structure, location of the building, demand & supply, type of construction & market survey is around Rs. 3,500/- to Rs. 7,000/- per sq.ft. Hence we have considered rate Rs. 5000/- per sq. ft. for the Valuation of the said property.
3	Break - up for the rate	:	
	i) Building + Services	:	Rs. 1,500/- per sq.ft.
	ii) Land + Others	:	Rs. 3,500/- per sq.ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs. 38630/- per sq.mtr Rs. 3588/- per sq.ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate	:	
	Replacement cost of flat with Services (v (3)i)	:	Rs. 11,28,000/-
	Age of the building	:	2006 approx ( 15 years old)
	Life of the building estimated	:	35 Years ( Except -Natural Calamities & provided maintenance is carried out)
	Depreciation percentage assuming the salvage value as 10%	:	depreciated rate
	Depreciated Ratio of the building	:	depreciated rate
b.	Total composite rate arrived for valuation	:	
	Depreciated building rate VI (a)	:	Rs. 11,28,000/-
	Rate for Land & other V (3)ii	:	Rs. 26,32,000/-
	Total Composite Rate	:	Rs. 37,60,000/-



**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the flat (incl. car parking, if provided)	752 sq. ft.	Rs 5,000/- per sq.ft.	Rs. 37,60,000/-
2	Wardrobes	---	-----	The above rate includes all amenities
3	Showcases			
4	Kitchen Arrangements			
5	Superfine Finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.,			
8	Extra collapsible gates / grill works etc.,			
9	Potential value, if any			
10	Others			
	<b>Total Market Value of the property</b>			<b>Rs 37,60,000/-</b>

Say : Rs 37,60,000/-

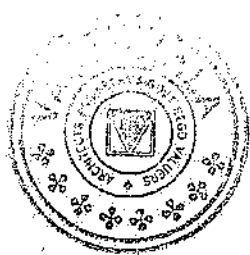
As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs. 37,60,000/- (Rs. Thirty Seven Lakhs Sixty Thousand only).

The Realizable value of the above property is Rs. 31,96,000/- (Rs. Thirty One Lakhs Ninety Six Thousand only)

In case of distress sale value as per today's market condition as on date would be Rs. 28,20,000/- (Rs. Twenty Eight Lakhs Twenty Thousand only). However, higher prices can be realised if needy buyer is found.

Guideline rate of the Property is Rs. 38,630/- per sq.mtr. hence the guideline value of the property is Rs. 26,98,176/- (Rs Twenty Six Lakhs Ninety Eight Thousand One Hundred Seventy Six Only) , as per the current Ready Reckoner 2020-2021

Date: 21.04.2021

For Vastukala  
Signature

Authorized Signatory

(Name and Official Seal of the Approved Valuer)

**Declaration: -****We hereby declare that:**

- a) The Information furnished in our report Dtd. 21/04/2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) We have no direct or indirect interest in the property valued.
- c) I inspected the property personally on 19/04/2021.
- d) We have not been convicted of any offence and sentenced to a term of imprisonment.
- e) We have not been found guilty of misconduct in our professional capacity.
- f) We are registered under Section 34 AB of the Wealth Tax Act, 1957 and that I am the authorized official of the firm who is competent to sign this valuation report.
- g) Bank is requested to obtain original sale deed/search report/sanctioned plan/property card/Tax receipt/electricity bill etc.
- g) Photographs of the property taken by us are attached with this report.
- h) This valuation is purely an opinion & has no legal or contractual obligation on our part.
- i) The rates are based on current market conditions and this may vary with time & status.
- j) This valuation report is given on the request of Bank officials.
- k) This report is based on some assumptions, where no data was available or was not made available. On the basis documentary proof.
- l) Abnormal fluctuations in the real estate market have not been considered in the valuation.
- m) This valuation report is for specific purpose, however if used otherwise for any other purpose, partially or fully it could be misleading.



For Vastukala

Authorized Signatory

The undersigned has inspected the property on 19.04.2021, detailed in the Valuation Report dated 21.04.2021

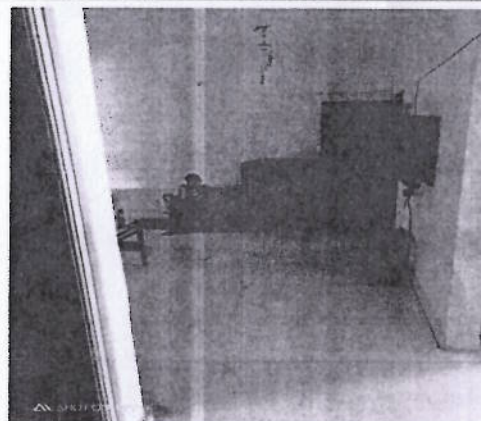
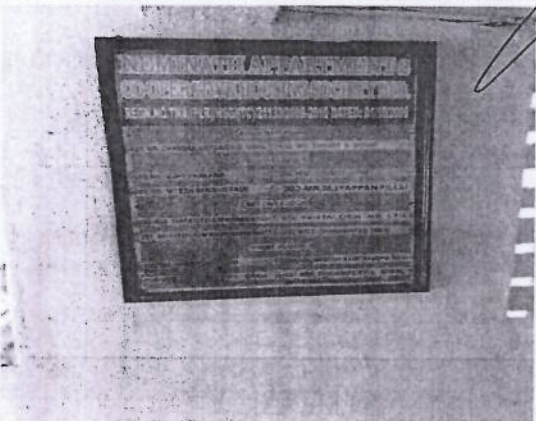
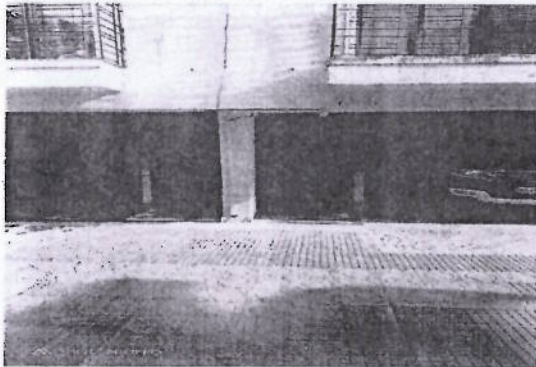
We are satisfied that the fair and reasonable market value of the property is Rs. 37,60,000/- (Rs. Thirty Seven Lakhs Sixty Thousand only).

Date: 21.04.2021

**Signature****(Name of the Branch Manager with office Seal)**



Residential Flat No. 101 (As per site Flat No. A/101) on First Floor in the building known as "OSTWAL EMPIRE" situated at Building Type M/2, (as per Name board) "Neminath Complex" Tal: Boisar, Dist: Palghar. M/s. FUTURE ENTERPRISES LTD.





VAL/CBOI/104/2021

Date : 21.04.2021

Residential Flat No. 101 (As per site Flat No. A/101) on First Floor in the building known as "OSTWAL EMPIRE" situated at Building Type M/2, (as per Name board) "Neminath Complex" Tal: Boisar, Dist: Palghar. M/s. FUTURE ENTERPRISES LTD.

