

VALUATION REPORT OF

KIRTI SHARMA

FLAT NO. 1201, 12TH FLOOR, D - WING, BUILDING KNOWS AS
“MARINA ENCLAVE CHS.LTD.”, JANKALYAN NAGAR, NEAR SONATA TOWER,
90 FEET ROAD, VILLAGE - MALVANI, MALAD (WEST),
MUMBAI - 400 095

Format - C**INDIAN OVERSEAS BANK, THANE BRANCH****VALUATION REPORT (IN RESPECT OF FLAT / SHOP / UNIT)**

I	GENERAL	
1.	Purpose for which the valuation is made	: To ascertain present FMV
2.	a) Date of Inspection	: 02.06.2026
	b) Date on which the valuation is made	: 03.06.2026
3.	List of documents produced for perusal	: 1) Copy of Index No. II or Agreement For Sale dt. 03.03.2023 Between Mrs. Sujata Ojas Zatakia & Mr. Ojas Vinodrai Zatakia (The Transferors) and Kirti Sharma (The Flat Transferee) 2) Copy of Our Last Valuation Report Ref. No.: MSCVL / IOB / 23-24 / 133 Dated 08.05.2023
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).	: Kirti Sharma Flat No. 1201, 12 th Floor, D - Wing, Building Knows As "Marina Enclave CHS.LTD.", Jankalyan Nagar, Near Sonata Tower, 90 Feet Road, Village - Malvani, Malad (West), Mumbai - 400 095
5.	Brief Description of the property	The Residential property under reference is Flat No. 1201, 12 th Floor, D - Wing, Building Knows As "Marina Enclave CHS.LTD.", situated at above address is About 2.6 Km. From Valnai Metro station. The area is developed and good Residential location having all civic and infrastructure facilities are available within easy reach. The location is well connected by roads & railways to destination. The Residential Building under reference is of Basement + Stilt + Podium + 2 nd to 23 rd upper floors having RCC frame structure with RCC columns, slabs, beams, projection etc. having RCC staircase & 2 Lifts to access upper floors.

		: <u>Landmark:</u> Near Sonata Tower. <u>Property is bounded by :</u> <table border="1"> <tr> <td>East</td><td>:</td><td>C - Wing</td></tr> <tr> <td>West</td><td>:</td><td>E - Wing</td></tr> <tr> <td>North</td><td>:</td><td>Internal Road</td></tr> <tr> <td>South</td><td>:</td><td>H - Wing</td></tr> </table> <table border="1"> <tr> <td>Latitude</td><td>:</td><td>19° 12' 07.5"N</td></tr> <tr> <td>Longitude</td><td>:</td><td>72° 48' 53.6"E</td></tr> </table> <u>Accommodation:</u> Accommodation provided in Flat No. 1201, 12th Floor consists of Hall, Dinning, Kitchen, 1 Bedroom, 2 Toilets i.e.(1 BHK) <u>Amenities of the property:</u> Vitrified tiles flooring, Granite Kitchen Platform, Ceramic with full dado ceramic in Toilets, Wooden Flush Door & Aluminium Sliding Windows provided. <u>Areas of Flat No. 1201 :</u> As per measurement Carpet Area is 457 Sq.Ft. As per Agreement Carpet Area is 452 Sq.Ft. which is considered for valuation.	East	:	C - Wing	West	:	E - Wing	North	:	Internal Road	South	:	H - Wing	Latitude	:	19° 12' 07.5"N	Longitude	:	72° 48' 53.6"E
East	:	C - Wing																		
West	:	E - Wing																		
North	:	Internal Road																		
South	:	H - Wing																		
Latitude	:	19° 12' 07.5"N																		
Longitude	:	72° 48' 53.6"E																		
6.	Location of the property	:																		
	a) Plot No./ Survey No.	: C.T.S. No. 507																		
	b) Door No./ Property No.	: Flat No. 1201, 12 th Floor																		
	c) T. S. No/ Village	: Malvani																		
	d) Ward/ Taluka	: Borivali																		
	e) Mandal/ District	: Mumbai Suburban																		
	f) Dated of issue and Validity of approved Map / Plan	Bldg. got Part Occupancy Certificate No:- CHE/A-0330/BP(WS)/AP Dtd:- 27/12/2016																		

	g) Approved Map / Plan issuing Authority	Municipal Corporation of the greater Mumbai
	h) Whether Genuineness or Authenticity of Approved Map/ Plan is verified	Yes, Bldg. got Part Occupancy Certificate No:- CHE/A-0330/BP(WS)/AP Dtd:- 27/12/2016
	i) Any Other Comments By our Empanelled Valuer On Authentic of approved Plan	No
	j) Occupancy Certificate/ Completion Certificate/ Regulation Certificate	Yes, Bldg. got Part Occupancy Certificate No:- CHE/A-0330/BP(WS)/AP Dtd:- 27/12/2016
7.	Postal address of the property	: Flat No. 1201, 12 th Floor, D - Wing, Building Knows As "Marina Enclave CHS.LTD.", Jankalyan Nagar, Near Sonata Tower, 90 Feet Road, Village - Malvani, Malad (West), Mumbai - 400 095
8.	City/ Town	: Mumbai
	Residential Area	: Yes
	Commercial Area	: N.A.
	Industrial Area	: N.A.
9.	Classification of Area	:
	i) High/ Middle/ Poor	: Middle Class.
	ii) Urban/ Semi-Urban/ Rural	: Urban Area.
10.	Coming under Corporation limit/ Village Panchayat/Municipality.	: Municipal Corporation of Greater Mumbai
11.	Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/cantonment area.	: N.A.
12.	Boundaries of the property	:
	East	: Internal Road
	West	: Open Plot
	North	: L - Wing
	South	: J - Wing

13.	Dimensions of the site	:	A As per Agreement	B Actuals
14.	Extent of the site	:	Carpet Area is 452 Sq.Ft.	Carpet Area is 457 Sq.Ft.
15.	Extent of the site considered for Valuation	:	Carpet Area is 452 Sq.Ft. which is considered for valuation	
16.	Whether occupied by the owner/tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied (But owner is not allowed for internal visit)	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential.	
2.	Location	:		
	T. S. No.	:	N.A.	
	Block No.	:	N.A.	
	Ward No.	:	N.A.	
	Village/Municipality/Corporation	:	Municipal Corporation of Greater Mumbai	
	Door No. Street or Road (Pin Code)	:	Flat No. 1201, 12 th Floor, 90 Feet Road, Pin Code - 400 095.	
3.	Description of the Locality Residential/ Commercial/ Mixed.	:	Residential.	
4.	Year of Construction	:	2016	
5.	Number of floors	:	Basement + Stilt + Podium + 2 nd to 23 rd upper floors	
6.	Type of structure	:	RCC framed structure.	
7.	Number of Dwelling Units in the Building.	:	88 Flats (Incuding Refuge Flats)	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	

11.	Facilities available.	:	
	Lift	:	2 Lifts
	Protected Water Supply	:	Provided Municipal water supply
	Underground Sewerage	:	Connected to Public sewerage line
	Car Parking—Open/ Covered	:	Basement, Stilt, Podium & Open Parking.
	Is Compound wall existing ?	:	Yes.
	Is pavement laid around the Building?	:	Chequered tiles pavement
II	FLAT / SHOP / UNIT		
1.	The floor in which the property is situated	:	12 th Floor
2.	Door No. of the property	:	Flat No. 1201
3.	Specifications of the property	:	
	Roof	:	RCC slab roofing.
	Flooring	:	Vitrified Tiles flooring.
	Doors	:	Wooden Flush door
	Windows	:	Aluminium Sliding window
	Fittings	:	Concealed.
	Finishing	:	Good
4.	House Tax	:	Details not available.
	Assessment No.	:	
	Tax paid in the name of	:	
	Tax amount	:	
5.	Electricity Service Connection No.	:	Details not available.
	Meter Card is in the name of	:	
6.	How is the maintenance of the property?	:	Good

7.	Documents in the name of	:	Kirti Sharma
8.	What is the undivided area of land as per Sale Deed?	:	N.A.
9.	What is the plinth area of the property?	:	Carpet Area 452 Sq.Ft. (As per Agreement)
10.	What is the Floor Space Index (Approx).	:	As per Local norms
11.	What is the Carpet area of the property?	:	Carpet Area 452 Sq.Ft. (As per Agreement)
12.	Is it Posh/ I Class/ Medium/ Ordinary?	:	Medium Class.
13.	Is it being used for Residential or Commercial purpose?	:	Residential purpose.
14.	Is it owner occupied or let out?	:	Owner Occupied (But owner is not allowed for internal visit)
15.	If rented, what is the monthly rent?	:	Rs. 27,000/- Per Month Approx.
IV	MARKETABILITY		
1.	How is the marketability?	:	Good.
2.	What are the factors favouring for an extra Potential Value?	:	Good Residential area.
3.	Any negative factors are observed which affect the market value in general?	:	No.
V	RATE		
1.	After Analysing the comparable sale instances, what is the composite rate for a similar property 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)	:	Rs.21,000/- to Rs.22,000/- per sq. ft. on Built up area depending upon location and amenities

2.	Assuming it is a new construction, what is the adopted basic composite rate of the property under valuation after comparing with the specifications and other factors with the property under comparison (given details).	:	Rs.21,000/- to Rs.22,000/- per sq. ft. on Built up area depending upon location and amenities		
3.	Break-up for the Rate:				
	i) Building + Services	:	Rs. 3,500/- per sq. ft.		
	ii) Land + Others	:	Rs. 18,000/- per sq. ft.		
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed).	:	Rs. 1,11,480/- per sq.Mtrs. i.e Rs. 10,357/- per sq.ft., As per Ready Reckoner.		
5.	Insurance Value	:	Carpet Area	452 sq.ft.	
			Cost of Construction	Rs. 3,500/- per sq. ft.	
			Value	Rs. 15,82,000/-	
I.	COMPOSITE RATE ADOPTED:				
a.	Depreciated Building Rate	:	N.A.		
	Replacement cost of property with Services [v(3)i]	:	Rs. 3,500/- per sq. ft.		
	Age of building	:	10 Years (2016)		
	Life of the Building estimated	:	50 years (Subject to proper and regular maintenance of the building).		
	Depreciation percentage assuming the salvage value as 10%	:	N.A.		
	Depreciated Ratio of the Building	:	N.A.		
b.	Total Composite Rate arrived for valuation.	:	Rs. 21,500/- per sq.ft.		
	Depreciated Building Rate VI(a)	:	Rs. 3,500/- per sq.ft.		
	Rate of Land and Other V(3)ii	:	Rs.18,000/- per sq.ft.		
	Total Composite Rate	:	Rs. 21,500/- per sq.ft.		

Declaration: - We hereby declare that:

- a) The Information furnished in our report Dt. 03.06.2026 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) Flat No. 1201 is mentioned on Entrance Door and Name is not mentioned on Entrance Door and Flat Number and Owner name (Kirti Sharma) is mentioned on Society Display Board.
- d) We inspected the property through our Engineer Mr. Roshan Mahadik on 02.06.2026
- e) We have not been convicted of any offence and sentenced to a term of imprisonment
- f) We have not been found guilty of misconduct in our professional capacity.
- g) 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.
- h) Bank is requested to obtain original sale deed/search report/sanctioned plan/property card/Tax receipt/electricity bill etc.
- i) Photographs of the property taken by us are attached with this report.
- j) This valuation is purely an opinion & has no legal or contractual obligation on our part.
- k) The rates are based on current market conditions and this may vary with time & status.
- l) This valuation report is given on the request of Bank officials.
- m) This report is based on some assumptions, where no data was available or was not made available. On the basis documentary proof.
- n) Abnormal fluctuations in the real estate market have not been considered in the valuation.
- o) This valuation report is for specific purpose, however if used otherwise for any other purpose, partially or fully it could be misleading.
- p) The present valuation report shall stand valid for the period of three years from the date of issuance. Further, thereafter expiry of period of three years the issuer shall not be responsible for any claims and/or objections of whatsoever in nature. After the expiry of period of three years the issuer shall not be prosecuted in any court of law.
- q) Subject the property is a NPA Account and as per request of Indian Overseas Bank, Thane Branch, we conducted direct site visit but as per site visit observed that Owner is not allowed for internal site inspection. We have considered the specification details & area as per Our previous valuation report and Valued Accordingly.

For MAHESH SHETTY CONSULTANTS & VALUERS LLP.

PLACE: MUMBAI

DATED: 03.06.2026

AUTH. SIGN.
(Approved valuer of Indian Overseas Bank)

DETAILS OF VALUATION

S. No.	Description	Carpet Area (sq. ft.)	Rate (Rs. / sq. ft.)	Value (Rs)
1.	Present value of the property	452	21,500/-	97,18,000/-
2.	One Car Parking Space No. 70	1 No.	8 Lac	8,00,000/-
3.	Wardrobes	--	--	--
4.	Showcases/ almirahs	--	--	--
5.	Kitchen arrangements	--	--	--
6.	Superfine finish	--	--	--
			Value Rs.	1,05,18,000/-

(Rupees: One Crore, Five Lakhs & Eighteen Thousand Only).

RELIABLE VALUE:

Rs. 99,92,000/- (Rupees: Ninety Two Lakhs & Ninety Two Thousand Only).

DISTRESS SALE VALUE:

Rs. 89,40,000/- (Rupees: Eighty Nine Lakhs & Forty Thousand Only).

THE PURCHASE VALUE OF THE ABOVE PROPERTY (CONSIDERATION AMOUNT) As of Rs. 95,00,000/- (Rupees: Ninety Five Lacs Only).

FOR MAHESH SHETTY CONSULTANTS & VALUERS LLP.

PLACE: MUMBAI

DATE: 03.06.2026

DIRECTOR / AUTH. SIGN.
(Approved Valuer of Indian Overseas Bank).

The undersigned have inspected the property detailed in the Valuation Report dated 03.06.2026 visited on _____. We are satisfied that the fair and reasonable market value of the property is _____

Branch Manager / Officer-in-charge of Advance Department
Date: 03.06.2026

DECLARATION FROM VALUERS

We hereby declare that-

- a. The information furnished in my valuation report Dtd. 03.06.2026 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. We have inspected the property on 02.06.2026. The work is not sub-contracted to any other valuer and carried out by myself.
- 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 my professional capacity.
- f. We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g. We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. We abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
- i. We are registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

SR No	Particulars	Valuer's comment
1	Background Information Of The Asset Being Valued	Residential Flat
2	Purpose Of Valuation And Appointing Authority	To Ascertain Present FMV
3	Identity Of The Valuer And Any Other Experts Involved In The Valuation	We Are Registered Under Valuer Under 34 AB Wealth Tax Act & IBBI

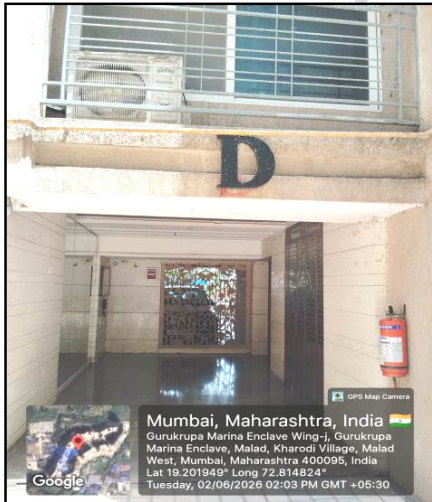
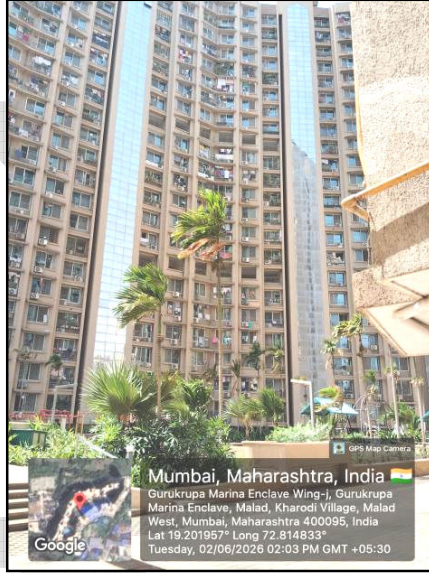
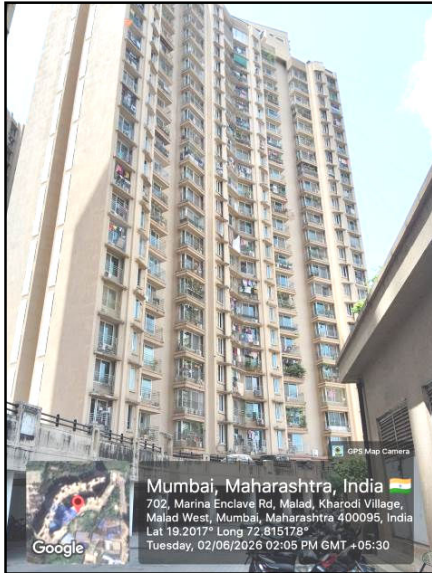
4	Disclosure Of Valuer Interest Or Conflict, If Any	We have no direct or indirect interest in the property valued
5	Date Of Appointment, Valuation Date And Date Of Report	02.06.2026, 03.06.2026 03.06.2026
6	Inspections And/Or Investigations Undertaken	Inspected on 02.06.2026
7	Nature And Sources Of The Information Used Or Relied Upon	Enquired with local Architects and Real estate consultants about the current market rates in that area and on this basis, property is valued under "Selling Price Method"
8	Procedures Adopted In Carrying Out The Valuation And Valuation Standards Followed	As per IVS
9	Restrictions On Use Of The Report, If Any	This Valuation Report Is For Specific Purpose, However If Used Otherwise For Any Other Purpose, Partially Or Fully It Could Be Misleading
10	Major Factors That Were Taken Into Account During The Valuation	Specific Approval , Use & Access Of the Property
11	Caveats, Limitations And Disclaimers To The Extent They Explain Or Elucidate The Limitations Faced By Valuer, Which Shall Not Be For The Purpose Of Limiting His Responsibility For The Valuation Report	We have assumed That The subject property has clear Title With All the Necessary Approvals & Same Has been Considered For valuation Exercise

For MAHESH SHETTY CONSULTANTS & VALUERS LLP.

**PLACE: MUMBAI
DATED: 03.06.2026**

**AUTH. SIGN.
(Approved valuer of Indian Overseas Bank)**

Kirti Sharma
Flat No. 1201, 12th Floor, D - Wing,
Building Knows As "Marina Enclave CHS.LTD.",
Jankalyan Nagar, Near Sonata Tower, 90 Feet Road,
Village - Malvani, Malad (West), Mumbai - 400 095.



Mahesh Shetty Consultants & Valuers LLP

Site u/r



Latitude Longitude - 19° 12'06.6"N 72° 48'54.4"E

Note: The Blue line shows the route to site from nearest Metro Station (Valnai 2.6 Km)