

NAVJIVAN CONSULTANCY SERVICES PVT. LTD.

R. No. 202, Dwarkadas Vitthaldas Thakkar Bldg.,

Opp. Post Office, Old Station Road,

Kalyan (W) - 421301

Tel No.: 2315834 / 9820135632 Email: navjivanconsultancy@gmail.com

PAN: AACCN0741Q

Bill No. 1406

Date: 19/02/2020

Customer Name:

M/s. ANNAPURNA PET PVT. LTD.

CENTRAL BANK OF INDIA (NARIMAN POINT BRANCH)

Particulars	Amount (Rs.)
Professional Fees For Valuation of Professional Fees For Valuation of Following Properties - 1. Land And Building Structure Standing On Plot Nos. 87, 88, 89, 90, 91 - Annapurna Pet Pvt. Ltd 1. Flat 501A & 501B 2. Flat No. 1201 3. Industrial Gala No. 11	40,000/-
Less: Advance Received	10,000/-
Rupees: Thirty Thousands Only.	30,000/-

Payment Immediately
NEFT Transfer Details

Bank OF India, Kalyan West Branch Current A/c. No: 002520110000013 IFSC Code: bkid0000025	Central Bank of India Kalyan West Branch Current A/c. No -3587284742 IFSC Code: CBIN0280639
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For NAVJIVANCONSULTANCY SERVICES PVT. LTD.



Navjivan Consultancy Service

(Techno-Financial Advisor, Corporate and Valuation Services Limited)
CIN - U67190MH2000PEEC125736

Valuation Report

IMMOVABLE PROPERTY

(RESIDENTIAL FLATS)

OWNED BY

**MR. KRISHAN MURARI TULSIAN
MRS. KAVITA K. TUSIAN**

AT

**MALGAMATED FLAT NOS. 501 A & 501 B, FIFTH FLOOR, 'B WING',
MASTER TOWER, OPPOSITE GEN. A. K VIDYA MARG, DINDOSHI,
GOREGOAN (EAST), MUMBAI - 400 063.**

AS INSTRUCTED BY

CENTRAL BANK OF INDIA - (NARIMAN POINT BRANCH)

Valuer: - M/s Navjivan Consultancy Services Pvt Ltd

(Techno-Financial Advisor, Corporate and Valuation Services Company)

Registered Office:-

Chhatrasal Vithaldas Thakkar Building, Opp-Post Office,

Old Station Road, Kalyan (W) Pin Code-421301.

Phone:- 0251-2315834/9820135632/7588508766

Email:- navjivanconsultancy@gmail.com

Branch:- Ghatkopar, Borivali, Navi Mumbai, Pune.

HEAD OFFICE

Chhatrasal Vithaldas Thakkar Bldg. Opp. Post Office, Old Station Road, Kalyan (W) 421 301

Phone:- 2315834, 9820135632 / 7588508766 / 8976093701 / 7588357154

Email :- navjivanconsultancy@gmail.com

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED

CIN: U67190MH2000PTC125736

Ref No: NCSPL/CBI/1399/02 - 20

**I SUMMARY OF VALUATION REPORT OF
IMMOVABLE PROPERTY
(RESIDENTIAL FLATS)
OWNED BY**

**MR. KRISHAN MURARI TULSIAN
MRS. KAVITA K. TULSIAN.**

AT

**AMALGAMATED FLAT NOS. 501 A & 501 B, FIFTH FLOOR, 'B WING',
ASTER TOWER, OPPOSITE GEN. A. K VIDYA MARG, DINDOSHI,
GOREGOAN (EAST), MUMBAI - 400 063.**

AS INSTRUCTED BY

CENTRAL BANK OF INDIA - (NARIMAN POINT BRANCH)

Description	Present Fair Market Value as on 18/02/2020	Net Realizable Value (NRV) as on 18/02/2020	Distress Sale Value as on 18/02/2020
Residential - Amalgamated Flat 501A & 501B, Floor, 'B' , Aster Tower, site Gen. A. K. Dindoshi, goan (E), bai 400 063.	Rs.2,71,69,000/-	Rs.2,44,52,100/-	Rs.2,17,35,200/-

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

CENTRAL BANK OF INDIA (NARIMAN POINT BRANCH)
VALUATION REPORT (RESIDENTIAL FLATS)

General

Purpose for which the valuation is made	:	To ascertain the Fair Market Value as on date of property for Non Fiscal purpose - Renewal of Loan facility with Central Bank of India (Nariman Point Branch)
a) Date of Inspection	:	24/01/2020
b) Date on which the valuation is made	:	18/02/2020
c) Person/s accompany/ available at the site at the time of visit/ inspection/ valuation	:	Nikita Mobile No. 7506365780
List of documents produced for perusal		
i) Telephonic Conversation dt. 23/01/2020 from manager, Central Bank of India Narmin Point Branch advising us for submission of valuation report in present case.	:	
ii) Copy of Agreement for Sale dt. 4 th July 1999 between Mr. Damjibhai , Damodar Raghavji Tank, Bhupendra Damodar Tank, Ramesh Damodar Tank, Pravin Damodar Tank, Manohar damodar Tank ("THE WONERS") of the one part, and M/s. Sheth Shelters (p) Ltd. ("THE DEVELOPERS") of the second part, Krishan Murari Tulsian ("THE PURCHASER") of the third part.	:	We have relied on documents as provided by the Central Bank of India - Nariman Point Branch & presume the same to be authentic & true.
iii) Old valuation report Ref no. NCSPL /CBI/ 299/ 11-16 dt. 7/11/16 issued by Navjivan Consultancy Service Pvt. Ltd.	:	

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iv) Copy of Electricity bill No. 100428958624 dt. 13/12/2019 issued by Adani Electricity in the name of K. M. Tulsian	
v) Copy of Society Maintenance Bill No.369 dt. 01/01/2020 issued by Vasant Valley Aster Tower CHS Ltd in the name of Krishna Murari Tulsian.	
Name of the owner(s) and his /their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<p>Name of Owner - The Property as reported is owned by:</p> <p>Mr. Krishan Murari Tulsian & Mrs. Kavita K. Tulsian</p> <p>Address: The address of property is as follows: - Amalgamated Flat Nos. 501A & 501B, Fifth Floor, 'B Wing', Aster Tower, Opposite Gen. A. K. Marg Dindoshi, Goregaon (E), Mumbai 400 063</p> <p>Share of each owner in case of joint ownership :- Co-Ownership</p> <p>The Share of each owner is not mentioned in the old valuation Report dated Dt. 7th November 2016, then it is to be considered in the form of "tenancy in common"</p>
description of the property	<p>The Present property under valuation is in the form of 3BHK well maintained decorated & fully furnished residential amalgamated flats consists of 1 Hall + 1 Kitchen + 3 Master Bedrooms attached bath & WC + (Flat Nos. 501 A & 501 B,) situated on the fifth floor of residential building known as</p>

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"VASANT VALLEY ASTER TOWER C.H.S. LTD.", (Soc. Registration No. MUM/W-P/HSG/TC/1284/ 2001 - 2002 Dated 17.11.2001.

During our site visit it is also observed that the borrower has made various alterations & modification in the present property. Flat No 501A & 501B both flats are combined and they are considered as one unit for valuation.

The said property is situated in high class locality in residential cum commercial area.

The residential building consists of Basement plus stilt plus Eighteen upper floors with Two lifts facility.

The building is having RCC frame structure with foundations, footing, slabs, staircase & overhead and underground water storage tanks, all in RCC with 8.7ft height from floor level to ceiling.

The present Property mainly consists of following Units -

Units -	Approx. (Meter)			Area Sq. Mt.
	L	X	W	
Hall	4.50	3.30	14.85	
	2.10	1.80	3.78	
Dining Area	4.00	3.30	13.2	
Kitchen	3.70	2.55	9.44	
M.Bedroom Attached	4.70	3.10	14.57	
WC	1.50	1.00	1.5	
Washing Machine Area	1.10	0.6	0.66	
M.Bedroom	4.60	3.00	13.8	

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attached bath & WC	2.55	1.10	2.81
Master Bedroom	5.00	3.00	15.00
attached bath & WC	2.10	1.40	2.94
Passage	3.00	1.00	3.00
Total Approx Area 95.55 Sq.Mtrs.			

The above dimensions are approximate & as measured at site during our site visit.

DESCRIPTION OF PROPERTY

Plot No. / Survey No.	:	CTS No. 104A.
Door No.	:	Flat Nos. 501 A & 501 B
T.S. No. / Village	:	Village Dindoshi.
Ward / Taluka	:	Borivali.
Mandal / District	:	Mumbai.
Postal address of the property	:	Amalgamated Flat Nos. 501A & 501B, Fifth Floor, 'B Wing', Aster Tower, Opposite Gen. A. K. Marg, Dindoshi, Goregaon (E), Mumbai-400 063.
City / Town	:	Goregaon (E), Mumbai.
Residential area	:	Yes.
Commercial area	:	Yes.
Industrial area	:	No.
Classification of the area	:	
High / Middle / Poor	:	High Class.
Urban / Semi Urban / Rural	:	Urban.
Coming under Corporation limit / Village Panchayat / Municipality	:	Within the limits of Brihanmumbai Mahanagarpalika Mumbai.
Whether covered under any State Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/scheduled area / Conservation area.	:	N.A. (Free hold Land)
Boundaries of the property (As per actual)	:	
North	:	By Internal Road.
South	:	By Aster A Wing.
West	:	By Venus Apartment.
East	:	By Road.



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Boundaries of the property as per old valuation report	A	B								
	As per Deed	Actual								
On or towards the North	By CTS No. 104G, 140, 141	By Internal Road.								
On or towards the South	By CTS No. 147, 103.	By Aster A Wing.								
On or towards the East	By D P Road.	By Venus Apartment.								
On or towards the West	By CTS No. 104F 104J.	By Road.								
Extent of the site										
Extent of the site considered for Valuation (least of 13a & 13b)	The area statement of Flat Nos. 501A & 501B, Fifth Floor, 'B Wing' as per Old Valuation Report dt. 7-11-2016 is considered for valuation as detailed below:									
	<table border="1"> <thead> <tr> <th>Flat Nos.</th> <th>Built up Area Sq.ft.</th> </tr> </thead> <tbody> <tr> <td>501 A</td> <td>670</td> </tr> <tr> <td>501 B</td> <td>675</td> </tr> <tr> <td>Total</td> <td>1345</td> </tr> </tbody> </table>	Flat Nos.	Built up Area Sq.ft.	501 A	670	501 B	675	Total	1345	
Flat Nos.	Built up Area Sq.ft.									
501 A	670									
501 B	675									
Total	1345									
Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month	: The Residential Flat is used and occupied by Owner.									
APARTMENT BUILDING										
Description	Remarks									
Nature of the apartment	: (3 BHK) residential flat situated on Fifth floor of Basement plus Stilt plus Eighteen upper floors.									
Location										
C.T.S. No.	: CTS No. 104A.									
Block No.	: Flat No. 501A & 501B Fifth Floor.									
Ward No.	: Village No./ Zone No.61/290									
Ward / Municipality / Corporation	: Within the limits of Brihanmumbai Mahanagarपालिका Mumbai.									
Ward No., Street or Road (Pin Code)	: Amalgamated Flat Nos. 501A & 501B, Fifth Floor, 'B Wing', Gen. A.K. Marg Dindoshi, Goregaon (E), Mumbai. 400 063.									
Description of the locality Residential / Commercial / Mixed.	: Mixed.									

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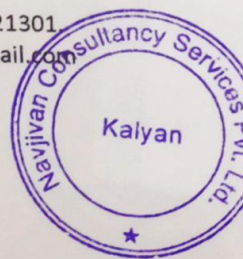
Chandrabhawanarkadas Vithaldas Thakkar Bldg. Opp. Post Office, Old Station Road, Kalyan (W). 421301
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Branches At: Ghatkopar, Borivali, Navi Mumbai, Pune



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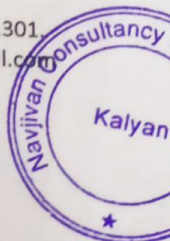
Year of Construction	: As reported by the borrower the said building is completed in the Year 1996 or thereabouts.
Number of floors	: However the borrower had agreed to submit the building completion Certificate directly to bank authority.
Type of structure	: Basement plus Stilt plus Eighteen upper floors.
Quality of Construction	: R C C frame structure.
Appearance of the Building	: Good.
Maintenance of the Building.	: Good.
Facilities available	: Good.
Lift	: Yes. (Two Lifts).
Protected Water Supply	: Yes.
Underground Sewerage	: Yes.
Car Parking - Open / Covered	: Yes.
Compound wall existing?	: Yes. All around the building.
Pavement laid around the building?	: Yes.
FLOOR PLAN	
The floor in which the flat is situated.	: Fifth floor.
Floor No. of the flat	: Flat No. 501A & 501 B, Fifth Floor, 'B Wing'
Specifications of the flat	:
Roof	: R C C Slab Roof.
Flooring	: Imported vitrified flooring in all rooms. The attached bath & WC of bedrooms is provided with natural marble Hard flooring as base & ceramic up to full height.
Doors	: Main entrance & all other internal units of both the flats are having decorative doors of flush type with solid wooden frame and both side veneer & fitted with branded quality fittings, fixtures and accessories.



NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED

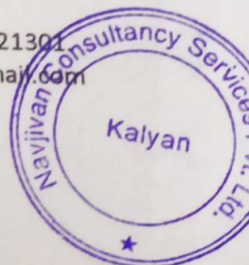
CIN: U67190MH2000PTC125736

Windows	Four /Three track Powder coated aluminum sliding windows with glass shutters along with M.S grill work provided in all rooms.
Fittings	Branded quality with reputed make.
Finishing	Very Good
Special amenities	The Property is provided with like amenities such as Two Lifts, CCTV camera, fire fighting systems, Gym Club House, Children Play area, 24 X 7 watch & ward facility, Basement, covered open space for two/four wheeler parking, compound wall all around the building etc.
House Tax Assessment Number	: The Property Tax amount is to be paid by the Property Owner.
Tax paid in the name of	: The Property Tax details are available with borrower and the borrower had agreed to submit these details directly to Bank authority.
Tax amount	: Mater No. 7718988
Electricity Service connection No.	: K M Tulsian
Meter Card is in the name of	: Well maintained decorated & fully furnished residential amalgamated flats.
How is the maintenance of the flat?	: Agreement for Sale dt. 4 th July 1999 between Mr. Damjibhai , Damodar Raghavji Tank, Bhupendra Damodar Tank, Ramesh Damodar Tank, Pravin Damodar Tank, Manohar damodar Tank ("THE WONERS") of the one part, and M/s. Sheth Shelters (p) Ltd. ("THE DEVELOPERS") of the second part, Krishan Murari Tulsian ("THE PURCHASER") of the third part. As per Old Valuation Report For Flat No.501 A :- Mrs. Kavita K. Tulsian. Flat No 501B :- Mr. Krishan Murari Tulsian
Sale Deed executed in the name of	

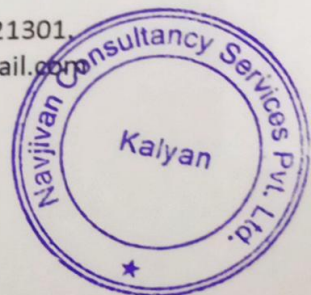


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 CTN: U67190MH2000PTC125736

What is the undivided area of land as per Sale Deed?	Undivided share of land are proportionate to the super built up area of the flats owned by the property owner. The land is enjoyed by different flat owners everybody together in an apartment building. No individual can claim any portion of the land as his own. The land is undivided and co-Owned.
What is the plinth area of the flat?	Built up Area :- 1345 Sq.ft.
What is the floor space index (app.)	Permissible FSI as per D.C. Rules of Local Competent Authority.
What is the Carpet Area / Built Up Area of the flat?	Built up Area :- 1345 Sq.ft.
Is it Posh / I Class / Medium / Ordinary?	I Class.
Is it being used for Residential or Commercial purpose?	The Property under Valuation is Residential Flats & it is restricted for Residential use only.
Is it Owner-occupied or let out?	Owner occupied.
If rented, what is the monthly rent?	N.A.
MARKETABILITY How is the marketability?	We having basic infrastructure facilities & services like Water supply, electricity, sewage & street lighting, and other Public service etc. Civic amenities such as Schools, Colleges, Markets, Banks, Shops, & Hospitals etc. are available within 10 to 15 Minutes distance from the property. The Property is situated at approx 2 to 3Km. distance from Malad Railway Station. Transportation means such as Private Rickshaws, Taxis and BEST Buses are available from Goregaon & Malad (E) Railway Station.



<p>What are the factors favouring for an High Potential Value?</p>	<p>The area is well connected to all parts of Maharashtra and Gujarat State, by good network of Roads & Railways. New High rise towers in nearby area. Near Western Express Highway. Near Oberoi Mall.</p>
<p>Are there any negative factors are observed which affect the market value in nearby?</p>	
<p>While analyzing the comparable sale instances, what is the composite rate of a similar flat with same specifications in the adjoining locality?</p>	<p>The Residential properties having similar amenities & loading factor in the surrounding areas are sold in the range of Rs.16,500/- to Rs.20,500/- per Sq. ft. Built up Area.</p> <p>Further we had independent market inquires with various Real Estate Agents of surrounding area. We had also gone through Internet Search & various websites for obtaining the prevailing market rates for similar properties.</p> <p>Accordingly, we have considered the Present Market Rate for the Residential Flats under valuation as Rs.20,200/- per sq. ft of Built Up Area on a conservative basis and which seems to be reasonable in our opinion.</p>
<p>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 (given details).</p>	<p>: Market Rate adopted Rs.20,200/- per sq. ft. of Built of flats.</p>



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3. BREAK - UP FOR THE RATE		
i)	Building + Services	: Rs. 8,080/- per Sq. Ft.
ii)	Land + others	: Rs.12,120/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: As per Government Stamp Duty Ready Reckoner of the year 2016 the Market Rates for Stamp Duty Purpose for Residential Properties at Village Dindoshi, Tal Borivali, Village No./ Zone No.61/290 is Rs.1,35,700/- per Sq. Mtrs. Built up Area (Copy enclosed). The Ready Recknor Registers are prepared & maintained for the purpose of collecting stamp duty & it has no statutory base or force & therefore it cannot form a foundation to determine the market value. The Ready Reckoner do not by itself reveal all the aspects of Valuation. The Rate slab for a particular area specified in the ready Reckoner cannot be accepted as the final rate for the entire area of the locality as it does not take into consideration the factual and legal factors like the nature of land and advantages and disadvantages of land.
VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
	Depreciated building rate	: Depreciated Market rate
	Replacement cost of flat with Services (v(3)i)	: =1345 Sq. ft. x Rs.8,080/- per Sq. Ft. = Rs.1,08,67,600/-
	Age of the building	: 20 Years.
	Life of the building estimated	: 60 Years (Future Life 40 Years)
	Depreciation percentage assuming the salvage value as 10%	: -
	Depreciated Ratio of the building	: Depreciated Market rate
	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	: Rs. 8,080/- per Sq. Ft.
	Rate for Land & other V (3) ii	: Rs.12,120/- per Sq. Ft.
	Total Composite Rate	: Rs.20,200/- per Sq. Ft.

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
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DETAILS OF VALUATION:

Sr. No.	Description	Qty Sq. Ft	Rate Per Unit Rs. / Sq. Ft.	Estimated Value in Rs.
1.	Present value of the flat	1345	20,200/-	2,71,69,000/-
2.	Wardrobes		NIL	NIL
3.	Showcases /		NIL	NIL
4.	Kitchen arrangements		NIL	NIL
5.	Superfine finish		NIL	NIL
6.	Interior Decorations		NIL	NIL
7.	Electricity deposits electrical fittings, etc.		NIL	NIL
8.	Extra collapsible gates / grill works etc.		NIL	NIL
9.	Potential value, if any		NIL	NIL
10.	Other Car Parking		NIL	NIL
	Total			2,71,69,000/-
				Say Rs.2,71,69,000/-

RUPEES TWO CRORES SEVENTY ONE LAKHS SIXTY NINE THOUSANDS ONLY).

VALUE OF CO - OWNER'S SHARE

Each owner held only 1/2 undivided share in the Total Value of the property.

Share Value of Co - Owner's share = 1/2 x Rs.2,71,69,000/-

= Rs.1,35,84,500/-

RUPEES ONE CRORES THIRTY FIVE LAKHS EIGHTY FOUR THOUSANDS FIVE HUNDREDS ONLY).

After discussion with client and looking at current market scenario of said property, there is no threat of acquisition by government for road widening/public service purposes, submerging & applicability of CRZ provisions on the property under valuation.

As a result of our appraisal and analysis it is our considered opinion that the present market value of the above property in the prevailing condition and aforesaid specifications is **Rs.2,71,69,000/- (RUPEES TWO CRORES SEVENTY ONE LAKHS SIXTY NINE THOUSANDS ONLY).**



NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

INSURANCE VALUE:-

Insurance system came into existence due to the possibility of occurrence of unforeseen events causing loss or damage to the property resulting in ultimate financial loss to the owner of the asset. Land is not a fungible commodity and hence does not need insurance. As per principles of Insurance land is never insured. Building on the other hand is a perishable and destructive asset and hence requires insurance like other assets such as plant and machineries, furniture, goods and stocks, etc. Insurance of building is required against risk of fire, earthquake, riot, terrorism, malicious damage, explosion, flooding, cyclone, storm, cyclone, lighting, aircraft accident, vehicular accident and such other risks.

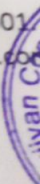
The insurable value (Depreciated Cost) of the building is estimated by adopting sinking fund method of depreciation to arrive at final depreciated cost of the building. The foundation of the building does not get damaged due to fire or flood. Hence cost of foundation (Approx.10% replacement cost of building) is excluded from the estimate of insurable value.

Total Built up area: 1345 Sq. Ft.

		Rs.
Cost of the building as if new @ Rs.8,080/- per Sq. Ft. x 1345 Sq. Ft.	=	Rs.1,08,67,600/-
Deduct :- 10% towards the cost of foundation & foundation	=	Rs. 10,86,760/-
Net cost of superstructure	=	Rs.97,80,840/-
Deduct for depreciation : Depreciated Market Rate Considered		
Net present insurable value	=	Rs.97,80,840/-

Say Rs.97,81,000/-

(RUPEES NINETY SEVEN LAKHS EIGHTY ONE THOUSANDS ONLY).



NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
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THE DISTRESS SALE VALUE:

are discounting the above market value by 20 %. Hence,
forced/Distress value of property as on date

Fair Market Value as on date x 0.80

Rs.2,71,69,000/- x 0.80

Rs.2,17,35,200/-

**RUPEES TWO CRORES SEVENTEEN LAKHS THIRTY FIVE
THOUSANDS TWO HUNDREDS ONLY).**

NET REALIZABLE VALUE (NRV) :-

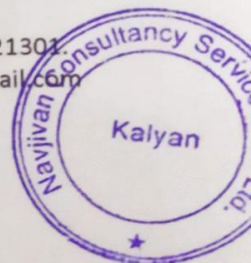
As, Net Realizable Value (NRV) of caption subject property is

Market Value (Selling Price) : Rs.2,71,69,000/-

Product Cost Of Realization (Approx 10%) : Rs. 27,16,900/-

NRV = Rs.2,44,52,100/-

**RUPEES TWO CRORES FORTY FOUR LAKHS FIFTY TWO
THOUSANDS ONE HUNDRED ONLY).**



NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED

CIN: U67190MH2000PTC125736

Charges of Loan, Govt. or other dues, stamp duty, registration charges, transfer charges etc. if any, are not considered in the valuation. We have assumed that the assets are free of lien & encumbrances.

18/02/2020

Authorized by: Indresh Kumar.

Authorized by: Pallavi Gavli

Mulund

FOR NAVJIVAN CONSULTANCY SERVICES PVT. LTD.



DIRECTOR / AUTH. SIGN.
(APPROVED VALUER OF CBI)

Address of Property Visited :

Date of Visit :

Name of Visit :

Name & Designation of visiting Official :

Remarks if any.

The undersigned has inspected the property detailed in the Valuation Report dated 18-02-2020 on _____. We are satisfied that the fair and reasonable market value of the property is _____ (Rupees _____ only)

169000/- Rupees Two crores seventy one lakhs sixty thousand only
Signature :

Name & Designation of the Inspecting Official/s)

Undersigned

(MANAGER)

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

Price History

Price Trends

3BHK 3Baths

Residential Apartment for Sale

1465 sq.ft. • 1250 sq.ft.

₹ 2.85 Crore
 @ 19,453 per sq.ft.

4th of 18 Floors

10+ Year Old

3 Bedrooms, 3 Bathrooms, 1 Balcony

Aster Tower
 Goregaon (East), Mumbai Andheri Dahisar

North West

₹ 2.85 Crore

₹ 19,453 per sq.ft.

4th of 18 Floors

10+ Year Old

3 Bedrooms, 3 Bathrooms, 1 Balcony

Aster Tower
 Goregaon (East), Mumbai Andheri Dahisar

North West

18

arkadas Vithaldas Thakkar Bldg. Opp. Post Office, Old Station Road, Kalyan (W). 421302.
) 0251-2315834, (M), 8976093701, 8767606667 Email: navjivanconsultancy@gmail.com
 Branches At: Ghatkopar, Borivali, Navi Mumbai, Pune





VASANT VALLEY ASTER TOWER CO OP HSG SOC LTD

Registration No. MUM/ W-P /HSG/TC/11284/2001-2002 DTD 17.11.2001

112-153A, ASTER TOWER, VASANT VALLEY, OFF GEN A. K VAIDHYA MARG, MALAD (EAST) MUMBAI-400097

Maintenance Bill (January 2019 - March 2020)

KRISHNA MURARI TULSIAN

B0001

Wing : B WING

1343 Sq.Ft

Bill No : 369

Bill Date : 01-01-2020

Due Date : 15-03-2020

Particulars of Charges	Amount (Rs.)
PROPERTY TAX	2,287.00
SERVICE & MAINTENANCE CHARGES	11,500.00
WATER CHARGES (COLLECTION)	2,150.00
SINKING FUND COLLECTION	572.00
REPAIRS FUND COLLECTION	2,619.00
ELECTRICITY CHARGES RECOVERY	1,800.00
PARKING CHARGES	900.00
EDUCATION & TRAINING FUND	30.00
CULTURAL AND FESTIVAL CHARGES	900.00
Sub Total	24,758.00
Adjustment Credit/Rebate	0.00
Previous Arrears	
Principal	0.00
Interest	0.00
Interest on Arrears	0.00
Total Outstanding Amount	24,758.00 Dr

pees Twenty-Four Thousand Seven Hundred Fifty-Eight Only.

ould be treated as demand notice under the Bye-Laws Rules.

e Payment by A/c payee cheque only in favour of "Vasant Valley Aster Tower Co-Op Hsg. Soc. Ltd"

be charged @18% p.a. on late payment, if not paid within the due date of the bill.

NEFT - NKOBS Co. Op. Bank Ltd., Dindoshi Branch, S. A/C NO. - 011100100021004, IFSC - NKG09990011, MDR -

your Flat no, Email Id & Mobile No. behind the cheque.

related Query, Kindly contact Mr. Sudhir Gupta - 09870071686, Email id - sudhir@pgal.in / astertower@gmail.com

VASANT VALLEY ASTER TOWER CO OP HSG SOC LTD

[Signature]
Authorized Signatory

VASANT VALLEY ASTER TOWER CO OP HSG SOC LTD

Registration No. MUM/ W-P /HSG/TC/11284/2001-2002 DTD 17.11.2001

CTS NO 152-153A, ASTER TOWER, VASANT VALLEY, OFF GEN A. K VAIDHYA MARG, MALAD (EAST) MUMBAI-400097

RECEIPT

anks from KRISHNA MURARI TULSIAN

01-10-2019 to 31-12-2019

Flat No: B05

Receipt/Voucher Date	Cheque/NEFT Date	Cheque/NEFT No.	Payer Bank	Payer Branch	Amount
24-10-2019	24-10-2019	000802	HDFC Bank	MUMBAI	26,208.00
Total :					26,208.00

es Twenty-Six Thousand Two Hundred Eight Only

isation of Cheque)

VASANT VALLEY ASTER TOWER CO OP HSG SOC LTD

ined By "PAVITRA ASSOCIATES & CO."

[Signature]
Authorized Signatory



