



MS CONSULTANTS & ENGINEERS

Chartered Engineer & Govt. Registered Valuer

STATE BANK OF INDIA BRANCH:		Kurla, Mumbai	
VALUATION REPORT (IN RESPECT OF FLATS)			
I. GENERAL			
1	Purpose for which the valuation is made	Assessment of Fair Market Value of property for loan purpose.	
2	Date of inspection	16/07/2022	
	Date on which the valuation is made	20/07/2022	
3	List of documents produced for perusal	Copy of Sale Deed, Index II, CC.	
	Descriptions	Name of Approving Authority	Approval No. & Date
i)	Copy of Index II/Sale Agreement	Seal of the Sub Registrar	KLN-4/9470/2022; Dt. 13/07/2022
ii)	Copy of Commencement Certificate	KDMC	KDMC/ TDP/ CC/ DOM/ 285; DATED- 17.09.2008
iii)	Copy of Occupancy Certificate	KDMC	Not provided
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. Abhishek Prabhakar Suryawanshi Flat No. 201, 2 nd Floor, B-wing, Building No. 04, Shankeshwar Palms Bldg. No. 4 CHS Ltd., Subhash Road, Kumbharkhan pada, Shivaji Nagar, Dombiwali (W)- 421202	
	Property landmark	Near Khandoba Mandir	
5	Brief description of the property	Subjected property is a 1 BHK Residential Flat situated in middle Class area where all basic amenities are available within 1-2 km radius	
6	Location of property	Subhash Road, Shivaji Nagar, Dombiwali (W)	
a)	Plot No. / Survey No.	Survey No. 64/2, 79/10, 12, 18, 19, 81/1, 82/3, 5, 6, 7, 8, 9, 10, 11, 15, 83/7, 84/6, 7, 8 and 86/1 (Old Survey No. 342, 187, 343, 340)	
b)	Door No.	Flat No. 201	
c)	T. S. No. / Village	Shivaji Nagar	
d)	Ward / Taluka	Kaiyan	
e)	Mandal / District	Thane	
f)	Date of issue and validity of layout of approved map /	Approved plan not provided	
g)	Approved map / plan issuing authority	As per Commencement Certificate issued by KDMC	