

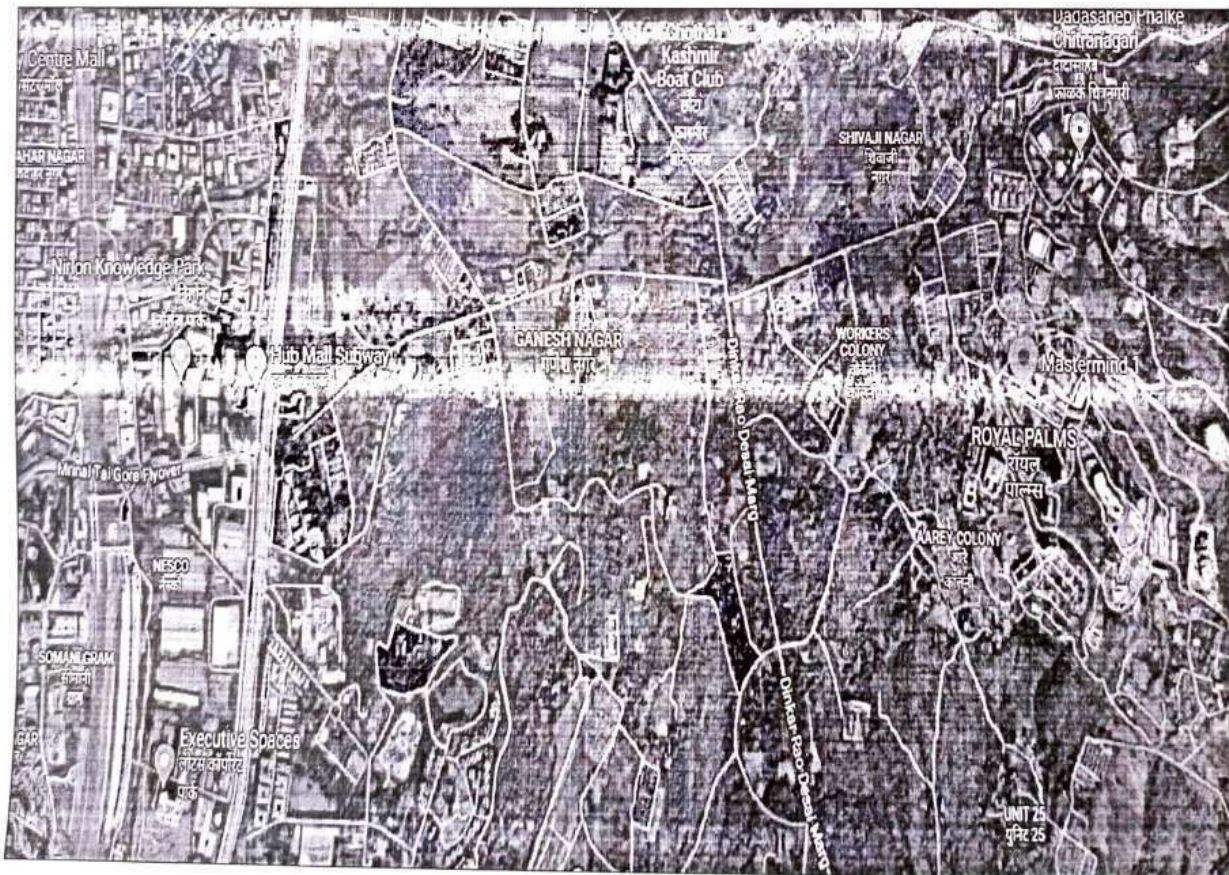
Valuation Report – Axis Goregaon

Sr.No.	Date: 22/03/2022	Customer ID – Details Not Available			
1	Ref. No.: MAR/AXIS/48/GOR/2022				
2	Report initiated by (CPC name):	Axis Goregaon			
3	Type of Case:	LAP			
4	Name Of the Customer	Mrs. Poonam Padwal			
5	Name of the Owner	Mr. Uday Chandrakant Padwal & Mrs. Poonam Uday Padwal			
6	Documents Provided	Sale Deed with Index II & O.C. copy			
A	Property Details				
1	Property Address	Unit No. 104, 1st Floor, Master Mind-I, Survey No. 169 (pt), CTS No. 1627 of Village Marol (Maroshi), Royal Palms, Aarey Colony, Goregaon (E), Mumbai – 400065.			
2	Nearby Land Mark	Near Mayur Nagar Bus Stop			
3	Distance from City Center	Approx 4.5 Kms from Goregaon Railway Station			
4	Availability of Local Transport : Metro/ Local Train/ Bus	Within 1.00 Km			
5	Class Of Locality (Posh/ Higher Middle Class/Middle class/Lower middle Class/ Poor)	Middle Class			
6	Quality of Infrastructure in the vicinity: (Good/ Fair/ Average)	Good			
B	Boundaries:				
1		East	West	North	South
2	As per Docs	Details Not Available	Details Not Available	Details Not Available	Details Not Available
3	As per Site	Master Mind II	Access Road	Master Mind IV	Internal Road & Diamond Isle 3
4	Does the Boundaries at Site match, as mentioned in documentation: Yes/No	Details not available			
5	Level of land with topographical conditions of the Land/ Flat : Free Hold/Leased / Development Authority	Levelled Surface Freehold			
C	General Details				
1	Type of Property : Bungalow/row house/ Plot/ flat (1BHK/2BHK/3BHK) /commercial	Commercial Office – Reception + Working Area + Cabins + Pantry + W/C			
2	Approved usage of Property :Agri/ Industrial/commercial/Residential/Mix (Restrictive covenants in regards to Land Use, if any)	Plan not provided for verification			
3	Actual Usage of the Property :Agri/ Industrial/commercial/Residential/Mix	Commercial			
4	Type Of Structure : Load Bearing/ RCC/Aluform shuttering	RCC framed Structure			
5	No of Floors	Ground + 5 Floors / 04 Lifts are provided / 53 Units per Floor			
6	Whether the construction is as per app bldg plan and /local bldg bye laws	As per Bye Laws			

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7	Does the property have Electricity/ Water/ Drainage connection	Yes
8	Proximity to civic amenities like school, hospital, market, etc.: Development of surrounding area	Approx 1 - 2 Kms
9	Longitude & Latitude of property	19.15506, 72.88594
D	Technical Details	
1	Occupied/Vacant	Occupied
2	Occupied By	M/s. Fast Track Corporation by Mrs. Poonam Padwal
3	Relation with Occupant	Self
4	Maintenance of the Property	Good
5	Quality of construction	Good
6	Current Life of the structure	16 Years
7	Residual Life of Structure	44 Years
8	Stage of Construction	100%
9	Recommended Stage	100%
E	Approval Details	
1	Layout Approval No & Date	Plans are not provided
2	Building Plan Approval No & Date	Plan not provided for verification
3	OC/Commencement of Construction	O.C. No. CHE/8108/BP/BP(WS)/AP Dt. 28/07/2006 for I.T.E. Building B of Ground + 5 Floors
4	Registered Documents	Index II & Sale Deed No. 4526/2020 Dt. 10/07/2020 Mr. Purshottam R. Patel (HUF) AND Mr. Uday Chandrakant Padwal & Mrs. Poonam Uday Padwal
F	Construction Details	
1	Land/Plot area	NA
2	Construction area	NA
3	Current Value of the Property (Plot + construction i.e. A + B)	NA
4	Carpet/BUA area as per documents	239 Sft – Carpet Area + 60 Sft – Loft 287 Sft – BUA + 72 Sft – Loft
5	Carpet/BUA area as per Plan	Plan not provided for verification
6	Carpet/BUA area as per Physical	246 Sft – Carpet & 222 Sft – Loft
7	Valuation as per Government reckoner rates	Details Not Available
8	Recommended Market rate	Rs. 12,000/- per Sft
9	Valuation of Property	= BUA X Rate adopted = 420 Sft X Rs. 12,000/- per Sft = Rs. 50,40,000/- (Rs. Fifty Lakhs Forty Thousand Only)
10	Distress Value (80%)	Rs. 40,32,000/-
11	Approximate rentals of property	Rs. 100/- per Sft per month

G	Remarks <ol style="list-style-type: none"> 1. Report is finalized on the basis of Sale Deed with Index II & O.C. copy as provided. 2. Area considered in above valuation is 50% loading on carpet area + loft area as per agreement provided. 3. Property under valuation was Self Occupied at the time of inspection. 4. The building / society name board was not available on site. 5. The total height of the Unit is about 6.9 Feet and that of Loft is about 5.5 Feet. 6. The O.C as provided is for Building B, but the particular building is not mentioned in the documents available nor observed on site. The clarification of the same to be taken from society by the bank
H	Undertaking <ol style="list-style-type: none"> 1. I have personally visited the property on 21/03/2022 & identified the same through Mr. Uday Padwal and based on the documents provided. 2. I/We have no direct or Indirect Interest in the property being valued. 3. The information furnished above is true and correct to my/our knowledge. <p>Engineer – Mr. Govind Pandey Mr. Pritam Bhandari</p> <p style="text-align: center;">For: Vision Civil Engineer, Contractor & Valuer</p>

Location Map-

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Mrs. Poonam Padwal

Photos:



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Mrs. Poonam Padwal

