

# Krishnakant A. Pandat

Ch., B.E. CIVIL, ARA, FIV, MCE, 34AR, IIBBI  
Approved Valuer, (WT 34AB & IIBBI  
oved), LCM-2443, CAT-I-Immovable Properties,  
2443, CAT-II-Agri.Lands,  
- 2445, CAT-VII - Plant & Machinery -  
able Property, Regd. Engineer,  
ctural Designer.



SHUKAN ARCHITECTS ENGINEERS VALUERS

Head Office:  
22, 2nd Floor, A Wing, Datani Flats,  
Chitabhai Patel Road, Nr. UBI, Ashoknagar,  
Kandivali East, Mumbai-400 101.  
Email:shukanarchitects.valuers@gmail.com  
No.9890207111, 0200906306

Office: Office No.501, 5<sup>th</sup> Floor, Chitresh Complex, B.H. Hotel President, Nr. Swastik Char Rasta, CG Road, Almadahad -390 009.

Date :- 16/01/2023

EF.: SAEV/MUM/NPD/GAU/FLAT/VALU/ SB/M6770/G0046

To,  
State Bank of India,  
LACPC Branch,  
ion, Mumbai

*Abhishek Pandey*  
Reports, Scrutinised  
*[Signature]*  
Asst./Dy. Manager / CM



Sub- Valuation Report of Residential Flat No. 1202 at 12<sup>th</sup> floor, A- Wing Building Known As  
" Marigold Meridian Co.op.Housing.Society Ltd, Situated On C.T.S No.240/B & 240/C, Lake  
Road, Plot No.B, Bhandup(West) At Village- bhandup Ta - Kurla, Dist. Mumbai 400 078  
within limits of BMC.

## VALUATION REPORT

1. GENERAL	
1 Purpose for which valuation is made	: To determine the Fair Market Value of the property
2 a) Date of inspection	: 16/01/2023
b) Date on which the valuation is made	: 16/01/2023
3 List of documents produced for perusal	: Draft Sale Agreement Occupancy Certificate No. Dt. 08/06/2010 Issued By BMC
4 Name of the owner(s) and their address(es) With Phone no. (details to be shared of each owner in case of joint ownership)	: Propose buyer MR.PRADIP RAMSHIROMANI MAURYA MRS. REETA PRADIP MAURYA
5 Brief description of the property	: Flat No. 1202 at 12th floor, A- Wing Building Known As " Marigold Meridian Co.op.Housing.Society Ltd, Situated On C.T.S No.240/B & 240/C, Lake Road, Plot No.B, Bhandup(West) At Village- bhandup Ta - Kurla, Dist. Mumbai 400 078 within limits of BMC.
6 Location of property	
a) Plot No. / Survey No.	: C.T.S No.240/B & 240/C
b) Door No.	: Flat No. 1202 at 12th floor, A- Wing
c) C.T. S. No. / Village	: Village- bhandup
d) Ward / Taluka	: Kurla
e) Mandal / District	: Mumbai 400 078
f) Date of issue and validity of layout of approved map/plan	: Occupancy Certificate No. Dt. 08/06/2010 Issued By BMC
g) Approved map/plan issuing authority	: BMC
h) Whether genuineness or authenticity of approved map/plan is verified	: Occupancy Certificate No. Dt. 08/06/2010 Issued By BMC
i) Any other comments by our empanelled valuers on authenticity of approved plan	: NA

Digitally signed by KRISHNAKANT  
AMRUTLAL PANDAT

Date: 2023.01.16 18:39:31 +05'30'

