

Ref. 6279- 3rd Feb 2023 / SBI RACPC Sion Branch / Vaibhav Bharat Nande.

BANK: STATE BANK OF INDIA
BRANCH: RACPC, SION.

"VALUATION REPORT (IN RESPECT OF FLAT)"
(To be filled in by the Approved Valuer)

I GENERAL		
1.	Purpose for which the valuation is made	: To assess the present market value of the property rights for loan purpose.
2.	a. Date of inspection	: 3 rd Feb 2023.
	b. Date on which the valuation is made	: 3 rd Feb 2023.
3.	List of documents produced for perusal	
	Document	:
	1) Agreement	Agreement for sale Dated: 31 st Jan 2023.
	2) Index II	Index II Sr. No. 2188/2023 Dated: 31 st Jan 2023.
	3) Revised Commencement Certificate	No. SRA/ENG/3918/N/PVT&ML/AP Dated: 11 th Feb 2021. [This C.C Further extended upto 10 th upper floors including OHWT of rehab wing 'A' & upto 9 th upper floors sale wing 'B' of composite building as per last approved amended plans dated 22/01/2021]
	4) RERA Registration Certificate	No. P51800015068 Dated: 30 th Jan 2023.
4.	Name of the Owner and his / their address (es) with phone no. (details of share of each owner in case of joint ownership)	: Vaibhav Bharat Nande. (Owner) Vandana Bharat Nande. (Owner) Address: Room No. 1/11, Lal Singh Chawl, Parsiwadi, Ghatkopar (West), Mumbai, Pin code 400 086.
5.	Brief descriptions of the property	: Apartment No. 603, 6 th Floor, 'B' Wing, Under Construction Building, "ARIHANT HEIGHTS", Situated at Land Bearing Survey No. 49, Hissa No. 6 (Part), C.T.S. No. 142, 142/1 to 142/61, 144 (Part), At Village Kiroi, Nearby BMC School, Parshiwadi, Ghatkopar (West), Mumbai, Pin Code 400 086.
6.	Location of property	:
	a. Plot No. / Survey No.	Land Bearing Survey No. 49, Hissa No. 6 (Part)
	b. Door No.	Apartment No. 603
	c. C.T.S. No. / Village	Land Bearing C.T.S. No. 142, 142/1 to 142/61, 144 (Part)/At Village Kiroi
	d. Ward / Taluka	Taluka Kurla