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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2008 Certified Company

MSME Reg. No.: 2722201137 * CIN: U71120MH2010PTC207801

Think, Innovate, Create

Valuation Report Prepared For: CB/Dadar Branch /Mr. Balkrishna Babu Shetty(011310/26890)

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Vastu/Mumbai/03/2018/011310/26890

08/06-98-P/SH

Date: 08.03.2018

VALUATION OPINION REPORT

The property bearing Residential Flat No. 1404, 14th Floor, Wing - A, "Siddhivinayak Towers", Indralok Phase - 8, Annapurna Estate, Village - Navghar, Bhayandar (East), Taluka & District - Thane, PIN Code - 401 105, State - Maharashtra, Country - India belongs to **Mr. Balkrishna Babu Shetty & Mrs. Vidya Balkrishna Shetty.**

Boundaries of the property :

- North: Wing - B & Open Plot
- South: Residential Building & Road
- East: Shubham Heights
- West: Vandana Pearl Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Housing Loan purpose at **₹ 95,57,000.00 (Rupees Ninety Five Lac Fifty Seven Thousand Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

Director



Sharad B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl.: Valuation report

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Residential Flat No. 1404, 14th Floor, Wing - A, "Siddhivinayak Towers", Indralok Phase - 8, Annapurna Estate, Village - Navghar, Bhayandar (East), Taluka & District - Thane, PIN Code - 401 105, State - Maharashtra, Country - India
(See Rule 8 D)

Form 0-1
REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 8th March 2018 for Housing Loan
2	Date of inspection	07.03.2018
3	Name of the owner/ owners	Mr. Balkrishna Babu Shetty & Mrs. Vidya Balkrishna Shetty
4	If the property is under joint ownership Ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership
5	Brief description of the property	Valuation Report of Residential Flat No. 1404, 14th Floor, Wing - A, "Siddhivinayak Towers", Indralok Phase - 8, Annapurna Estate, Village - Navghar, Bhayandar (East), Taluka & District - Thane, PIN Code - 401 105, State - Maharashtra, Country - India.
	Location, street, ward no	Annapurna Estate
	Plot No. Survey No. CTS No. of land	Village - Navghar, Bhayandar (East) Taluka - Thane & Dist. - Thane
	Is the property situated in residential/ commercial/ mixed area/ industrial area?	Residential
	Classification of locality-high class/ middle class/poor class	Middle Class
	Proximity to civic amenities like schools, Hospitals, Offices, market, cinemas etc.	All the amenities are available in the vicinity
	Means and proximity to surface communication by which the locality is served	Auto, Bus, Private Vehicles, Railway
	LAND	
	Area of land supported by documentary proof. Shape, dimension and physical features	Carpet Area = 667.00 Sq. Ft. Built up Area = 1006.00 Sq. Ft. (Area as per Agreement for Sale) Carpet area = 715 Sq. Ft. Flowerbed Area = 78.00 (Area as per actual site measurement)
	Roads, Streets or lanes on which the land is abutting	Annapurna Estate
	If freehold or leasehold land	Free Hold

