

~~Geetika~~
S. C. SHIRKE

Proper Officer

Extended Sale Counter, Bandra

General Stamp Office, Mumbai.

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AGREEMENT FOR SALE

मकेश्वर
हनुमान

ARTICLES OF AGREEMENT made at MUMBAI this 19th day of April 1997 BETWEEN SHRI. HEMANT MADHAVJI KATIRA, Adult, Hindu, Indian Inhabitant, residing at Flat No.72, 'C' wing, 7th Floor, Shreeram Apartments, Nehru Road, Mulund (West), Mumbai - 400 080, hereinafter called "THE VENDOR" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the ONE PART; *AND* SHRI. NARENDRA SHRIKANT AMARE, Adult, Hindu, Indian Inhabitant residing at 6/102, Shri Nalanda Co-op. Hsg. Scty. Kurar Village, Malad (East), Mumbai - 400 097, hereinafter called "THE PURCHASER" (Which expression shall unless it be repugnant to the context

मकेश्वर

Mem. Register No. 1

Certificate No. 18

SHARE CERTIFICATE

SAINATH PARK CO-OPERATIVE HOUSING SOCIETY LTD.,
MULUND (EAST) - MUMBAI - 400 081.

This is to Certify that SHRI. NARENDRA SHRIKANT AMARE.

is/are the Registered Holder/s of FIVE-
hundred paid-up Shares. Numbered 86 to 90
inclusive of Rs. 50/- each in the above named

SAINATH PARK CO-OPERATIVE HOUSING SOCIETY LTD.,
MULUND (EAST) - MUMBAI - 400 081.

subject to the Bye-laws thereof.

given under the Common Seal of the
said



Rs 250/-

this 31st day of December 1988

[Signature] Chairman
[Signature]

Hon. Secretary

AND WHEREAS the PURCHASER herein being in need of

a Flat approached the VENDOR and offered to purchase the said

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or meaning thereof mean and include his heirs, executors, administrators and assigns) of the OTHER PART;

WHEREAS vide Agreement for Sale dated 20th February, 1992, the VENDOR herein purchased from M/S.SAI SATI BUILDERS AND DEVELOPERS, a residential flat being Flat No. 502 in the 'A' wing on the 5th floor of the building known as SAINATH PARK, situated at Gavan Pada, Mulund(East), Mumbai - 400 081, admeasuring about 620 sq.ft. carpet area.

AND WHEREAS the VENDOR herein is the bonafide owner of said Flat No. 502 in the 'A' wing of the SAINATH PARK, situated at Gavan Pada, Mulund (East), Mumbai - 400 081, admeasuring about 620 Sq. Ft. carpet area. (hereinafter for the brevity's sake referred to as 'the said Flat').

AND WHEREAS the VENDOR herein is desirous of selling and disposing of the said Flat and was trying to find out Purchaser for the said Flat No.502.

AND WHEREAS the VENDOR herein has absolute powers and authority to sell and dispose off the said Flat to any intending buyer subject to confirmation and consent by the Builders.

AND WHEREAS the PURCHASER herein being in need of a Flat approached the VENDOR and offered to purchase the said Flat.

AND WHEREAS the VENDOR has agreed to sell and transfer

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to the PURCHASER the said Flat on certain mutually agreed terms and conditions and for the consideration appearing hereinbelow:-

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :-

1. The VENDOR shall sell and transfer his right, title and interest in the said Flat having an area of 620 Sq. Ft. carpet in the building known as SAINATH PARK wing 'A' situated at Gavan Pada, Mulund(East), Mumbai - 400 081, for the total consideration of Rs.11,55,000/- (Rupees Eleven Lacs Fifty Five Thousand Only).

2. In pursuance of the above clause No. 1 the PURCHASER has paid to the VENDOR on or before the execution of this Agreement a sum of Rs.8,05,000/- (Rupees Eight Lacs Five Thousand Only) being the part payment towards the consideration for the sale and transfer of his right and interest in the said Flat (The receipt whereof the VENDOR does hereby admit and acknowledge)

M. K. K. K.
Patman
The balance payment of Rs.3,50,000/- shall be made in any case on or before 5th day of MAY 1997, time being the essence of this Agreement.

The VENDOR shall hand over quite and vacant possession of the said Flat No.502 in wing 'A' on 5th Floor to the PURCHASER

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herein immediately on receipt of the above mentioned consideration.

3. The VENDOR declares that he is holding the said Flat quietly without any claim or obstruction from any other person. The VENDOR further declares that he has full power and absolute authority to assign and transfer his interest in the said Flat to the PURCHASER. The VENDOR further declares that the said Flat is free from any encumbrances, claims or demands by way of sale, transfer, mortgage, lease, or otherwise and there is no litigation of any nature whatsoever of any person against him in respect of the said Flat.

4. The transfer of the said Flat in the records of various Govt. Authorities from the name of the VENDOR to that of the PURCHASER shall be made by execution by both the parties of various documents required for that purpose.

5. The VENDOR shall hand over to the PURCHASER all the original papers and receipts etc. and other papers relating to the said Flat simultaneously with the handing over of the possession of the said Flat for the permanent custody of the PURCHASER.

6. The taxes, monthly contributions and all other outgoings, in respect of the said Flat shall be paid by the VENDOR till the date of handing over of possession of the

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said Flat to the PURCHASERS and thereafter by the PURCHASER.
The VENDOR does hereby covenant with the PURCHASER that he has paid all outgoings, upto date in respect of the said Flat.

7. The VENDOR does hereby agree to keep indemnified the PURCHASER against the payment of all such outgoings, costs, charges, fees, taxes, loans and other dues, if any, relating to the said Flat of whatsoever nature pertaining to the period prior to the execution of this Agreement for sale and transfer of the said Flat to the PURCHASER.

8. The VENDOR does hereby covenant with the PURCHASER that after taking possession of the said Flat, the PURCHASER shall enjoy quietly and peacefully and occupy the said Flat without any hindrance, denial, demands, interruption or eviction by the VENDOR or any person lawfully or equitably claiming through, under or in trust for the VENDOR.

9. The PURCHASER does hereby covenant with the VENDOR that he shall pay his share of taxes, all outgoings, etc., in respect of the said Flat regularly after taking the possession of the same.

10. The VENDOR and the PURCHASER shall execute the necessary documents as and when required for giving proper effect to what is agreed herein and to transfer the said Flat

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in the name of the PURCHASER.

11. The VENDOR also confirms and declares that he has paid the total consideration of the said flat and all other dues to the said M/S. SAI SATI BUILDERS and nothing is payable or due towards the said flat.

12. The stamp duty and registration charges if any, payable on this Agreement shall be borne and paid by the PURCHASER herein and the VENDOR shall not be liable to pay the same.

13. The PURCHASER shall lodge this Agreement for registration with the Sub-Registrar of Assurances, Bandra/Mumbai and the VENDOR shall remain present in the office of the said Sub-Registrar for admitting the same.

The VENDOR hereto hereby agrees to obtain and submit certificate under Section 230-A of the Income Tax Act, 1961 with the Sub-Registrar of Assurances in respect of this Agreement.

14. This Agreement shall always be subject to the provision contained in the Maharashtra Ownership Flat Act, 1963 and the rules framed thereunder and the amendments made from time to time in the said Act and Rules.

15. All the terms and conditions stated in the Agreement dated 20th February, 1992 entered into between builders on the

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one hand and the Vendor herein on the other hand shall be binding on the Purchaser and the Purchaser shall observe and perform the terms & conditions of the said Agreement.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE SIGNATURES THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SCHEDULE

A residential flat being Flat No.502 wing 'A' on 5th Floor admeasuring about 620 Sq.Ft. carpet area, in the building known as "SAINATH PARK" situated at Gavan Pada, Mulund (East), Mumbai - 400 081, on the land bearing C.T.S. NO.8A to 8F of village-Mulund (East), Tal.-Kurla, District Mumbai and within the limits of 'T' ward of MUNICIPAL CORPORATION OF GREATER MUMBAI.

SIGNED, SEALED AND DELIVERED BY THE]
WITHIN NAMED VENDOR SHRI. HEMANT]
ADHAVJI KATIRA]

In the presence of *Hemant Katira*]

SIGNED, SEALED AND DELIVERED BY THE]
WITHIN NAMED PURCHASER SHRI. NARENDRA]
SHRIKANT AMARE]

In the presence of *Narendra Amare*]

meeti

Narendra

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RECEIPT

RECEIVED OF AND FROM SHRI.NARENDRA SHRIKANT AMARE, the PURCHASER herein, a sum of Rs.8,05,000/- (Rupees Eight Lacs Five Thousand only) being the Part payment towards the consideration for sale and transfer of Flat No. 502 in the 'A' wing of the building known as 'SAINATH PARK', situated in Gavan Pada, Mulund (East), Mumbai - 400 081, as per clause NO.2 in the following manner:-

S.NO.	NAME OF THE BANK	CHEQUE NO.	DATE	AMOUNT
1.	STATE BANK OF INDIA MALAD (E) BR	566226	22/4/1997	3,05,000/-
2.	STATE BANK OF INDIA KHURHAD (MALAD) BR.	186967	22/4/1997	5,00,000/-

I SAY RECEIVED

M. K. Katira

(SHRI. HEMANT MADHAVJI KATIRA)
VENDOR.

RS. 8,05,000/-

WITNESSES :

- Anil Kumar*
- R. Anand*

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 बाजण्याचे दरम्यान नदर दुय्यम विभाग
 मुंबई वांडा बांधे कार्यालयाल हजर देवा

वाग्रेड प्रमाणे फी मिळविली
 ह. वेसे

मोदणी फी: ११५५०
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 सह. दुय्यम विभाग, कुर्ली
 मुंबई जिल्हा

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सह. दुय्यम विभाग, कुर्ली
 मुंबई जिल्हा

① श्री हेमंत माधवजी कलिरा वय ३६ वर्ष व्यापार
 रा. सी ७२ श्रीराम झपाटि नेहरू रोड मुकुंडपे
 मुंबई ८०.

② श्री नरेंद्र श्रीकांत अग्ने वय ३७ वर्ष नोकरी -
 रा. अ. ५०२ साईनाथ पार्क गवाजपाडा रोड
 मुकुंड (५) मुंबई ८७.

..... दस्तऐवज करून देणाऱा
 बयाकथित साहस्यत, दस्तऐवज
 करून दिल्याचे कबुल करतात.

① *amkesh*

② *Intman*

① श्री राजन मेहता व्यापार
 रा. ७ लुक्ली भवन झार पचकी रोड
 मुकुंड (६) मुंबई ८०

② श्री विरेंद्र जोशी व्यापार -
 रा. जे वींग वसि वर्धमान नगर
 मुकुंड (६) मुंबई ८०

..... वरील दस्तऐवज करून
 देणाऱ्यास अंतिमत असल्याचे सापेक्षा
 देण्याची जबाबदारी देतात.

③ *Meheta R.M.*



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VIGRAJ CONSULTANCY SERVICES PVT. LTD.

CIN: U70200DL2017PTC319495

INVOICE

SRM

BILL NO.	VCSPL/BOI/M.W./2020-2021/1988	GSTIN NO	07AAFCV9763M1ZH
BILL DATE	25.03.2021	PAN NO	AAFCV9763M
		HSN/SAC CODE	998331
		IFSC Code	CNRB0000272
		A/c. Number Canara Bank Hauz Qazi Branch.	0272214000047

To,
The Chief Manager,
Bank of India,
Mulund (West) Branch
Mulund (West)
Mumbai -400080

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Sub.: Professional Charges of valuation Report A/c. **Sh. NARENDRA SRIKANT AMARE**

Dear Sir/Madam,
With reference to the Telephonic Instruction received from the Branch, for valuation of property in subject Account. Our fee for the services performed is us under.

S. No.	Description	VALUE	Fee in Rs.
1.	Property is located at 5 th Floor, Flat No. 502, "A" Wing, Sainath Park Co-Operative Housing Society Ltd., Near Spandan Hospital, Gavanpada, A. P. Road, Vasudev Balvant Fadake Road, Neelam Nagar, Mulund (East), Mumbai - 400081	Rs.145.18 Lakhs	Rs.2,500.00
2.	Add. GSTIN@18%		Rs.450.00
		Total	Rs.2,950.00

Rs. Two Thousand Nine Hundred Fifty Only)

We request you to release the above amount the earliest,
Thanking You.

FOR VIGRAJ CONSULTANCY SERVICES PVT. LTD.



DIRECTOR/AUTH. SIGN.

Cash
Rs. 1500/-
03-Apr-2021

Office No. 06, Ground Floor, Prabha Niwas, Indira Gandhi Nagar, Kanjurmarg (East), Mumbai -400 042.
Ph. No. (0) 9136713331, (M), 9643857916. Email: vigrajconsultancyservices2017@gmail.com
Branch At: Borivali & Kalyan.

VIGRAJ CONSULTANCY SERVICES PVT. LTD.

CIN: U70200DL2017PTC319495

To,
The Chief Manager,
Bank of India,
Mulund (West) Branch
Mulund (West)
Mumbai -400080

Ref No: VCSPL/BOI/M.W./2020-2021/1998

I. SUMMARY OF VALUATION REPORT OF
IMMOVABLE PROPERTY
(RESIDENTIAL FLAT)
PURCHASED/OWNED BY

Sh. NARENDRA SRIKANT AMARE

AT

PROPERTY IS LOCATED AT 5TH FLOOR, FLAT NO. 502, "A" WING, SAINATH PARK CO-OPERATIVE HOUSING SOCIETY LTD., NEAR SPANDAN HOSPITAL, GAVANPADA, A. P. ROAD, VASUDEV BALVANT FADAKE ROAD, NEELAM NAGAR, MULUND (EAST), MUMBAI -400081

AS INSTRUCTED BY
BANK OF INDIA- MULUND (WEST) MUMBAI

Description	Present Fair Market Value as on 25.03.2021	Net Realizable Value (NRV) as on 25.03.2021	Distress Sale Value as on 25.03.2021
Residential Flat:- Property is located at 5 th Floor, Flat No. 502, "A" Wing, Sainath Park Co-Operative Housing Society Ltd., Near Spandan Hospital, Gavanpada, A. P. Road, Vasudev Balvant Fadake Road, Neelam Nagar, Mulund (East), Mumbai -400081	Rs.1,45,18,000/-	Rs.1,30,66,000/-	Rs.1,16,14,000/-
	Rs.1,45,18,000/-	Rs.1,30,66,000/-	Rs.1,16,14,000/-

TOTAL PRESENT FAIR MARKET VALUE =Rs.1,45,18,000/- of Residential Flat as on 25.03.2021 (Rupees One Crore Forty Five Lakh Eighteen Thousand Only).

FOR VIGRAJ CONSULTANCY SERVICES PVT. LTD.



DIRECTOR/AUTH. SIGN.
(APPROVED VALUER OF BOI)

Date: 25.03.2021

VIGRAJ CONSULTANCY SERVICES PVT. LTD.

CIN: U70200DL2017PTC319495

To: BANK OF INDIA - (MULUND (WEST) MUMBAI)
VALUATION REPORT (RESIDENTIAL FLAT).

GENERAL

1.	1.	Purpose for which the valuation is made.	:	To ascertain the Fair Market Value as on date of property for Non Fiscal purpose - Re-Valuation Mortgage Loan & Primary Security. Proposal with Bank of India- (Mulund (West) Mumbai).
2.	a)	Date of Inspection	:	24.03.2021
	b)	Date on which the valuation is made.	:	25.03.2021
	c)	Person/s accompany/ available at site at the time of visit/ inspection valuation	:	Sh. Narendra Srikant Amare Mobile no. 98670 45268
3.	List of documents copies produced for perusal.		:	We have relied on documents as provided by the Bank of India - (Mulund (West), Mumbai) & presume the same to be authentic.
	i.	Copy of Old Valuation Report Dated 25 th June, 2017 issued by M/s. S. D. Deshpande Approved valuer bank of India	:	
	ii	Copy of Electricity Bill Dated 12.03.2021 in the Name of Sh. Narendra Srikant Amare Issued by MAHAVITRAN Ltd.	:	
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).		:	<p>The Property as reported is Owner by:- Sh. Narendra Srikant Amare</p> <p>Mobile:- 98670 45268</p> <p>Property Address: Property is located at 5th Floor, Flat No. 502, "A" Wing, Sainath Park Co-Operative Housing Society Ltd., Near Spandan Hospital, Gavanpada, A. P. Road, Vasudev Balvant Fadake Road, Neelam Nagar, Mulund (East), Mumbai - 400081</p> <p>Share of each Owner in case of joint Ownership:- Joint-Ownership</p>



VIGRAJ CONSULTANCY SERVICES PVT. LTD.

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Brief description of the property

: The Present property under valuation is in the form of 2 BHK Residential Flat No. A -502, consists of 1 Drawing cum Dining Room, 1 Master Bedroom Attached Bath & WC, 1 Bedroom, 1 Kitchen, 1 Common Bath & 1 Toilet, Balcony & Passage unit situated on the 5th floor of Residential building known as "SAINATH PARK CO-OPERATIVE HOUSING SOCIETY LTD."

The said property is located in middle class locality in residential cum commercial area. The said building consists of Stilt/Ground Plus 8th Upper floors with having a lift facility.

The building is having RCC frame structure with foundations, footing, slabs, staircase and all in RCC with 9 ft. height from floor level to ceiling.

The present Property mainly consists of following Units:-

Units -	Approx. (Feet) L X W		Area Sq. ft.
Drawing	16.02	9.80	156.996
M. Bedroom	10.51	9.73	102.262
	6.65	1.60	10.64
Door Passage Bath & WC	3.61	2.86	10.324
	7.00	4.71	32.97
Kitchen	11.72	6.94	81.336
Bedroom	13.75	9.75	134.062
Bath & Toilet	7.06	3.39	23.933
Passage	5.72	2.78	15.901
Door Passage	6.48	2.92	18.921
Total Approx. area 54.57 Sq. Mtr. i.e. (587.345 Sq. ft.).			

The above dimensions are approximate & as measured at site during our site visit.

LOCATION OF PROPERTY

A) Plot No. / Survey No.

: Land bearing of Village Mulund (E), Taluka Kurla, Dist. Mumbai Suburban
CTS Number not mention in the old valuation report



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B)	Door No.	:	5 th Floor, Flat No. A -502	
C)	T.S. No. / Village	:	Village -Mulund (E)	
D)	Ward / Taluka	:	Taluka -Kurla	
E)	Mandal / District	:	District - Mumbai Suburban	
7.	Postal Address of The Property	:	Property is located at 5 th Floor, Flat No. 502, "A" Wing, Sainath Park Co-Operative Housing Society Ltd., Near Spandan Hospital, Gavanpada, A. P. Road, Vasudev Balvant Fadake Road, Neelam Nagar, Mulund (East), Mumbai -400081	
8.	City / Town	:	Mulund (East)	
	Residential Area	:	Yes.	
	Commercial Area	:	Yes.	
	Industrial Area	:	No.	
	Classification of the Area			
	i) High / Middle / Poor	:	Middle	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming Under Corporation Limit / Village Panchayat / Municipality	:	Within the limits of Municipal Corporation of Greater Mumbai	
11.	Whether covered under any State /Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/Scheduled area/cantonment area.	:	Freehold Property	
12.	In case it is an agricultural land, any conversion to house site plots is contemplated.	:	Yes.	
13.	Landmark	:	Near Spandan Hospital & Approx. 1.0 Km. walking distance from Mulund (East) Railway Station.	
13.	Boundaries of the Property	:		
	North	:	By Amol CHS. Ltd.	
	South	:	By Road /Neelam CHS. Ltd.	
	East	:	By Amol CHS. Ltd.	
	West	:	By Patil Villa.	
14.1	Dimensions of the site	:	A	B
		:	As per Deed	Actual
	North	:	--	--
	South	:	--	--
	East	:	--	--
	West	:	--	--



VIGRAJ CONSULTANCY SERVICES PVT. LTD.

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Latitude	:	19° 10' 34.02" N
Longitude	:	72° 57' 44.13" E
Extent of the site	:	N.A.
Extent of the site considered for Valuation (Least of 14A & 14 B)	:	The area statement of Flat No. A -502, on the 5 th Floor, as mentioned in Old Valuation Report dated 25 th June, 2017, is as below:- Carpet Area:- 56.67 Sq. Mtr. i.e. 610 Sq. ft. Built-up Area:- 68.00 Sq. Mtr. i.e. 732 Sq. ft. Saleable Area:- 79.34 Sq. Mtr. i.e. 854 Sq. ft.
Whether occupied by the owner / tenant? If Occupied by tenant, since how long? Rent received per month.	:	Occupied by Owner
CHARACTERISTICS OF THE SITE		
Classification of Locality	:	Middle Class.
Development of surrounding areas	:	Developed
Possibility of frequent flooding/sub-merging	:	No.
Level of land with topographical conditions	:	Leveled.
Shape of land.	:	Rectangular.
Type of use to which it can be put	:	For residential uses.
Any usage restriction	:	No.
Is plot in town planning approved layout?	:	Municipal Corporation of Greater Mumbai
Corner plot or intermittent plot?	:	Intermittent Plot.
Road facilities	:	Yes.
Type of road available at present	:	Existing Tar Road.
Width of road-is it below 20 ft. or more than 20 ft.	:	More than 20 ft. wide Road available.
Is it a land -locked land?	:	No.
Special remarks, if any, like threat acquisition of land for public services purposes, road widening or applicability CRZ provisions etc.(distance from sea-coast/tidal level must be incorporated).	:	No.
PART -B (VALUATION OF BUILDING)		
1. Technical details of the building		
a) Type of Building (Residential / Commercial/ Industrial)	:	Residential Building.
b) Type of construction (Load bearing/RCC/Steel Framed).	:	RCC Slab Roof.



VIGRAJ CONSULTANCY SERVICES PVT. LTD.

CIN: U70200DL2017PTC319495

c)	Year of construction/completion	:	Year 1994.
			Note:- Please collect to building Completion/ Occupation Certificate issued by Municipal Corporation of Greater Mumbai, after loan disbursement
d)	Number of floors.	:	The said building consists of Stilt/Ground Plus 8 th Upper floors with having a lift facility.
e)	Plinth area floor - wise.	:	5 th Floor Flat Plinth area. Carpet Area:- 56.67 Sq. Mtr. i.e. 610 Sq. ft. Built-up Area:- 68.00 Sq. Mtr. i.e. 732 Sq. ft. Saleable Area:- 79.34 Sq. Mtr. i.e. 854 Sq. ft.
f)	Condition of the building.	:	Good.
i)	Exterior -Excellent, Good, Normal, Poor.	:	Good.
ii)	Inferior - Excellent, Good, Normal, Poor.	:	Good.
g)	Approved map/plan issuing authority.	:	Approved Plan issued by Municipal Corporation of Greater Mumbai
1. Facilities available			
	Lift	:	No.
	Protected Water Supply	:	Yes.
	Is Compound wall existing	:	Yes. All around the building.
	Is pavement laid around the building?	:	Yes.
2. SPECIFICATIONS OF THE FLAT.			
	Roof	:	RCC Slab Roof.
	Flooring	:	Ceramic Tile flooring in all rooms. The Bath & WC are provided with vitrified tiles flooring as base & dado glazed tiles up to full height.
	Kitchen	:	The Kitchen is provided with one raised cooking platform with stainless steel sink and tap. The Platform is provided with black granite stone on its top
	Doors	:	Main entrance door of flush type with sunmica finished and solid wooden frame fitted with good quality fittings, fixtures and accessories.



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CIN: U70200DL2017PTC319495

Windows	:	Two/Three track powder coated aluminum sliding windows with polished marble frames and glass shutters in all rooms. The M.S. safety grills provided for all windows.
Fittings	:	Good.
Finishing	:	Good.
Special amenities	:	The Property is provided with amenities like such as CCTV Camera, 24 x 7 watch & ward facility, fire fighting equipment, Two/four wheeler parking facility, compound wall all around the building, Steel main gate entrance of the building.
House Tax	:	The Property Tax amount is to be paid by the Property Owner. The property tax details are not furnished to us at the time of our site visit. The borrower had agreed to submit these details directly to bank authority.
Assessment Number	:	
Tax paid in the name of	:	
Tax amount	:	
Electricity Service connection No.	:	Meter No. 090000078259
Meter Card is in the name of	:	Sh. Narendra Srikant Amare
How is the maintenance of the flat?	:	Good.
What is the undivided area of land as per Sale Deed?	:	Undivided share of land are proportionate to the Built up area of the flats owned by the property owner. The land is enjoyed by different flat owners everybody together in an apartment building. No individual can claim any portion of the land as his own. The land is undivided and co-Owned.
What is the floor space index (app.)	:	Permissible FSI as per D. C. Rules of Local Competent Authority
Is it Posh / I Class / Medium / Ordinary?	:	Medium
Is it being used for Residential or Commercial purpose?	:	The Property under valuation is residential flat & it is restricted for residential use only.
MARKETABILITY		



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How is the marketability?	<p>: The area is well developed & having basic infrastructure facilities & services like Water supply, electricity, sewage & street lighting, and other Public service etc.</p> <p>Civic amenities such as Schools, Colleges, Markets, Banks, and Shop & Hospitals etc. are available within 5 to 10 minutes walking distance from the property.</p> <p>The Property is situated at Approx. 1.0 Km. walking distance from Mulund (East) Railway Station.</p> <p>Transportation means such as private Rickshaws are available.</p> <p>The area is well connected to all parts of Maharashtra and Gujarat State, by good network of Roads & Railways.</p>
What are the factors favoring for an extra Potential Value?	-
Any negative factors are observed which Affect the market value in general.	-
(iv) RATE	:
1 After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specification in the adjoining locality?	<p>: The Residential properties having similar amenities & loading factor in the surrounding areas are sold in the range of Rs.16,000/- to Rs.18,000/-Sq. ft. Saleable area.</p> <p>We had also gone through Internet Search & various websites for obtaining the prevailing market rates for similar properties.</p> <p>Accordingly, we have considered the Present Market Rate for the residential flat under valuation as Rs.17,000/-Sq. ft. of Built-up area on a conservative basis and which seems to be reasonable in our opinion.</p>
2 Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (given details).	Market Rate adopted Rs.17,000/-Sq. ft. Built-up area of flat.
3. BREAK - UP FOR THE RATE	:
i) Building + Services	: Rs.2,800/-Sq. ft.
ii) Land + others	: Rs.14,200/-Sq. ft.



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Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed).

: As per Government Stamp Duty Ready Reckoner of the year 2020-2021 the Market Rates for Stamp Duty Purpose for Residential Properties at Village Mulund (E), Village No./Zone No.124/571 is **Rs.1,42,065/- Sq. Mtr. (Rs.13,198/-Sq. Ft.) Built up Area).**

**BUA:- 68.00 X Rs.1,42,065 X 0.8
= Rs.77,28,336.00**

**=SAY Rs.77,29,000/-
(Rupees Seventy Seven Lakh Twenty Nine Thousand Only).**

COMPOSITE RATE ADOPTED AFTER DEPRECIATION

Depreciated building rate	:	Rs.2,800/- Sq. ft.
Replacement cost of flat with Services (v(3)i)	:	=732 Sq. ft. X Rs.2,800/-Sq. ft. =Rs.20,49,600/-
Age of the building	:	27 Year
Life of the building estimated (With visual inspection and without carrying any test)	:	33 Years (Total life assumed =60 years)
Depreciation percentage assuming the salvage value as 10%	:	-
Depreciated Ratio of the building	:	@10% Depreciation Rate.
b) Total composite rate arrived for valuation		
Depreciated building rate VI (a)	:	Rs.2,800/-Sq. ft.
Rate for Land & other V (3) ii		Rs.14,200/-Sq. ft.
Total Composite Rate		Rs.17,000/-Sq. ft.

DETAILS OF VALUATION:-

Sr. No.	Description	Qty. Sq. ft.	Rate per Unit Rs./Sq. ft.	Estimated Value in Rs.
1.	Present value of the flat No. A -502	854	Rs.17,000/-	Rs.1,45,18,000/-
2.	Kitchen arrangements		NIL	NIL
3.	Superfine finish		NIL	NIL
4.	Interior Decorations		NIL	NIL
5.	Electricity deposits electrical fittings, etc.		NIL	NIL
6.	Extra collapsible gates / grill works etc.		NIL	NIL
7.	Potential value, if any		NIL	NIL
8.	Total		NIL	NIL
9.				Rs.1,45,18,000/-



Say Rs.1,45,18,000/-

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After discussion with client and looking at current market scenario of said property, there is no threat of acquisition by government for road widening/public service purposes, submerging & applicability of provisions to the property under valuation. As a result of our appraisal and analysis it is our considered opinion that the present market value of the property in the prevailing condition with aforesaid specifications is **Rs.1,45,18,000/- (Rupees One Crore Forty Five Lakh Eighteen Thousand Only)**.

NET REALIZABLE VALUE (NRV):-

Net Realizable Value (NRV) of caption subject property is fair market value by Deduct Cost of Liquidation (Approx. @10%) = **Rs.1,30,66,000/- (Rupees One Crore Thirty Lakh Sixty Six Thousand Only)**.

DISTRESS SALE VALUE:

We are discounting the above market value by @20%. Hence, Forced/Distress value of property as on **Rs.1,16,14,000/- (Rupees One Crore Sixteen Lakh Fourteen Thousand Only)**.

INSURANCE VALUE:-

Portion	Area of the Flat in Sq. ft.	Cost of Construction of the Building in Rs.	Value of the Rs.
Floor, Flat Saleable area.	732 Sq. ft.	Rs.2,800/-	Rs.20,49,600/-
Less: @20% towards the cost of foundation & Plinth			Rs.4,09,920/-
Net Value of the insurance in			Rs.16,39,680/- SAY Rs.16,40,000/-

Rupees Sixteen Lakh Forty Thousand Only)

FOR VIGRAJ CONSULTANCY SERVICES PVT. LTD.

B. K. Singh

DIRECTOR/AUTH. SIGN.
(APPROVED VALUER OF BOI).
Date: 25.03.2021

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____ we are satisfied that the fair and reasonable market value of the property is _____ (Rs. _____ Only)

Signature

(Name of the Branch Manager/Officer)