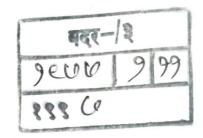
St. C. SHIRKS

Proper Officer

Extended Sale Counter, Bandra

Genu at Stamp Office, Mumbai.



meeting

#### AGREEMENT FOR SALE

OF AGREEMENT made at MUMBAI this ARTICLES BETWEEN SHRI.HEMANT MADHAVJI 1997 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 thereof mean and include his heirs, executors, meaning 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

meeter

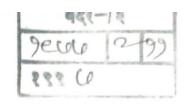
07413) 98410/810 Regr. 39 m.

### दस्तऐवजाबा/अजीबा अनुक्रमांक

वस्तिवनावा प्रकार- साहरवा रहे . १९, ४५०००) —
वस्तिवजाना प्रकार- साहरवर् रहे. ११, ४५०००। —
मावर करणाराचे नाव- रही ठारें प्रिकाण जागर-
खालीलप्रमाणं जी मिळाली:-
नावणी फी
नक्कल की (फोलिओं ) 50-51200 9999
S STATE IN THE STATE OF THE STA
रपालखर्च । १९१५ । १९१५) स्म कला किंवा ज्ञापने (कलम ६४ ते ६७)
शोध किंवा निरीक्षण
इंड-कलम २५ अन्वये
कलम ३४ अन्वये
प्रमाणित नकला (कलम ५७) (फोलिओं )
इतर फी (मागील पानावरील) बाब के.
PIII
15:116701
एक्ण ११६८०
and the same of th
रोजी तयार होई व न दणीकृत डाकेंने पाठवली जाईल.
नक्कल य कार्यालयात देण्यात येईल
W The state of the
सह दुर्भा निष् हिय्यानिषक.
and about a second
हवाली करावा.

सांदरकर्तां

Flat



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').

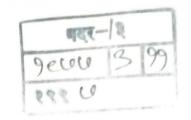
AND WHEREAS the VENDOR herein is desirous of selling and disposing of the said Flat and was trying to find out Purchaser for the said Flat No.502.

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

tw



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

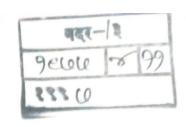
NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as

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).

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 sand Only) being the part payment towards the consideration or the sale and transfer of his right and interest in the said Flat (The receipt whereof the VENDOR does hereby admit and acknowledge)

The balance payment of Rs.3,50,000/- shall be made in any case on or before  $\frac{th}{day}$  of  $\frac{mAY}{day}$  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



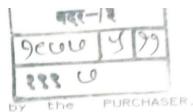
herein immediately on receipt of the above mentioned considera-

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.

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

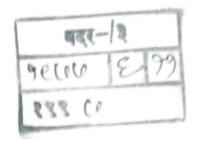
The VENDOR shall hand over to the PURCHASER all the original papers and receipts etc. and other papers relating to the said Flat simultaneously with the handing over of the possession of the said Flat for the permanent custody of the PURCHASER.

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



The VENDOR does hereby covenant with the PURCHASER that he has paid all outgoings, uptodate in respect of the said Flat.

- 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.
- 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, in rruption or eviction by the VENDOR or any person lawfully equitably claiming through, under or in trust for the VENDOR.
- 7. 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.
- 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

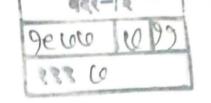


in the name of the PURCHASER.

- 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.
- 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.
- tration with the Sub-Registrar of Assurances, Bandra/Mumbai and the VENDOR shall remain present in the office of the said Sub-Restrar for admitting the same.

The VENDOR hereto hereby agrees to obtain and submit ificate 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



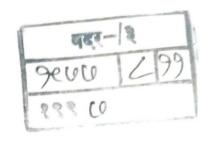
one hand and the Vendor herein on the other hand shall be binding on the Purchaser and the Purchaser shall observe and perform the terms & conditions of the said Agreement.

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.

7	
SINED, SEALED AND DELIVERED BY THE	ti
HINNAMED VENDOR SHRI HEMANT	meetin
DHAVII KATIRA	
In the presence of Joinful Min	
SIGNED, SEALED AND DELIVERED BY THE	1
SIGNED, SER SHRI. NARENDRA	1 / 1
WITHINNAMED PURCHASE.	1 hand
In the presence of Melita R. M.	1
In the presence of.	



#### 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 and transfer of Flat No. 502 in the `A' wing of the sale building known as `SAINATH PARK', situated in Gavan Pada, Mulund (East), Mumbai - 400 081, as per clause NO.2 in the following manner: -

the first and the same and many with the same and many than some and many this was done and the same and the		The transport tr
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	186967	22/4/1997 5,00,000 -
KHURHAD (MALAD)BR.		

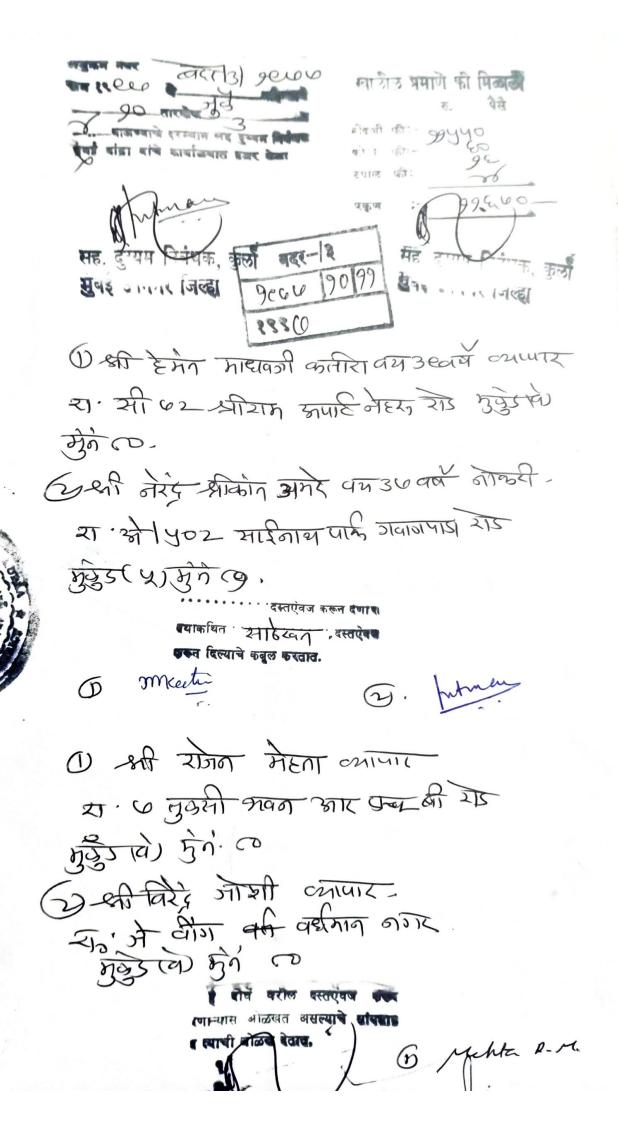
I SAY RECEIVED

8,05,000/-

mkeetis

(SHRI. HEMANT MADHAVJI KATIRA) VENDOR.

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### VIGRAJ CONSULTANCY SERVICES PVT. LTD.

CIN: U70200DL2017PTC319495

#### **INVOICE**

BILL NO.	VCSPL/BOI/M.W./2020-2021/1988	GSTIN NO	07AAFCV9763M1ZH
BILL DATE	25.03.2021	PAN NO	AAFCV9763M
Direc .		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

00693011-42

7221 - 54

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<u>Sub</u>.: 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 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		Rs:2,500.00
2.	Add. GSTIN@18%		Rs.450.00
Rs.	Two Thousand Nine II.	Total	Rs.2,950.00

rks. 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.

1500F

Rs. 1500+ 03. Nov. 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.



# M/s. VIGRAJ CONSULTANCY SERVICES PVT. LTD. (Techno-Financial Advisor, Corporate and Valuation Services Company).

**Valuation Report** IMMOVABLE PROPERTY (RESIDENTIAL FLAT) PURCHASED/OWNEDBY

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)



### VIGRAJ CONSULTANCY SERVICES PVT. LTD. CIN: U70200DL2017PTC319495

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 O

IMMOVABLE PROPERTY (RESIDENTIAL FLAT) PURCHASED/OWNED BY

Sh. NARENDRA SRIKANT AMARE

AT

PROPERTY IS LOCATED AT 5<sup>TH</sup> 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 <sup>th</sup> Floor, Flat No. 502, "A" Wing, Sainath Park Co-Operative Housing Society and, Near Spandan Hospital, Gavanpada, A. P. Road, Vasudev Balvant adake Road, Neelam agar, Mulund (East), umbai-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.

PPROVED VALUER

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

Date: 25.03.2021

Office No. 06, Ground Floor, Prabha Niwas, Indira Gandhi Nagar, Kanjurmarg (East) Mumbai 400 040

### VIGRAJ CONSULTANCY SERVICES PVT. LTD.

CIN: U70200DL2017PTC319495

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

VAL	UA	No.		
		A I		
1.	P	urpose 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
i.	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
1		of documents copies produced for usal.		
	i.	Copy of Old Valuation Report Dated 25th June, 2017 issued by M/s. S. D. Deshpande Approved valuer bank of India	:	We have relied on documents as provided by the Bank of India – (Mulund (West), Mumbai) & presume the same to be authentic.
ii v		Copy of Electricity Bill Dated 12.03.2021 in the Name of Sh. Narendra Srikant Amare Issued by MAHAVITRAN Ltd.	:	presume the same to be authentic.
sh	iare are	of the owner(s) and his /their ss (es) with Phone no. (details of of each owner in case of joint ship).	:	The Property as reported is Owner by:- Sh. Narendra Srikant Amare  Mobile:- 98670 45268
				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 Fadak Road, Neelam Nagar, Mulund (East), Mumbai 400081
		JANG YEE		Share of each Owner in case of joint Ownership: Joint-Ownership

Office No. 06, Ground Floor, Probbe M

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## VIGRAJ CONSULTANCY SERVICES PVT. LTD.

CIN: U70200DL2017PTC319495

grief 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:-

(Fe	Area Sq. ft.	
16.02	9.80	156.996
10.51	9.73	102.262
6.65	1.60	10.64
3.61	2.86	10.324
7.00	4.71	32.97
11.72	6.94	81.336
13.75	9.75	134.062
7.06	3.39	23.933
5.72	2.78	15.901
6.48	18.921	
	16.02 10.51 6.65 3.61 7.00 11.72 13.75 7.06 5.72	10.51     9.73       6.65     1.60       3.61     2.86       7.00     4.71       11.72     6.94       13.75     9.75       7.06     3.39       5.72     2.78

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

(587.345 Sq. ft.).

CTS Number not mention in the old valuation

Office No. 06, Ground Floor, Prabha Niwas, Indira Gandhi Nagar, Kanjurmarg (East), Mumbai -400 042.

Ph. No. (O) 240 Ph. (O) 2 Ph. No. (0) 9136713331, (M) 9643857916. Email: vigrajconsultancyservices2017@gmail.com

### VIGRAJ CONSULTANCY SERVICES PVT. LTD. CIN: U70200DL2017PTC319495

		:	S APPROVED S	
Wes	t	:	GOVT.	
East		:	STATE OF THE PARTY	
Sou	th	:	-//	
Nor	th	:	As per Deed	Actual
	ui the site	:	A	В
-	ensions of the site	:	By Patil Villa.	
Wes	t	:	By Amol CHS. Ltd.	
East		:	By Road /Neelam CHS.	. Ltd.
Sou	th	-		7.1
Nor	th	:	By Amol CHS. Ltd.	
Bot	Indaries of the Property	:	distance from Mulund	(East) Railway Station.
	dmark	:	Near Spandan Hospita	l & Approx. 1.0 Km. walkin
cor	case it is an agricultural land, any version to house site plots is templated.	:	Yes.	
/C	hether covered under any State entral Govt. enactments (e.g. Urban and Ceiling Act) or notified under ency area/Scheduled area/cantonment a.	:	Freehold Property	
Co	ming Under Corporation Limit / Village nchayat / Municipality	:	Within the limits of Greater Mumbai	Municipal Corporation of
ii)		:	Urban	
i)	High / Middle / Poor	:	Middle	
CI	assification of the Area			
1-	dustrial Area	:	No.	
K	ommercial Area	:	Yes.	
	esidential Area	:	Yes.	
	ity / Town	:	Mulund (East), Mumba  Mulund (East)	i -400081
P	Mandal / Blood ostal Address of The Property	:	Wing, Sainath Park Co	5 <sup>th</sup> Floor, Flat No. 502, "A" o-Operative Housing Society spital, Gavanpada, A. P. Road, ake Road, Neelam Nagar,
	1al / District	:	District - Mumbai Subu	ırban
(	T.S. No. / Village Ward / Taluka	:	Taluka -Kurla	
			Village -Mulund (E)	

Office No. 06, Ground Floor, Prabha Niwas, Indira Gandhi Nagar, Kanjurmarg (East), Mumbai -400 042.

Ph. No. (O) 012(77)2016 Fmail: vigraiconsultancyservices2017@gmail.com Ph. No. (0) 9136713331, (M) 9643857916. Email: vigrajconsultancyservices2017@gmail.com

# VIGRAJ CONSULTANCY SERVICES PVT. LTD.

CIN: U70200DL2017PTC319495

V,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
The state of the s		:	19º 10' 34.02" N
de			72º 57' 44.13" E
latitude langitude		:	N.A.
at of the		-	The area statement of Flat No. A -502, on the 5 <sup>th</sup>
Extent of the	site considered for	:	The area statement of Flat No. A 300, The State of Floor, as mentioned in Old Valuation Report dated
Extent of cast of	f 14A & 14 B)		25th June, 2017, is as below:-
Valuation (Least	14A & 14 B)		F ( 67 Ca MIII. I.C. 010 04
			Saleable Area: - 79.34 Sq. Mtr. i.e. 854 Sq. ft.
1.0	d by the owner / tenant?	:	Occupied by Owner
Whether occupie	tenant, since how long?		
If Occupied by	month		
Rent received pe	ICS OF THE SITE	_	
Classification of	Locality	:	Middle Class.
- Janment of	surrounding areas	:	Developed
Development of	frequent flooding/sub-	:	No.
		1	
Level of land wit	h topographical condition	s :	Leveled.
Shape of land.		:	Rectangular.
	hich it can be put	:	For residential uses.
Any usage restr		:	No.
	lanning approved layout?	:	Municipal Corporation of Greater Mumbai
Corner plot or i	ntermittent plot?	:	Intermittent Plot.
Road facilities		:	Yes.
Type of road av	ailable at present	:	Existing Tar Road.
	s it below 20 ft. or more	1:	More than 20 ft. wide Road available.
than 20 ft.		+	No.
to it a latitu -loc		1:	
Special remai	ks, if any, like threa	t  :	No.
nurroses	and for public services		
CR7 provision	widening or applicability	ty	(AR) SER
coast/tidal law	etc.(distance from sea-		GOVT.
RT -B (VALUATIO	el must be incorporated). N OF BUILDING)	+	S APPROVED S
Technical deta	ils of the building	+	VALUER (5)
a) Type of B	us of the building	+	Posidontial Puil 4:
Ly	uilding (Residential / cial/ Industrial)		: Residential Building:
Type	of construction (Lo	ad	: RCC Slab Roof.
Dearing/	RCC/Steel Framed).		

# CIN: U70200DL2017PTC319495

	year of construction/completion	:	Year 1994.
0	Year		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 <sup>th</sup> Upper floors with having a lift facility.
e)	Plinth area floor – wise.	:	5th 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.
ŋ	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
Fa	ilities available		
Lif	Lift		No.
Pro	tected Water Supply	:	Yes.
Is	Compound wall existing	:	Yes. All around the building.
ls	pavement laid around the building?	:	Yes.
SP	ECIFICATIONS OF THE FLAT.	:	
Ro		:	RCC Slab Roof.
Flo	oring	:	Ceramic Tile flooring in all rooms.  The Bath & WC are provided with vitrified tiles flooring as base & dado glazed tiles up to full height.
	chen	:	The Kitchen is provided with one raised cookin platform with stainless steel sink and tap. The Platform is provided with black granite stone on it top
Do	ors GO	1	Main entrance door of flush type with sunmications finished and solid wooden frame fitted with good mulity fittings, fixtures and accessories

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	T T	1.1.
	:	Two/Three track powder coated aluminum sliding
Windows		windows with polished marble frames and glass
		shutters in all rooms. The M.S. safety grills
		provided for all windows.
int	:	Good.
Arrings	:	Good.
Special amenities	:	The Property is provided with amenities like such
Special afficiation		as CCTV Camera, 24 x 7 watch & ward facility, fir
		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
Accessment Number	:	Property Owner.
Tax paid in the name of	:	The property tax details are not furnished to us at
Tax amount	:	the time of our site visit.
		The borrower had agreed to submit these details
		directly to bank authority.
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	:	Undivided share of land are proportionate to the
Sale Deed?		Built up area of the flats owned by the property
		owner.
	1	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.
to		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
ls it Posh / I Class / Medium / Ordinary?	1:	Medium
Is it being used for Posidontial or	†:	The Property under valuation is residential flat 8
milercial purpose?	1	it is restricted for residential use only.
MARKETABILITY		



Office No. nc.

# VIGRAJ CONSULTANCY SERVICES PVT. LTD.

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	Land + others	1.	יייין איייין איייין איייין איייין איייין איייין איייין איייין
ŋ	Building + Services	+	Rs.2,800/-Sq. ft.
D	REAK - UP FOR THE RATE	+	(S) (SOVI ) (SVI)
the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparing		t	Market Rate adopted Rs.17,000/-Sq. ft. Built-up area of flat.
			We had also gone through Internet Search & various websites for obtaining the prevailing market rates for similar properties.  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.
After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specification in the adjoining locality?		:	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.
	TE	:	
Any	y negative factors are observed which ect the market value in general.	:	-
Wh	at are the factors favoring for an extra ential Value?	:	-
	Annya mana		walking distance from Mulund (East) Railway Station.  Transportation means such as private Rickshaws are available.  The area is well connected to all parts of Maharashtra and Gujarat State, by good network of Roads & Railways.
How			supply, electricity, sewage & street lighting, and other Public service etc. Civic amenities such as Schools, Colleges, Markets, Banks, and Shop & Hospitals etc. are available within 5 to 10 minutes walking distance from the property. The Property is situated at Approx. 1.0 Km.
-	is the marketability?	:	The area is well developed &having basic infrastructure facilities & services like Water

Ph. No. (0) 9136713331, (M) 9643857916. Email: vigrajconsultancyservices2017@gmail.com

## GRAJ CONSULTANCY SERVICES PVT. LTD.

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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.
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:

No.	Present value of the flat No. A -502	Qty. Sq. ft.	Rate per Unit Rs./Sq. ft.	Estimated Value in Rs.
3	Kitchen arrangements	854	Rs.17,000/-	
112.4	Per IIII Innich		NIL	Rs.1,45,18,000/-
5	Interior Decomposition		NIL	NIL
16	CCU ICITY do		NIL	NIL
7.	Extra collapsible gates / grill works etc.  Potential value, if any		NIL	NIL
8.	Potential value, if any  Total	Z NAVZ	NIL	NIL
9.			NIL	NIL
1		GOVT.	1000	Rs.1,45,18,000/-
Office	No. 06 C	VALUE	Jan Sa	y Rs.1,45,18,000/-

Office No. 06, Ground Floor, Prabha Niwas, Indira Gandhi Nagar, Kanjurmarg (East), Mumbai -400 042.

Ph. No. (0) 9136713321 CAN 06 42067916 Email: vigraiconsultancyservices 2017@gmail.com Ph. No. (0) 9136713331, (M) 9643857916. Email: vigrajconsultancyservices2017@gmail.com

# CIN. 1170200DL 2017

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discussion with client and looking at current market scenario of said property, there is no threat without by government for road widening/public service purposes. discussion with the control of said property, there is no threat scenario of said property, there is no threat property by government for road widening/public service purposes, submerging & applicability of services to the property under valuation.

profisions to the property and analysis it is our considered opinion that the present market value of the property in the prevailing condition with aforesaid specific market in the prevailing condition with aforesaid specific market value of the prevail of the Todu widening to the property under valuation. The four appraisal and charges 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 Forty Five Lakh Eighteen Thousand Oply) property Five Lakh Eighteen Thousand Only).

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

re discounting the above market value by @20%. Hence, Forced/Distress value of property as on 2-Rs.1,16,14,000/- (Rupees One Crore Sixteen Lakh Fourteen Thousand Only).

NIRANCE VALUE Portion	Area of the Flat in Sq. ft.	Cost of Construction of the Building in Rs.	Value of the Rs.
Floor, Fla	732 Sq. ft.	Rs.2,800/-	Rs.20,49,600/
leable area.	as @2004 towards the o	cost of foundation & Plinth	Rs.4,09,920/-
Le	Ne	t Value of the insurance in	Rs.16,39,680/ SAY Rs.16,40,000/

Supees Sixteen Lakh Forty Thousand Only)

FOR VIGRAJ CONSULTANCY SERVICES PVT. LTD.

APPROVED S

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

Date: 25.03.2021

The undersigned has inspected the propert we are satisfied that the (Rs	cy detailed in the Valuation Report dated on e fair and reasonable market value of the property isOnly)
<sup>Sign</sup> ature	- 3,
(Name of the Branch Manager/Officer)	
Office No. 06 Crowd Pl	11

. 06, Ground Floor, Prabha Niwas, Indira Gandhi Nagar, Kanjurmarg (East), Mumbai -400 042. Ph. No. (0) 9136713331, (M) 9643857916. Email: vigrajconsultancyservices 2017@gmail.com