

VALUATION OF IMMOVABLE PROPERTY

For Bank Loan Purpose.

For Cosmos Co. Op. Bank, Borivali (West) Branch, Mumbai.

At

Flat No. A-01 on Ground Floor, "Apurva Apartments Co. Op. Hsg. Soc. Ltd.", Situated at Survey No. 263, 264, Hissa No. 2, C.T.S. No. 867/1 to 4 of Village Dahisar, Ranchhoddas Road, Near Ranchhoddas School, Dahisar (West), Mumbai 400 068.



In the case of

Mr. Paresh Batukrai Mandaliya. (Applicant)

Mrs. Veena Paresh Mandaliya. (Applicant)

Prepared By

S. D. Thakare

Aarch Consultants & Valuers

Architects, Engineers Govt. Regd. Valuers

1, Shree Chamunda Apt;

Liberty Garden Cross Road No.2,

Opp. Mehta Industrial Estate

Malad (West), Mumbai 400 064

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21/12/17

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 Repair, Enviro. Interior & Project Consultants

Off. 1, Shree Chamunda Apt., Liberty Garden, Cross Lane No. 2., Opp Mehta Estate, Malad [West], Mumbai. - 400 064.

Cosmos Bank Borivali (W) / Paresh Batukrai Mandaliya / 23064.

Date: 20/12/2017.

To,
 The AGM,
 Cosmos Co. Op. Bank,
 Borivali (West) Branch,
 Mumbai.

"Valuation Report of Immovable Property"

I	GENERAL	
1.	Purpose for which the valuation is made	For assessment of fair market value of the property for Bank Loan purpose.
2.	a. Date of Inspection	19/12/2017. ✓
	b. Date on which the valuation is made	20/12/2017.
3.	List of documents produced for perusal	
	Document	a) Agreement for Sale Dated: 17/08/2003. b) Index II Sr. No. 7190/2003 Dated: 18/08/2003. c) Maintenance Bill No. 9851 Dated: 01/12/2017.
4.	Name of the Purchaser's and his / their address (es) with phone no. (details of share of each owner in case of joint ownership)	Mr. Paresh Batukrai Mandaliya. (Owner) Mrs. Veena Paresh Mandaliya. (Owner) Residing at A/204, Vardhaman Nagar, Narayan Nagar, Road, Bhayander (W).
5.	Brief descriptions of the property	Flat No. A-01 on Ground Floor, "Apurva Apartments Co. Op. Hsg. Soc. Ltd.", Situated at Survey No. 263, 264, Hissa No. 2, C.T.S. No. 867/1 to 4 of Village Dahisar, Ranchhoddas Road, Near Ranchhoddas School, Dahisar (West), Mumbai 400 068.
6.	Location of property	
	a. Plot No. / Survey No.	Survey No. 263, 264, Hissa No. 2, C
	b. Door No.	Flat No. A-01 on Ground Floor
	c. C.T.S. No. / Village	C.T.S. No. 867/1 to 4 of Village Dahisar.
	d. Ward / Taluka	Borivali.
	e. Mandal / District	Mumbai.
7.	Postal address of the property	As stated in Sr. No. 5.
8.	City / Town	City.
	Residential Area	Yes.
	Commercial Area	Yes.
	Industrial Area	--
9.	Classification of the Area	
	i. High / Middle / Poor	Middle Class.
	ii. Urban / Semi Urban / Rural	Urban.
10.	Coming under Corporation limit / Village Panchayat / Municipality	Development Plan of Municipal Corporation of Greater Mumbai.
11.	Whether covered under any State / Central Govt. enactment (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	Previously came under Urban Land Ceiling Act which is recently abolished.

