

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Rajnikant B. Trivedi & Mrs. Pina R. Trivedi**

Residential Flat No. A-02 (Used as Commercial Office), Ground Floor, A Wing, "Shree Suryakiran "A" Co-op. Hsg. Soc. Ltd.", Near Avdhoot Nagar, Off. C. S. Road, Near Subway, Dahisar (East), Mumbai – 400068, State – Maharashtra, Country – India.

Latitude Longitude - 19°15'23.8"N 72°51'34.3"E

Think.Innovate.Create

Intended User:

Cosmos Bank




Dahisar (East), Glorias Branch

Shop No. 1/2, Gloris Apartment, Hari Shankar Joshi Road, Dahisar (East),
Mumbai - 400 068, State - Maharashtra, Country - India



Our Pan India Presence at :

- | | | | |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
|  Mumbai |  Aurangabad |  Pune |  Rajkot |
|  Thane |  Nanded |  Indore |  Raipur |
|  Delhi NCR |  Nashik |  Ahmedabad |  Jaipur |

-  **Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing Residential Flat No. A-02 (Used as Commercial Office), Ground Floor, A Wing, "Shree Suryakiran "A" Co-op. Hsg. Soc. Ltd.", Near Avdhoot Nagar, Off. C. S. Road, Near Subway, Dahisar (East), Mumbai – 400068, State – Maharashtra, Country – India belongs to **Mr. Rajnikant B. Trivedi & Mrs. Pina R. Trivedi.**

Boundaries of the property.

North	:	Shyam Darshan
South	:	Digambar Building
East	:	Shree Suryakiran B
West	:	Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for ₹ 36,25,056.00 (Rupees Thirty Six Lakh Twenty Five Thousand Fifty Six 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.29 16:09:28 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



www.vastukala.org

Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation Report of Residential Flat No. A-02 (Used as Commercial Office), Ground Floor, A Wing, "Shree Suryakiran "A" Co-op. Hsg. Soc. Ltd.", Near Avdhoot Nagar, Off. C. S. Road, Near Subway, Dahisar (East), Mumbai – 400068, State – Maharashtra, Country – India

Form 0-1

(See Rule 8 D)

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 29.03.2024 for Banking Purpose
2	Date of inspection	23.03.2024
3	Name of the owner/ owners	Mr. Rajnikant B. Trivedi & Mrs. Pina R. Trivedi
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of Ownership shares are not known
5	Brief description of the property	Address: Residential Flat No. A-02 (Used as Commercial Office), Ground Floor, A Wing, "Shree Suryakiran "A" Co-op. Hsg. Soc. Ltd.", Near Avdhoot Nagar, Off. C. S. Road, Near Subway, Dahisar (East), Mumbai – 400068, State – Maharashtra, Country – India. Contact Person: Mr. Rajnikant B. Trivedi (Owner) Contact No. 9324184994
6	Location, street, ward no	Near Avdhoot Nagar, Off. C. S. Road, Near Subway, Dahisar (East)
	Survey/ Plot no. of land	Survey No. 60, C.T.S. No. 1246 of Village - Dahisar
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 223.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 180.00 (Area as per Society NOC Letter)

		Built Up Area in Sq. Ft. = 216.00 (Carpet Area as per Society NOC Letter + 20%) Built Up Area in Sq. Ft. = 235.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Near Avdhoot Nagar, Off. C. S. Road, Near Subway, Dahisar (East)
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	N.A.
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied – Ashwini Gupta
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available

26	RENTS		
	(i)	Names of tenants/ lessees/ licensees, etc	Tenant Occupied – Pro Legal And Compliance LLP - Ashwini Gupta
	(ii)	Portions in their occupation	Fully Tenant Occupied
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	Since last 6 Months
	(iv)	Gross amount received for the whole property	₹ 20,000.00 Present rental income per month
27	Are any of the occupants related to, or close to business associates of the owner?		N.A.
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details		N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner		N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars		N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?		N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof		Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium		Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?		N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?		N. A.
	SALES		
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.		As per sub registrar of assurance records

39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
COST OF CONSTRUCTION		
41	Year of commencement of construction and year of completion	Year of Completion – 1996 (As per site information)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
<p>Remark:</p> <ol style="list-style-type: none"> As per actual site measurement Carpet Area is 223.00 Sq. Ft. As per Society NOC Letter Carpet Area is 180.00 Sq. Ft. and Built Up Area as per Agreement for Sale is 235.00 Sq. Ft. For the purpose of valuation, we have considered least area which is as per Society NOC Letter. As per site inspection, residential flat is used as commercial office. As per Agreement Sale Plan, there are 4 Flats on Ground Floor but as per site inspection and society records, there are 8 Flats on Ground Floor. Revised permission for the same is not available. Occupancy Certificate & Approved building plan were not provided for our verification. 		

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Dahisar (East) Branch to assess fair market value as on 29.03.2024 for Residential Flat No. A-02 (Used as Commercial Office), Ground Floor, A Wing, "Shree Suryakiran "A" Co-op. Hsg. Soc. Ltd.", Near Avdhoot Nagar, Off. C. S. Road, Near Subway, Dahisar (East), Mumbai – 400068, State – Maharashtra, Country – India belongs to **Mr. Rajnikant B. Trivedi & Mrs. Pina R. Trivedi.**

We are in receipt of the following documents:

1	Copy of Society NOC Letter Reference No. 008 / RT / 2024 dated 29.03.2024.
2	Copy of Agreement for Sale dated 06.09.2001 between Vithal Laxman Gedia & Lalji Laxman Gedia (the Vendors) AND Mr. Rajnikant Balvantrai Trivedi & Mrs. Pina Rajnikant Trivedi (the Purchasers)
2	Copy of Agreement for Sale dated 18.01.1997 between M/s. Surya & Co. (the Promoter) AND Vithal Laxman Gedia & Lalji Laxman Gedia (the Purchasers)
3	Copy of Share Certificate No. 1 dated 20.03.2005 in the name of Mr. Rajnikant B. Trivedi & Mrs. Pina R. Trivedi issued by Shree Suryakiran "A" Co-op. Hsg. Soc. Ltd. for Flat No. GR-02.
4	Copy of Property Tax Assessment No. RN1608661950003 dated 26.02.2024 in the name of Mr. Rajnikant B. Trivedi & Mrs. Pina R. Trivedi issued by Municipal Corporation of Greater Mumbai for commercial purpose.
5	Copy of Electricity Bill CA No. 151865872 dated 02.02.2024 in the name of Mr. Rajnikant B. Trivedi & Mrs. Pina R. Trivedi issued by Adani Electricity for Commercial Purpose.

LOCATION:

The said building is located at Survey No. 60, C.T.S. No. 1246 of Village – Dahisar, Taluka – Borivali, District – Mumbai Suburban. The property falls in Residential Zone. It is at a walkable distance 850 M. from Dahisar railway station.

BUILDING:

The building under reference is having Ground + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is Normal. The building is used for residential purpose. Ground Floor is having 8 Residential Flat. 1 Lift provided in building.

Residential Flat:

The property is a Residential Flat located on Ground Floor. As per site inspection, Residential Flat is used as commercial office. The composition of office is Working Area + Cabin + Toilet + Passage. It is finished with Vitrified tiles flooring, Teak wood door frame with flush door, Aluminum sliding windows & Concealed electrification & plumbing.

Valuation as on 29th March 2024

The Carpet Area of the Residential Flat (Used as office)	180.00 Sq. Ft.
-----------------------------------------------------------------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	1996 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	28 years
Cost of Construction	:	216.00 Sq. Ft. X ₹ 2,700.00 = ₹ 5,83,200.00
Depreciation $\{(100-10) \times 28 / 60\}$:	42.00%
Amount of depreciation	:	₹ 2,44,944.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,13,080.00 per Sq. M. i.e. ₹ 10,505.00 per Sq. Ft.
Guideline rate (After depreciation)	:	₹ 95,194.00 per Sq. M. i.e. ₹ 8,844.00 per Sq. Ft.
Value of property as on 29.03.2024	:	180.00 Sq. Ft. X ₹ 21,500.00 = ₹ 38,70,000.00

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Total Value of the property	:	₹ 38,70,000.00 (-) ₹ 2,44,944.00 = ₹ 36,25,056.00
The Fair Market Value of the property	:	₹ 36,25,056.00
The Realizable Value of the property	:	₹ 32,62,550.00
The Distress Value of the property	:	₹ 29,00,045.00
Insurable value of the property (216.00 X ₹ 2,700.00)	:	₹ 5,83,200.00
Guideline Value of the property (216.00 X ₹ 8,844.00)	:	₹ 19,10,304.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. A-02 (Used as Commercial Office), Ground Floor, A Wing, "Shree Suryakiran "A" Co-op. Hsg. Soc. Ltd.", Near Avdhoot Nagar, Off. C. S. Road, Near Subway, Dahisar (East), Mumbai – 400068, State – Maharashtra, Country – India for this particular purpose at ₹ 36,25,056.00 (Rupees Thirty Six Lakh Twenty Five Thousand Fifty Six Only) as on 29th March 2024.

NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 29th March 2024 is ₹ 36,25,056.00 (Rupees Thirty Six Lakh Twenty Five Thousand Fifty Six Only). Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

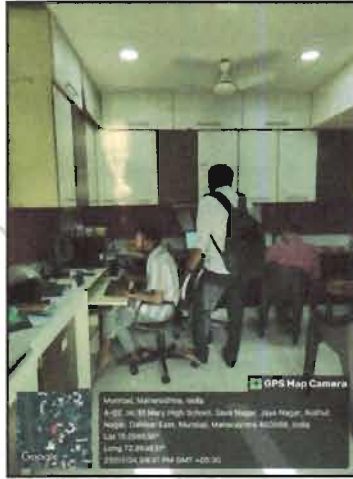
I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

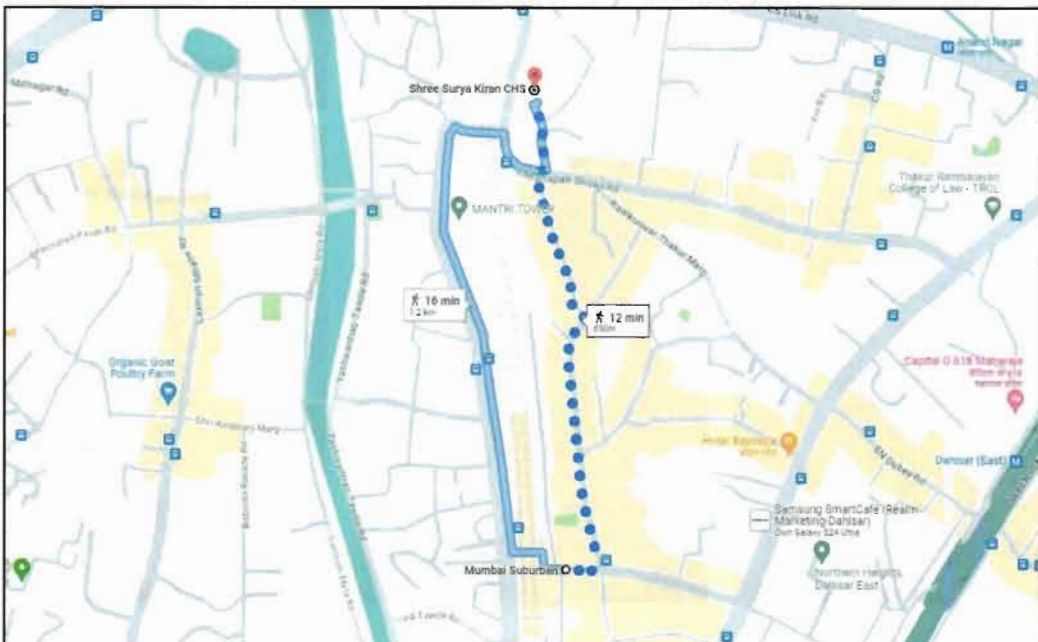
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on Ground Floor
3	Year of construction	1996 (As per site information)
4	Estimated future life	32 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush shutters door
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP false ceiling
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed Electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed Plumbing
15	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	1 Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



Route Map of the property

Site,u/r



Latitude Longitude - 19°15'23.8"N 72°51'34.3"E

Note: The Blue line shows the route to site from nearest railway station (Dahisar – 850 M.)

Ready Reckoner Rate

DIVISION / VILLAGE : DAHISAR Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation 'A' Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Link Road to the North, Swami Vivekanand Road (S.V. Road) to the East, River to the South, Railway Line to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
89	89/4II	49200	113080	135100	176700	113080
1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1189/1, 1189/2, 1189/3, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1202/1, 1202/2, 1202/3, 1202/4, 1202/5, 1202/6, 1203, 1204, 1205, 1206, 1206A, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1228A, 1228B, 1228C, 1229, 1229A, 1229B, 1229C, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1296/5, 1296A, 1296B, 1296C, 1296D, 1297, 1298, 1298/6, 1298/7, 1298/8, 1298/9, 1300, 1301, 1302, 1303, 1304, 1305,						
<input type="button" value="Compare With Previous Year"/>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,13,080.00			
No increase for all floors from ground to 4 floors	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,13,080.00	Sq. Mtr.	10,505.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	49,200.00			
The difference between land rate and building rate (A – B = C)	63,880.00			
Depreciation Percentage as per table (D) [100% - 29%] (Age of the Building – 28 Years)	72%			
Rate to be adopted after considering depreciation [B + (C x D)]	95,194.00	Sq. Mtr.	8,844.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

NOBROKER
Office Space in Dahisar East, Mumbai For Sale

₹ 2.4 Cr/yr
1,200 Sq. Ft.
880 Sq. Ft.

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Dahisar east / Office space for Sale in Dahisar east / Property Details

Photos Location

Video Player: 19

Address: Newly - D/14 - MID - Bajaj Plaza - The Fusion Project

NoBroker Services

- Create Agreement
- Check Loan Eligibility
- Calculate Interest EMI
- Book Legal Services
- Book Reservations

Activity On This Property

0 0 0

Similar Properties

Office Space in Dahisar East, Mumbai

NOBROKER
Office Space in Dahisar West, Mumbai For Sale

₹ 75,000/Month
600 Sq. Ft.

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Dahisar west / Office space for Sale in Dahisar west / Property Details

Photos Location

Address: Newly - D/14 - MID - Bajaj Plaza - The Fusion Project

NoBroker Services

- Create Agreement
- Check Loan Eligibility
- Calculate Interest EMI
- Book Legal Services
- Book Reservations

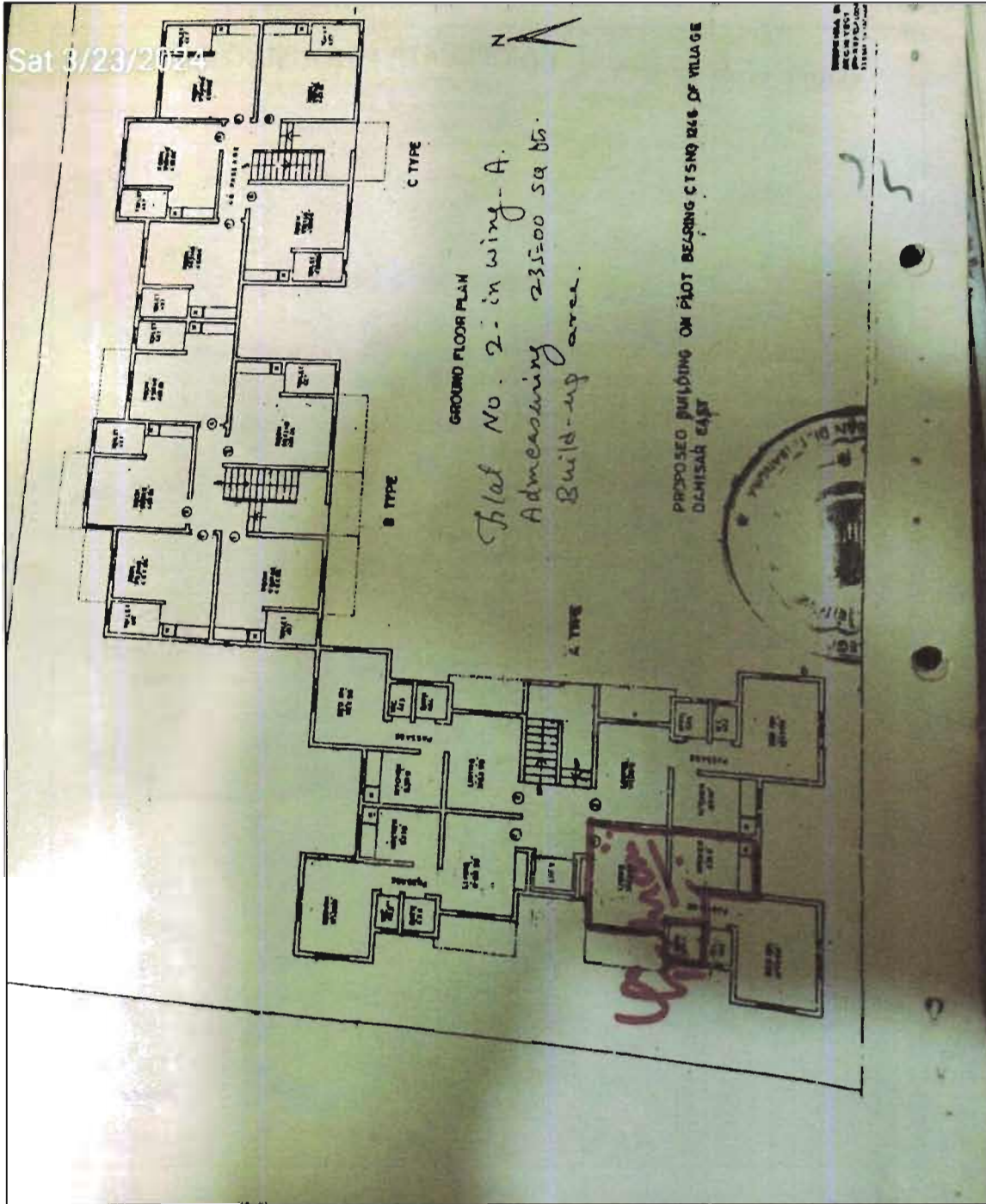
Activity On This Property

0 0 0

Similar Properties

Office Space in Dahisar West, Mumbai

Agreement Sale Plan



Society NOC Letter

SHREE SURYAKIRAN "A" CO-OPERATIVE HOUSING SOCIETY LTD
(REGISTERED NO. MUM/WR/HSG/TC/1267/2004-05/DT. 20-11-2004)
Near Avdhoot Nagar, Off C. S. Road, Near Subway, Dahisar (East), Mumbai - 400 068.

Ref No 008/RT/2024 Date 28/3/2024


TO WHOMSOEVER IT MAY CONCERN

This is to confirm that Mr Rajnikant B Trivedi and Mrs. Pina Rajnikant Trivedi are owners of Flat no A/02 (GR-02) and member of our society, bearing Share Certificate Number 1 holding 5 shares Distinctive no. from 1 to 5. They have purchased flat from the owner vide agreement no. 6678/2001 dated 06.09.2001. The area of their flat is 180 sq ft carpet as per society records.




There are 8 flats on the ground floor of the building as per details as below:

SR. NO	FLAT NO.	NAME OF OWNER
1	GR-01	Mr. Manish Yajurvedi.
2	GR-01A	Mrs Kiran Sanjay Singh & Sanjay S. Singh.
3	GR-02	Mr Rajnikant B Trivedi & Mrs Pina R Trivedi.
4	GR-02A	Mrs Sarla M Chauhan & Mr Manshukbhai M Chauhan.
5	GR-03	Mr Pranshankar Dayaram Oza.
6	GR-03A	Mr Kanak P Oza.
7	GR-04	Mr Mahendra Parab & Mrs Bhagyashree M Parab.
8	GR-04A	Mrs Fatima Attarwala.

The above flats are sold by the builder through a separate agreement for each flat. Details confirmed as per society records.



For Shree Surya Kiran "A" CHS Ltd.
FOR SHREE SURYAKIRAN "A" CO-OP. HSG. SOC. LTD

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ 36,25,056.00 (Rupees Thirty Six Lakh Twenty Five Thousand Fifty Six Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.29 11:46:29 +05'30'

Auth. Sign.

Think.Innovate.Create