

(04/285) Rajendra Ind. Est.

Valuation Report of the Immovable Property



X

Details of the property under consideration:

Name of Owner: Mr. Mangaram A. Patel & Mrs. Jasidevi M. Patel

Residential Flat No. 602, 6th Floor, Wing - A, "Mangalmurthi Plaza", 10th Khetwadi Lane, Girgaon, Mumbai, PIN Code - 400 004, State - Maharashtra, Country - India

Latitude Longitude - 18°57'34.3"N 72°49'19.4"E

Think. Valuation Done for: create

Bank of Baroda
V.P. Road Branch
Sikka Nagar, 136, V. P. Road, Girgaon, Mumbai - 400 004.
State - Maharashtra, Country - India

Vastukala Consultants (I) Pvt. Ltd.

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MSME Reg. No.: 27222201137 * CIN: U74120MH2010PTC207869

Valuation Report Prepared For: Bank Of Baroda / VP Road Branch / Mangaram Patel (22352/38697)

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Vastu/Mumbai/01/2022/22352/38697

11/01-94-PASH

Date: 11.01.2022

1. VALUATION OPINION REPORT

To certify that the property bearing Residential Flat No. 602, 6th Floor, Wing - A, "Mangalmurthi Plaza", Khetwadi Lane, Girgaon, Mumbai, PIN Code - 400 004, State - Maharashtra, Country - India belongs to Mangaram A. Patel & Mrs. Jasidevi M. Patel.

Particulars of the property

- Shethana Mansion
- Earth Sampanna CHSL
- 10th Khetwadi Lane
- Shreepati Castle 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 **Fair Market Value** for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Residential Flat	₹ 1,65,21,564.00	₹ 1,48,69,408.00	₹ 1,32,17,251.00	₹ 13,04,800.00

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.

Sharadkumar B. Chaitwal
 C.M.D.

Director



Sharadkumar B. Chaitwal
 Govt. Reg. Value
 Chartered Engineer (India)
 Reg. No. (IN) CE01 174/2008-09

Mumbai
 2nd Floor, Rear Block,
 Jeevan Vihar,
 Girgaon, Mumbai - 400 004,
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Bangalore
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 10th Cross, 10th Cross,
 Bangalore - 560 002,
 Karnataka, India
 Phone: +91 80 222201137

Aurangabad
 Plot No. 106, W-3, CIDCO,
 Aurangabad - 431 002,
 Maharashtra, India

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 602, 6th Floor, Wing - A, "Mangalmurthi Plaza", 10th Khetwadi Lane, Girgaon, Mumbai, PIN Code - 400 004, State - Maharashtra, Country - India belongs to Mr. Mangaram A. Patel & Mrs. Jasidevi M. Patel.

Boundaries of the property:

North	Shethana Mansion
South	Earth Sampanna CHSL
East	10 th Khetwadi Lane
West	Shreepati Castle 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 Fair Market Value for this particular purpose at

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Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar

B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
o=Vastukala Consultants (I) Pvt. Ltd.,
date=2022.01.11 10:09:41 +0530

Director

C.M.D.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09