

		b) Maintenance Bill No. 64 Dated: 01/05/2021 c) Share Certificate No. 24 Dated: 14/07/2008 d) Occupation Certificate No. Not Visible Dated: 05/10/1998 (For B Wing Ground + 4 Floors)					
<b>4</b>	<b>Physical Details</b>						
	Adjoining Properties -						
	East	Open Plot					
	West	A Wing					
	North	Open Plot					
	South	Kaveri Chsl					
	Matching Boundaries	Yes.					
	Plot Demarcated	No.					
	Approved land use	Residential Building					
	Type of Property	Residential Flat. (1 BHK)					
	Latitude	19°16'19.5"N					
	Longitude	72°52'30.7"E					
	Particulars	-					
	Hall	1 No.					
	Kitchen	1 No.					
	Bed	1 No.					
	Toilet /s	1 Bath & 1 Wc					
	Balcony	N.A.					
	Total No. of Floors	Ground + 4 <sup>th</sup> Upper Floors without Lift.					
	Floor on which the property is located	Ground Floor.					
	Approx. age of the Property	23 Years.					
	Residual age of the Property	37 Years. (If repaired & maintained properly & regularly.)					
	Details of property / specifications						
	Site Area	Plioth area	Carpet area	396 Sq. Ft. (36.78 Sq. Mt.) As Per Measurement taken on site	Salable Built up area is Considered for Valuation.	560 Sq. Mt. (52.02 Sq. Mt.) As per Draft Agreement for Sale Dated: 2021	Remarks
			Built up Area	475 Sq. Mt. (44.13 Sq. Mt.)			
<b>5</b>	<b>Tenure / Occupancy Details</b>						
	Status of Tenure			Owner Occupied Flat.			
	No. of years of Occupancy			23 Years.			
	Relationship of tenant or owner			N.A.			
<b>6</b>	<b>Stage of Construction</b>						
	Stage of Construction			Building is Completed.			

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	If under construction , extent of completion	N.A.
7	Violations if any observed	No
7A	Nature and extent of violations	No
8	<b>Area Details of the property</b>	
	Area of Flat (As per Document)	= Salable Built up area 560 Sq. Ft. (52.02 Sq. Mt.)
	Boundaries East : Open Plot West : A Wing North : Open Plot South : Kaveri Chsl	
	As Per Document	= Built up area 560 Sq. Ft. (52.02 Sq. Mt.)
	Documented / Measured Mezzanine floor area = N.A Salable Built up area considered for valuation = 560 Sq. Ft. (52.02 Sq. Mt.) (Building sanction plan provided / If not provided for our perusal, construction value is based on actual measurement at site.) Longitude and Latitude of the property : 19°16'19.5"N 72°52'30.7"E	
9	i. Mention the value as per Government Approved Rates also BUA 475 Sq. Ft. x Rs. 7,562/- = 35,91,950/-	
	ii. In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette Justification on variation has to be given. Value is given based on actual prevailing market enquiries of the comparable property. The Guidelines rates are standard & fix for very big locality as shown as reckoner location plans for purpose of charging stamp duty. The actual market trend of sale rates is found more than the Guideline rates. Hence value is given as per actual trend of sale rates.	
	Fair Market Value	Salable Built up area 560 Sq. Ft. x Rs. 8,250/- Per Sq. Ft. = Rs. 46,20,000/- (Rupees Forty Six Lakhs Twenty Thousand Only)
	Realizable Value	0.95 X Rs. 46,20,000/- = Rs. 43,89,000/- (Rupees Forty Three Lakhs Eighty Nine Thousand Only)
	Forced / Distress Sale Value.	0.80 x Rs. 46,20,000/- = Rs. 36,96,000/- (Rupees Thirty Six Lakhs Ninety Six Thousand Only)
	Rental Value	Rs. 46,20,000/- X 2% / 12 = Rs. 8,000/- Per Month. (Rupees Eight Thousand Per Month)
	Insurance Value	Rs. 14,00,000/- (Rupees Fourteen Lakhs Only)



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Tel. Fax :- 91(22)2882 6937/28825635  
Mob. :- 9869003273  
9833599876  
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**Aarch Consultants & Valuers**  
Architects, Engineers, Govt. Reg. Valuers  
Repair, Enviro. Interior & Project Consultants

Off.1, Shree Chamunda Apt., Liberty Garden, Cross Road No. 2., Opp. Mehta Estate, Malad (West), Mumbai. - 400 064.

Date: 15/07/2021.

**Cosmos Bank Dahisar (East) / Purva Pravin Dalvi / 45443**

To,  
The Chief Manager,  
The Cosmos Co. Op Bank Ltd.,  
Dahisar (East) Branch,  
Mumbai.

**Valuation Report**

Name & Address of Branch		The Cosmos Co-op Bank Ltd., Dahisar (East) Branch, Mumbai.			
Name of Customer (s) / Borrower unit (for which valuation report is sought)		Purva Pravin Dalvi. (Applicant/Proposed Buyer)			
Name of Owner (s)		Rajendra Ganpat Lokhande (Owner/Seller)			
1	<b>Customer Details</b>				
	Name	Purva Pravin Dalvi. (Applicant/Proposed Buyer)			
	Applicant Contact No.	9594161882			
2	<b>Property Details</b>				
	Address	Flat No. 008 on Ground Floor, 'B' Wing, Building known as "Narmada Co- Op. Hsg. Soc. Ltd." Situated at Survey No. 141, Hissa No. 4 of Village Mira, Near Royal College, MIDC Road, Ganga Nagar, Mira Road (East), Taluka & District Thane 401 107.			
	Nearby Landmark/	Near Royal College			
	Google Map Independent access to the property	Google Map Enclosed.			
3	<b>Document Details</b>		Whether All Required Documents made Available?		Yes
		Yes / No	Name of the Approving Authority	No.	Date
	Layout Plan	No	N.A.	Approval No.	N.A.
	Building plan	No	N.A.	Approval No.	N.A.
	Construction Permission	No	N.A.	Approval No.	N.A.
	Commencement Certificate	No	N.A.	Approval No.	N.A.
	Occupation Certificate (For B Wing (Ground + 4))	Yes	MBMC	Approval No. Not Visible	05/10/1998
	Documents Referred	List of Documents No. a) Draft Agreement for Sale Dated: 2021			

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