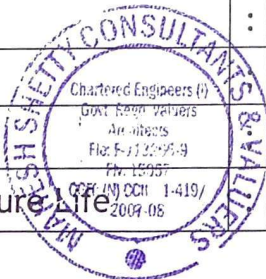




11536544
**BANK OF INDIA., RBC ANDHERI BRANCH,
VALUATION REPORT OF FLAT / SHOP / UNIT**

	Ref. No.	: MSCVL/BOI/694
A	GENERAL DETAILS	
1	Name of the Bank	: Bank Of India., RBC Andheri Branch
2	Name of the Customers	: Mr. Rajesh Kumar Singh
3	Property Address	: Flat No. 501, Fifth Floor, D-Wing, Building No. 1, Jui Building, Karm Gardens, Village Chikhli, Ambarnath, Dist. Thane 421 501.
4	Name of Document Holder	: Mr. Rajesh Kumar Singh
5	Legal Address of Property (Hissa No. / Survey No. / Khasara No.)	: Survey No. 139/2, 151/1A, 140/7C 5662 Village Chikhli
6	Date of Inspection	: Desk Top Valuation on the basis of information available with us and Previous Valuation Report
B	SURROUNDING LOCALITY DETAILS	
1	Ward No. / Municipal Land No.	: The Property is within the limits of Municipal Corporation of Greater Mumbai
2	Vicinity	: Residential.
3	Type	: Residential Flat
4	Proximity to Amenities	: Ambarnath Railway Station, amenities are available close by
C	PROPERTY DETAILS	
1	Type of Usage of Entire Property	: Residential.
2	Additional Amenities	: All Amenities area available within easy reach.
D	STRUCTURAL DETAILS	
1	Type of Structure	: RCC Framed Structure
2	No. of Floors	Details not available
3	Age of the Property	Details not available
4	Estimated Economic Future Life	Details not available



E QUALITY OF CONSTRUCTION		
1	Flooring & Finishing, Woods Work Etc.	: Details not available
2	Roofing & Terracing	: RCC Slab Roof
3	Quality of Fixtures and fittings	: Medium.
F PLAN APPROVALS		
1	Construction as per Approved / Sanctioned plans	: The said Building has been Approved by Municipal Corporation of Grater Mumbai
2	Details of approved plan with approval no. and Date.	: We have had no sight of the approved plan & Desk Top Valuation on the basis of Previous Valuation Report.
3	If plans not available then is the structure confirming to the local byelaws	: Yes.
G VALUATION		
Individual Apartments/Flats		
1	Carpet Area (sq. Ft.)	: ---
2	Super Built Up Area	: 778 sq. ft.
3	Recommended Rate	: Rs. 4,500/- per sq. ft.
4	Basis for Recommendation	: Local Enquiry
5	Market Value	: $778 \times 4,500 = \text{Rs. } 35,01,000/-$ (Rupees Thirty Five Lac, One Thousand only)
6	Forced sale value of the property (In case sale by the bank).	: Rs. 28,00,000/- (Rupees Twenty Eight Lac only)
7	Reinstatement Value (Insurance Value)	: Rs. 15,56,000/- (Rupees Fifteen Lac Fifty Six Thousand Only)

For MAHESH SHETTY CONSULTANTS & VALUERS LLP

PLACE: MUMBAI
DATED: 05.09.2023.



MUSHE
AUTH. SIGN.
(Approved valuer of Bank Of India)