

Valuation Report of Residential Flat No. 703, 7th Floor, "Millan Hills", Shastri Nagar, Village - Majiwade,
Thane (West), Taluka & District - Thane, PIN Code - 400 606,
State - Maharashtra, Country - India

Form B-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 28.10.2022 for Banking Purpose
2	Date of inspection	28.10.2022
3	Name of the owner/ owners	Mr. Sunny Rajnikant Bauva & Mr. Rajnikant Ramji Bauva.
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 703, 7 th Floor "Millan Hills", Shastri Nagar, Village - Majiwade Thane (West), Taluka & District - Thane, PIN Code - 400 606, State - Maharashtra, Country - India. Contact Person: Mr. Rajnikant Bauva (Owner's Father) Contact No. 9820701222
6	Location, street, ward no	PL. Deshpande Road, Shastri Nagar, Village - Majiwade, Thane (West)
7	Survey/ Plot no. of land	Old Survey No. 232/4(p), New Survey No. 232/4C, 232/4A of Village - Majiwade
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, Auto and Private cars
LAND		
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 872.00 Balcony Area in Sq. Ft. = 34.00 Dry Balcony Area in Sq. Ft. = 9.00 Cupboard Area in Sq. Ft. = 21.00 (Area as per Actual site measurement) Carpet Area in Sq. Ft. = 908.00 (Area as per Agreement for Sale)



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VALUATION OPINION REPORT

The property bearing Residential Flat No. 703, 7th Floor, "Millan Hills", Shastri Nagar, Village - Majwade, Thane (West), Taluka & District - Thane, PIN Code - 400 606, State - Maharashtra, Country - India belongs to Mr. Sunny Rajnikant Bauva & Mr. Rajnikant Ramji Bauva.

Boundaries of the property.

North	:	Gomi Avenue
South	:	Road
East	:	Millan R-1 Building
West	:	Open Plot

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 ₹ 1,36,20,000.00 (Rupees One Crore Thirty Six Lakh Twenty Thousand 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.

Sharadkumar
B. Chalikwar

Authorized Signatory
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
SBI Empanelment No.: SME/TCC/2021-22/85/13

Avinal
Auth. Sign



C.M.D.

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
SBI Empanelment No.: SME/TCC/2021-22/85/13
Encl: Valuation report in Form - 01

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