

T&D Valuers

IOV Registered Valuer

Bank of Baroda

Branch – E Vijaya, Goregaon W Mumbai

Valuation Report of

ASHWINKUMAR JEEVRAJ SHAH.

ADDRESS

**Flat No. 301, 3rd Floor, C Wing, "LAXMI VAIBHAV", Jambli
Gully, Factory Lane, Borivali (West), Mumbai - 400092.**

Land mark – Opposite Ken tower.

Valuation done by

**Ar. Trisha Patel, T& D Valuers, Shop no. 02, Daffodils CHSL kandarpada, link road,
Dahisar west Mumbai-400068**

Tel: 9819180433 / 8451870239 Mail:tndvaluers@gmail.com



T&D Valuers

Office No. 02, Daffodils CHSL, Kandarpada, Off Link Road, Dahisar West, Mumbai 400068

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Ar. Trisha Patel: - Land & Building Valuer / Er. DhawalPatel :- Plant & Machinery Valuer

Ref: TND/BOB/2022-23/133

Date: 13.06.2022

The Chief Manager,
Bank of Baroda
E Vijaya, Goregaon W
Mumbai

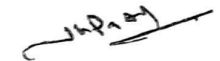
VALUATION CERTIFICATE

Valuation Report No.	TND/BOB/2022-23/133
Name of Owner of Property	ASHWINKUMAR JEEVRAJ SHAH
Location of Property	Flat No. 301, 3rd Floor, C Wing, "LAXMI VAIBHAV", Jambli Gully, Factory Lane, Borivali (West), Mumbai - 400092. Land mark - Opposite Ken tower.
Fair Market value as on date	Rs. 1,38,00,000/-
Realisable value as on date	Rs. 1,24,20,000/-
Forced/Distress Sale value as on date	Rs. 1,10,40,000/-
Value for Insurance of property	Rs. 9,31,500/-

Declaration: We hereby declare that

- We do not have any direct/indirect interest in the above property.
- The information furnished herein is true and correct to the best of our knowledge and belief.
- We confirmed that we have inspected right property for valuation.
- We have not checked the legal title of the property.
- This report is to be referred to only for the purpose mentioned herein above.
- Finding might be altered if conditions are varied.
- Land area/Built-up area has been taken from copy of agreements/plans provided to us.

For T & D Valuers



(Ar. Trisha Patel)

Partner



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VALUATION REPORT OF IMMOVABLE PROPERTY

Ref: TND/BOB/2022-23/133

Date: 13.06.2022

S. No.	Particulars	Content
i.	General	
1	Name & address of the Valuer	Ar. Trisha Patel IOV No. A-24412 Shop No 03 Daffodils CHSL Off Link Road Kandarpada Dahisar West Mumbai 400068
2	Purpose for which the valuation is made	To ascertain current fair market value of property
3	a) Date of inspection/visit of site for valuation of IP	11.06.2022 (Property identified by Owner)
	b) Date on which the valuation is made	13.06.2022
	c) Valuation required for Bank/ Branch	Bank of Baroda, E Vijaya, Goregaon W, Mumbai
4	List of documents produced for perusal	Old Valuation report dated 29.08.2019 of D. R. Shetty & Consultants.
5	a) Name of the owner/owners	ASHWINKUMAR JEEVRAJ SHAH
	b) Address with Phone no.	Flat No. 301, 3rd Floor, C Wing, "LAXMI VAIBHAV", Jambli Gully, Factory Lane, Borivali (West), Mumbai - 400092. Land mark – Opposite Ken tower.
	c) detail of property is under joint owner ship/co ownership share of each owner in case of joint ownership	Single Ownership
6	Brief description of the property	
	Type of Property	Residential Property
	Uses of property	2 BHK
	The cited property is situated in predominantly Residential area with Middle class locality. It is at a distance of about 1 KM from Borivali railway station and 12 Km form Bank of Baroda, E Vijaya, Goregaon W, Mumbai. All the area is well developed and having basic infrastructure facilities & services like water, electricity, transportation like Buses , Auto rickshaw and Taxies, telecommunications, sewage and storm water drainage system, street lighting and other public services. The area is well connected to all parts of Mumbai and other areas with good network of roads and railways.	
7	Location of property	Flat No. 301, 3rd Floor, C Wing, "LAXMI VAIBHAV", Jambli Gully, Factory Lane, Borivali (West), Mumbai - 400092. Land mark – Opposite Ken tower.
	a) Plot No. /Survey No.	CTS No. 727
	b) Door No.	Flat No. 301
	c) T.S. No / Village	Village Borivali
	d) Ward / Taluka	Taluka Borivali
	e) Mandal / District	District Mumbai Suburban
	f) Date of issue of layout, approved map / plan	
	g) Approved map / plan issuing authority	
	h) Whether genuineness or authenticity of approved map / planes verified	
	i) Any other comments on authentic of approved	N. A.

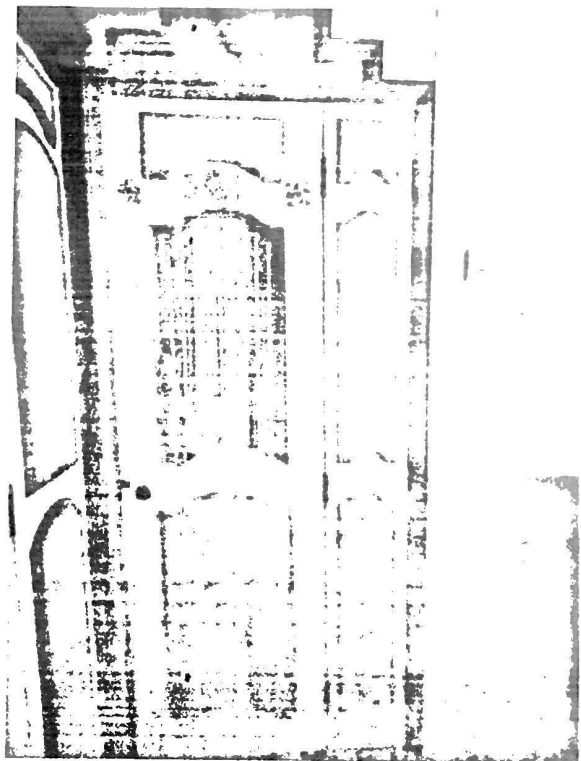
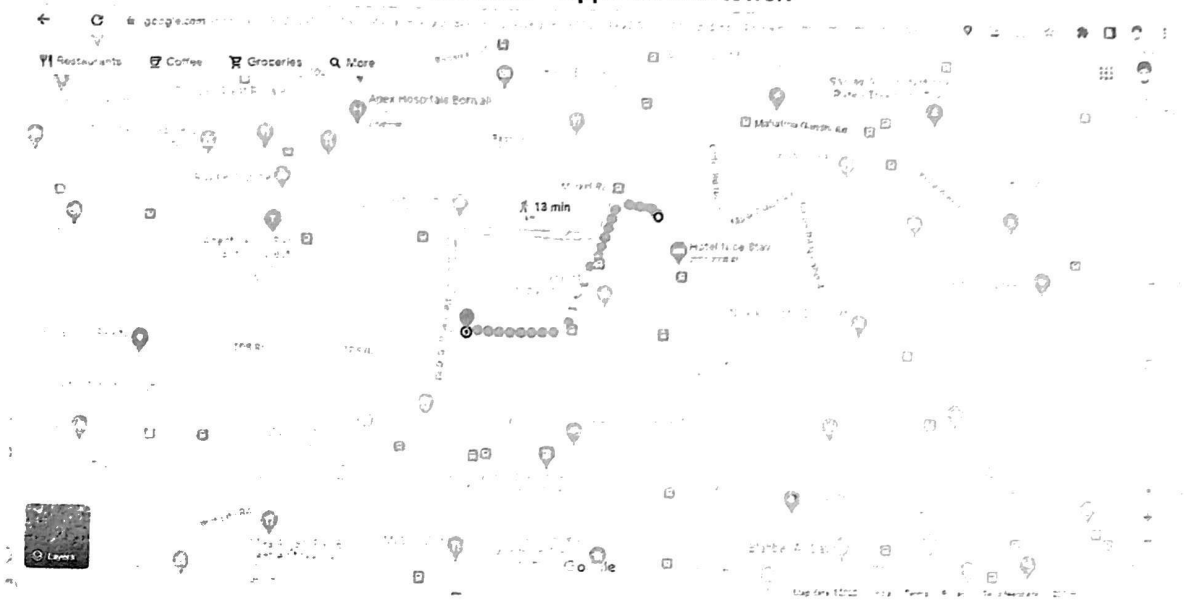


	plan		
8	Postal address of the property	Flat No. 301, 3rd Floor, C Wing, "LAXMI VAIBHAV", Jambli Gully, Factory Lane, Borivali (West), Mumbai - 400092. Land mark – Opposite Ken tower.	
9	City / Town	Mumbai	
	Property situated in Residential Area/ Commercial Area/ Industrial Area	Residential Area	
10	Classification of the area		
	I) High class / Middle class / poor class	Middle Class	
	II) Metro/Urban / semi Urban / Rural	Urban	
11	Coming under Corporation limit / Village Panchayat / Municipality	Mira Bhayander Municipal Corporation	
12	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area/ cantonment area	N. A.	
13	a. Boundaries of the Property (As per Deed)	N. A.	
	b. Boundaries of the Property (As per Actual)	Building Boundaries	Flat Boundaries
	North	Pushpanjali Building	Open to air
	South	Dhaval Building	Open to air
	East	Jai Vaibhav Building	Staircase
	West	Road	Lift / Flat No. 302
15	Extent of the site	As per Old Report Built Up Area of Flat no. 301 is 690 sq. Ft.	
16	Extent of the site considered for valuation	690 sq. Ft. Built Up.	
17	Whether occupied by the owner / tenant. If occupied by tenant since how long.	Tenant Occupied	
ii	APARTMENT BUILDING		
1	Name of the Apartment	LAXMI VAIBHAV	
2	Description of the locality Residential / Commercial / Mixed	Residential Area	
3	Year of Construction	1985	
4	Number of floors	Ground + 6 Upper Floor	
5	Number of Dwelling Flats on the floor	4 Flats per Floor	
6	Type of structure	RCC frame structure	
7	Quality of Construction	Fair	
8	Appearance of the Building	Fair	
9	Maintenance of the Building	Fair	
10	Facilities Available		
	Lift	1 Lifts	
	Protected water supply	Yes	
	Underground sewerage	Yes	
	Car parking-open covered	-	
	Does compound wall exist?	Yes	
	Is pavement laid around the building	Yes	

iii	FLAT	
1	The floor on which the Flat is situated	3rd Floor



**Photos of Immovable Residential Property at Flat No. 301, 3rd Floor, C Wing, "LAXMI VAIBHAV", Jambli Gully, Factory Lane, Borivali (West), Mumbai - 400092.
Land mark – Opposite Ken tower.**



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