

VALUATION REPORT

Of : Residential Premise (Flat)
Applicant : Mr. Naman Arun Shah, Miss. Avni Arun Shah,
Miss. Mitsu Kamlesh Shah and Mrs. Isha Naman Shah (Isha Raval)

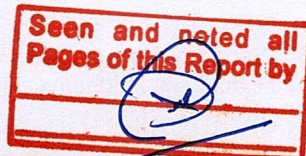


Situated at : Flat No. 101, 1st Floor, Bianca Building,
Andheri-Kurla Road, Off. W.E. Highway,
Andheri (East), Mumbai – 400 069.

Valuation Proposed by : Bank of Baroda,
SMS MMWR, Vile Parle(West) Branch,
Mumbai

Date of Valuation : 10th November 2021.

VISHWAKARMA CONSULTANCY SERVICES PVT. LTD.
108, First floor, Shreeji Arcade,
At Junction S V Road & M G Road,
Kandivali (w), Mumbai-400067.



Pragat C. Mehta
15/11/21



VISHVAKARMA

Consultancy Services Pvt. Ltd.

(Formerly known as Vishvakarma Consultants)

An ISO 9001 - 2015 Certified Company

Chartered Engineer & Govt. Regd. Approved Valuer
Project Management Consultants

108, First floor, Shreeji Arcade, at junction S V Road & M G Road, Kandivali (w), Mumbai-400067 (Maharashtra)

Reference No. BOB/Rep/2021-22/022	10 th November 2021	
1	Name of Applicant	Mr. Naman Arun Shah, Miss. Avni Arun Shah, Miss. Mitsu Kamlesh Shah and Mrs. Isha Naman Shah (Isha Raval)
2	Name of Present Owner	Mr. Naman Arun Shah, Miss. Avni Arun Shah, Miss. Mitsu Kamlesh Shah and Mrs. Isha Naman Shah (Isha Raval)
3	Name of Present Occupant	Tenant (Mr. Punit)
4	Valuation Instructed by	Bank of Baroda, SMS MMWR, Vile Parle (West), Mumbai.
5	Person Met on Site	Representative Of Owner
6	Purpose of Valuation	Fair Market Value for Bank Loan.
A	Details of Property	
1	Type of Property	Residential Premises (Flat)
2	Address of Property	Flat No. 101, 1 st Floor, Bianca Building, Andheri-Kurla Road, Off. W.E. Highway, Andheri (East), Mumbai – 400 069.
3	S. No. / Street No. /village Name/ Taluka/ Dist.	Sr. No. 72, H. No. 2, C.T.S. No. 103, 103(Pt), and Sr. No. 2, H. No. 3(Pt), C.T.S. No. 98, 98/1 to 13, 100, 99, 99/1 to 7, 101, 101/1 to 12, 102, 102/1 to 15, of Village. Gundavali, Sr. No. 2, H. No. 3(Pt), C.T.S. No. 153, 153/1 to 59 of Village. Mogra, Tal. Andheri, Dist – Mumbai.
4	Year of construction/Age of Building	2016/ 05 Years
5	Residual age of property	55 Years (Subject to maintained regularly)
6	Land Area	N.A.
7	Shape of Land	Irregular Shaped
8	Frontage of Land	Access Road
9	Carpet Area	1010.00 Sq. Ft.
10	Whether Residential/ Commercial	Residential
11	Proposed area of Expansion	N.A.
12	Nature of Expansion	N.A.
13	Neighborhood Classification	Middle Class
14	Type of Ownership	Please take Legal Opinion
15	Lease Hold/ Free Hold	Free Hold
16	Corporation Limits/Village Panchayat/Municipality	Andheri (East)
B.	Accessibility	
1	Condition of Approach Road	Tar Paving Road
2	Nearby Landmark	Near BMC Office K/E, Gundiwali Azad Road
3	Distance from nearest Railway station/ Bus Station	About 2 Km



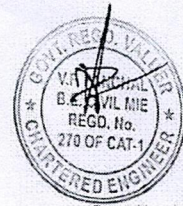
CORPORATE OFFICE

'Aditi' 5-A, Tilak Park Society, Opp. Sangam Society, Harni Road VADODARA - 390 022.
Ph.: (0265) 2481167 / 2461029 Email: valuation@vcspl.co Website: www.vcspl.co

Branches: Ahmedabad-Godhra-Rajkot-Bharuch-Surat-Vapi-Mumbai-Indore

C.	Technical Details of Premises	
1	Type of Construction	RCC Frame Structure
2	Quality of Construction	Good
3	No. Lifts	2 lifts
4	Brief Description of Premises	The Residential Flat is located, Andheri (East) convenient location. The Flat is Located in the Middle-class locality, surrounded by other Residential societies and accessible by all forms of transports. The building is having RCC Frame structure with Ground Plus One to Seventeen Upper Floors.
5	Foundation	R.C.C. Foundation
6	Walls (Load Bearing / Partitions)	Brick Masonry
7	Doors and Windows	Wooden Door and Sliding Window
8	Flooring	Vitrified Tiles
9	Roofing	RCC Slab
10	Electrification	Concealed Wiring
11	Plumbing	Concealed Plumbing
12	Total number of Floor in the building	Ground Plus One to Seventeen Upper Floors.
13	The floor on which the property is located	1 st Floor
14	Boundaries to the property	
15	East	Flat No. 102
16	West	Flat No. 105
17	North	Open Space
18	South	Flat No. 103
19	Provided Documents	Agreement For Sale No. BDR9-8607-2020 of Dtd: - 29/10/2020. Commencement Certificate No. SRA/ENG/2640/KE/PL/AP of Dtd: - 01/10/2014. Full Occupation Certificate No. SRA/ENG/2640/KE/PL/AP of Dtd: - 02/01/2016. Approved Plan of Dtd: - 25/07/2014.
20	Carpet Area Built up Area Super Built-up Area	1010.00 Sq. Ft. 1212.00 Sq. Ft. / 3 BHK 1515.00 Sq. Ft.
21	Built up rate of per Sq. Ft.	Rs. 27,500/- Per Sq. Ft.
22	Fair Market Value	Rs. 3,39,36,000/- Say Rs. 3,40,00,000/- (Including Parking) (Rs. Three Crore Forty Lac Only)
23	Realizable Value	Rs. 3,06,00,000/- (Rs. Three Crore Six Lac Only)
24	Distress Value	Rs. 2,72,00,000/- (Rs. Two Crore Seventy Two Lac Only)
25	Agreement Value	Rs. 3,30,00,000/- (Rs. Three Crore Thirty Lac Only)
26	Insurance Value	Rs. 30,30,000/- (Rs. Thirty Lac Thirty Thousand Only)
27	Government Value	Rs. 1,49,50,506.2/-
28	Present Stage of Construction	Completed
29	Construction as Per Approved Plan	Yes

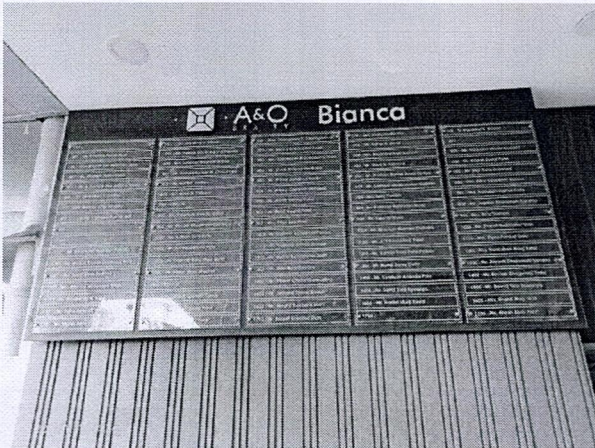
Note: - One Stack Car Parking Bearing No. 31 is allotted.

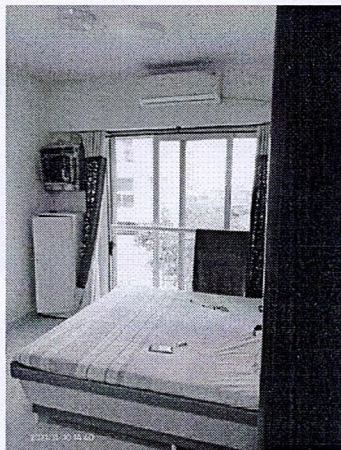
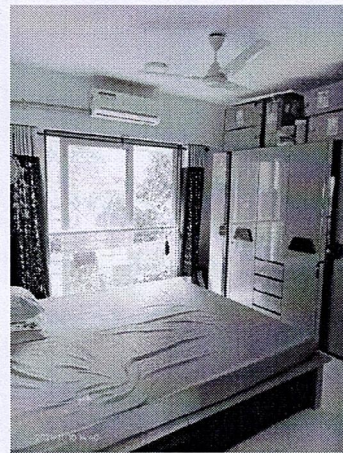
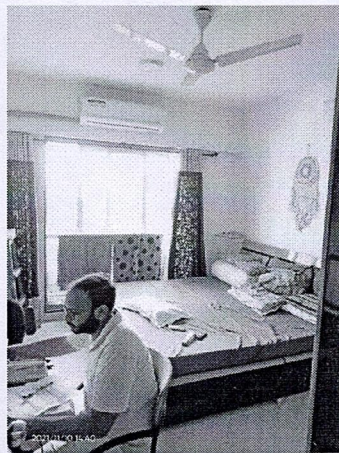
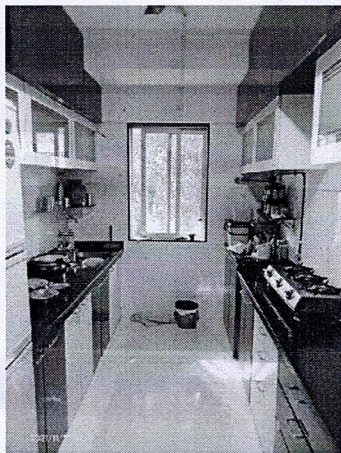
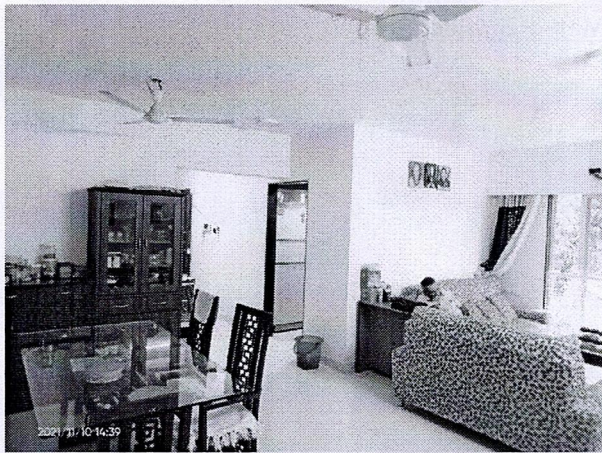


I hereby declare that:

1. I / we have inspected the property on 10th November 2021.
2. I have no direct/ indirect interest in the property valued by me.
3. I am not related in any way to any of the owners of the above property.
4. This report is issued to the best of my knowledge, ability and experience.
5. Valuation varies with Time, Purpose, Specific Considerations, Demand potentials etc.
6. Valuation report does not certify or confirm any ownership or title of property that has been valued.

Photographs snapped while inspection





Location Map of Subject Property

