

CHE/WS/0627/H/337 (NEW)

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. : CHE/WS/0627/H/337 (NEW)

12 MAR 2014

To,
Shri Parag Mungale
Architect,
Casablanca, 1001,
At Jn. of Gulmohar X Rd. No. 10,
Samarth Ramdas Rd., JVPD Scheme,
Vile Parle (W),
Mumbai - 400 049.

Ex. Engineer Bldg. Proposal (W/S)
H and K Wards
Municipal Office, R. K. Patkar Marg
Bandra (West), Mumbai - 400 050

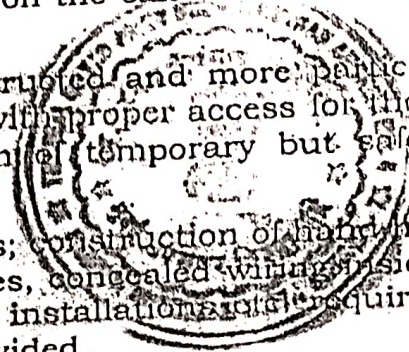
Sub: Proposed residential building on plot bearing C.T.S. No. F/1 B of Village Bandra, F.P. No. 593-B, TPS-III of Bandra at Jn. of 21st Road, P.D. Hinduja Marg & Dr.B.A. Ambedkar Marg, Bandra (W), Mumbai.

Ref : Your letter dated 23-1-2014.

Gentleman,

There is no objection to your carrying out the work as per amended plans submitted by you vide your letter under reference for which competent authority has accorded sanction, subject to the following conditions :-

- 1) All the objections of this office I.O.D. under even no. dated 23-1-2014. shall be applicable and should be complied with.
- 2) The changes proposed shall be shown on the canvas mounted plans to be submitted at the time of B.C.C.
- 3) That every part of the building constructed and more particularly overhead water tank will be provided with proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 4) That the infrastructural works, such as; construction of manholes / panholes, ducts for underground cables, concealed within the flats/rooms, rooms/space for telecom installation and required for providing telecom services shall be provided.
- 5) That the regulation No.45 and 46 of D.C.Reg.1991 shall be complied with.
- 6) That the letter box shall be provided at the ground floor for all the tenements.
- 7) That the owner/developer shall not hand over the possession to the prospective buyers before obtaining occupation permission.
- 8) That no main beam in R.C.C. framed structure shall be less than 230 mm. wide. The size of the columns shall also be governed as per the applicable I.S. Codes.
- 9) That all the cantilevers [projections] shall be designed for five times the load as per I.S. code 1893-2002. This also includes the columns



बंदर-२५		
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CHE/WS/0627/H/337 (NEW)

projecting beyond the terrace and carrying the overhead water storage tank, etc.

- 10) That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
 - 11) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
 - 12) That the authorized Pvt .Pest Control Agency to give anti malaria treatment shall be appointed in consultation with P.C.O.[H/West Ward]
 - 13) That the RUT shall be submitted by the developer to sell the tenements/flats on carpet area basis only and to abide by the provision of MOFA (Act) amended upto date and the I.B. indemnifying the MCGM and its employees from any legal complications arising due to MOFA, shall be submitted.
 - 14) That the condition of revised bye-law 4[c] shall be complied with.
 - 15) That the NOC from A.A. & C., H/West Ward shall be submitted.
 - 16) That the Janata Insurance Policy shall be submitted.
 - 17) That all the payments shall be made.
 - 18) That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [H/West Ward] shall be submitted before applying for C.C.
 - 19) That the work shall be carried out between sunrise and sunset only.
 - 20) That the R.U.T. & Indemnity Bond shall be submitted stating that owner/developer and concerned Architect/Lic. Surveyor shall compile and preserve the following documents.
 - a) Ownership documents.
 - b) Copies of IOD, CC subsequent amendments, OCC, BCC and corresponding canvas mounted plans.
 - c) Copies of Soil Investigation Report.
 - d) RCC details and canvas mounted structural drawings.
 - e) Structural Stability Certificate from Lic. Structural Engineer.
 - f) Structural audit reports.
 - g) All details of repairs carried out in the buildings.
 - h) Supervision certificate issued by Lic. Site Supervisor.
 - i) Building Completion Certificate issued by Lic. Surveyor / Architect.
 - j) NOC and Completion Certificate issued by C.F.O.
 - k) Fire safety audit carried out as per the requirement of C.F.O.
- The above documents shall be handed over to the end user/prospective society within a period of 30 days incase of redevelopment of properties and in other cases, within 90 days after granting occupation certificate by the developer. The end user/prospective society shall preserve and maintain the abovesaid documents/plans and subsequent periodical structural audit reports and user/prospective society shall

CHE/WS/0627/H/337 (NEW)

Ex. Engineer Bldg. Proposal (W.S.
H and W Wards
Municipal Office, R. K. Patkar Marg
Bandra (West), Mumbai - 400 050

carry out necessary repairs/structural audit/fire safety audit, etc. at regular intervals as per requirement of C.F.O. A copy of the sample agreement to be executed with the prospective buyers incorporating the above conditions shall not be submitted to this office.

- 21) That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same shall be taken and completion certificate to that effect shall be submitted from the Licensed Structural Engineer before further C.C.

One set of plans in token of approval is enclosed herewith.

Yours faithfully,

[Signature]
Executive Engineer
Building Proposals
(Western Suburbs) H Ward

- Copy to : 1) M/s. Patel Realty (India) Ltd., C.A. to Nav Palmyra CHS Ltd.
2) Assistant Commissioner, H/ West Ward
3) A.E.W.W. H/West Ward

Forwarded for information please.

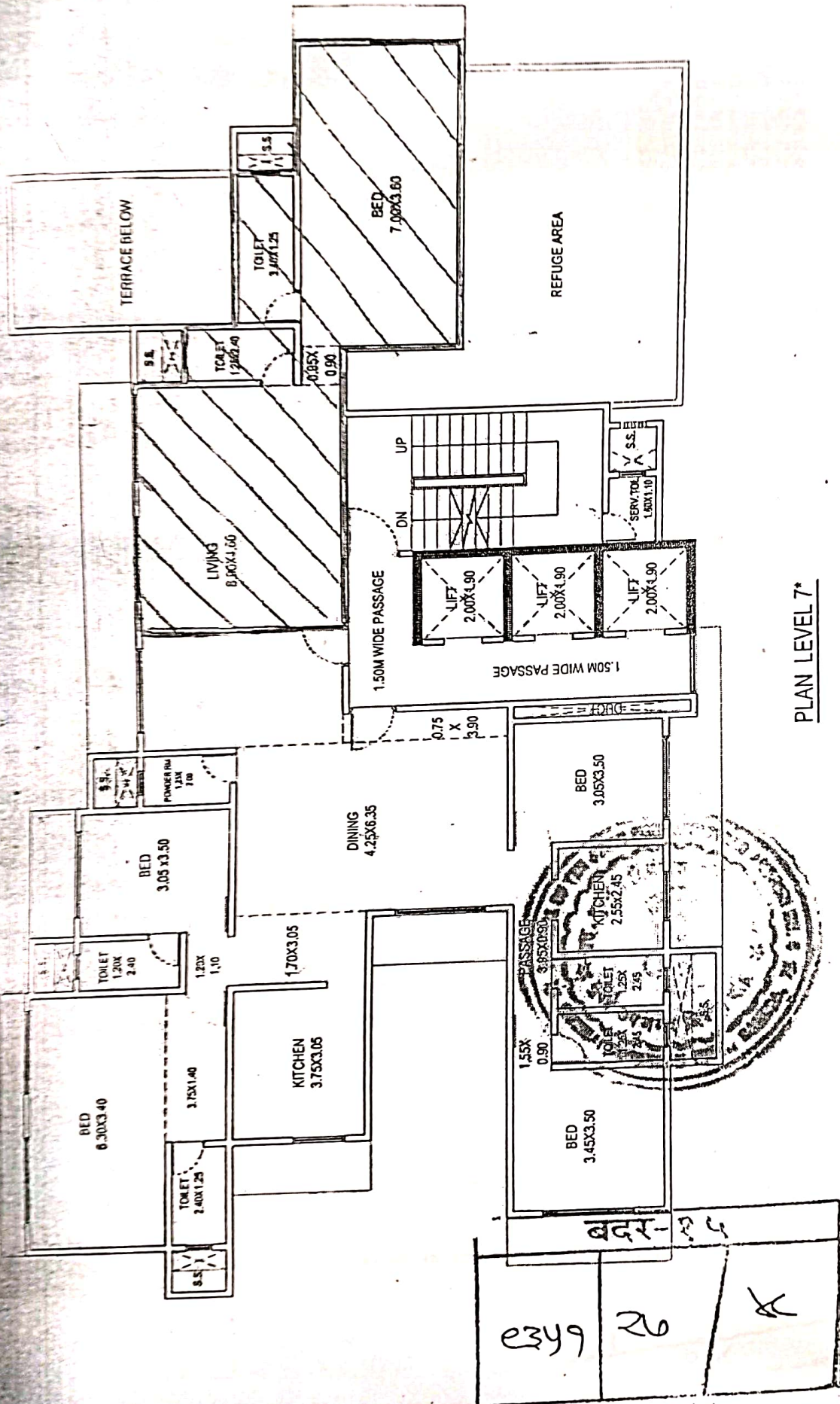
[Signature]
E.E.B.P.(W.S.) H Ward



बदर-१५

२३५९	२५	५८
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ANNEXURE - B



PLAN LEVEL 7*

PROPOSED BUILDING ON PLOT NO. 593B ,TPS III
 NAV PALMYRA CO-OP HSG.SOCIETY,
 JUNCTION OF 21 ST RD ,KHAR PALI RD., & AMBEDKAR RD.
 BANDRA (W), MUMBAI - 400050

NOTE:
 CARPET AREA EXCLUDING FLOWER BEDS /
 DRY BALCONY / PARGOLAS
 ARE INDICATED.

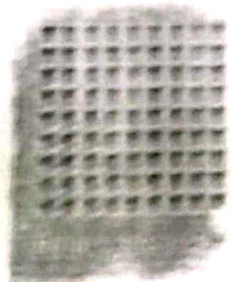


Copyright and property of designs and drawings belongs to Patel Realty and cannot be used without the permission of the architect.
 Do not scale the drawing.

Patel Realty India Ltd.
 2nd Floor, Patel Estate,
 S.V.Road, Jogeshwari (w).
 Mumbai-400102.INDIA.
 Tel : +91 22 26797063.

Handwritten notes: ६३५९ २० and a signature.

ANNEXURE - C



Date: 30th May 2014

To,
 National Grid,
 North Pointy (India) Ltd.,
 2nd Floor,
 Park Estate,
 J.C.S.V. Road,
 Jayal Nagar (Mumbai)
 Mumbai 400102

Dear Sirs,

Kindly find the correct names of the members of 2010 Palanga Cooperative Housing Society Limited as provided by DCR. For the attention, inspection of the correct names as noted in column (2) submitted in the above drawings on 2nd May 2014

Sl. No.	NAME	FLAT NO.	MEMBERSHIP FEE.
1	MR. ALVIN JOSEPH JOHN	101	800.00
2	MR. ANTON KAMAL RAJAN, MR. SANJAY RAJAN, MISS ANITA RAJAN AND MISS LADYRAJ RAJAN	102	800.00
3	MISS NEENA CHAWLA, MR. DEEPA CHAWLA, MR. ANURAG CHAWLA, MR. PRADEEP CHAWLA, MR. RAJESH CHAWLA & MR. MANISH CHAWLA	103	800.00
4	MR. RUKMA TEJWANI	104	800.00
5	CVSHEW SONYE AS EXPORT PROMOTION OFFICE	105	800.00
6	MR. HARI DAMAN	106	800.00
7	MR. BISHAYAN DONALD SUDHRA & MR. C. B. SUDHRA	107	800.00
8	MR. MADAN C. KADAMON	108	800.00



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217	22	K
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2014

For the Manager
 National Grid (India) Ltd.
 Mumbai

दस्त क्रमांक : वदर 15/9351/2014

दस्ताचा प्रकार :- पर्यायी जागेचा करार

वदर 15

दस्त क्रमांक: 9351/2014

अनु क्र. पक्षकाराचे नाव व पत्ता

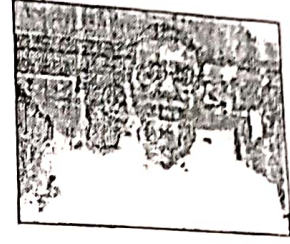
पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा छाप

1 नाव: पटेल रिअल्टी इंडिया लिमिटेड चे प्रतिनिधी सुरज सामत
पत्ता: दुसरा मजला, -, पटेल इस्टेट, -, एस व्ही रोड
जोगेश्वरी पश्चिम, Jogeshwari West,
MAHARASHTRA, MUMBAI, Non-
Government.
पॅन नंबर: AAACP2373A

लिहून देणार
वय :- 33
स्वाक्षरी:-



2 नाव: माधवदास लक्ष्मिचंद वनवारी
पत्ता: 20, 593-बी, नव पालमेर को-ऑ हौ सो लि,
21स्ट रोड, खार पाली रोड कॉर्नर बांद्रा पश्चिम,
Jogeshwari West, MAHARASHTRA,
MUMBAI, Non-Government.
पॅन नंबर: AAMPW2269H

लिहून देणार
वय :- 76
स्वाक्षरी:-



3 नाव: नव पालमेर को-ऑ हौ सो लि चे चेअरमन रमेश वनवारी
पत्ता: प्लॉट नं: -, माळा नं: 593-बी, इमारतीचे नाव:
नव पालमेर को-ऑ हौ सो लि, ब्लॉक नं: 21स्ट रोड,
रोड नं: खार पाली रोड कॉर्नर बांद्रा पश्चिम, महाराष्ट्र,
मुंबई.
पॅन नंबर: AAAAN5041R

मान्यता देणार
वय :- 50
स्वाक्षरी:-



4 नाव: नव पालमेर को-ऑ हौ सो लि चे सेक्रेटरी मदन सदरंगानी
पत्ता: प्लॉट नं: -, माळा नं: 593-बी, इमारतीचे नाव:
नव पालमेर को-ऑ हौ सो लि, ब्लॉक नं: 21स्ट रोड,
रोड नं: खार पाली रोड कॉर्नर बांद्रा पश्चिम, महाराष्ट्र,
मुंबई.
पॅन नंबर: AAAAN5041R

मान्यता देणार
वय :- 58
स्वाक्षरी:-



वरील दस्तावेज करून देणाऱ्याकथित पर्यायी जागेचा करार चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिका क्र. 3 ची वेळ: 07/11/2014 06:16:45 PM

ओळख: वरील दस्तावेज असो निव्विस्त करतो की दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटविताना
2014

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: मयूर - तांडेल
वय: 24
पत्ता: डी/31, योगी नगर, एक्सर रोड, बोरीवली पश्चिम मुंबई
पिन कोड: 400091
स्वाक्षरी



2 नाव: मयूर - तांडेल
वय: 31

The Nav-Palmyra Co-operative Housing Society Ltd.

593, 21st Road, Bandra, Bombay 50.

Regn. No. BOM/HSG-1671 of 1968

SHARE CERTIFICATE

Authorized Capital
Members Register No, 19

Shares of Rs. 50/- each
Share Certificate No. 19

This is to Certify that Shri Smt. Nanda Madhavadas Wanvari and
Shri Madhavadas Lakhmichand Wanvari of Bombay
is/are the Registered Holder of five (5) shares of
Rs. 50 (fifty) each numbered 91 — 95 inclusive in
The Nav-Palmyra Co-operative Housing Society Ltd.,
subject to the Bye-laws of the said Society and that upon each share the sum of
Rs. 50-00 (fifty) has been paid.

Given under the Common Seal of the Said Society at Bombay this Twelfth day of January 1987

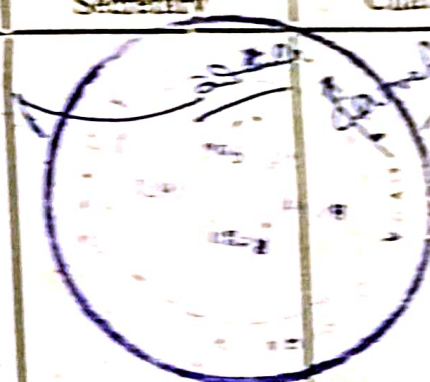


Chairman

Hon. Secretary

Member of the Committee

MEMORANDUM OF TRANSFERS

Date	No. of Transfer	To whom Transferred	Register Folio	Signature	
				Secretary	Chair
9.14	1	Madhavadas Wannari	48		

VALUATION OPINION REPORT

The property bearing Residential Flat No. 51, 5th Floor, "Queens Corner Premises Co-op. Society Ltd.", Plot No. 65, Corner of 16th & 29th Road, Bandra (West), Mumbai, PIN Code - 400 050, State - Maharashtra, Country - India belongs to Mr. Tulsidas Lakhmichand Vanwari, Mr. Mahesh T. Vanwari & Smt. Geeta T. Vanwari.

Boundaries of the property :

North	Bungalow
South	29th Road
East	Kaypee Mansion
West	16th Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Housing Loan purpose at ₹ 4,97,92,000.00 (Rupees Four Crore Ninety Seven Lac Ninety Two 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD. novate.Cre

C.M.D.

Director



Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl.: Valuation report

Mumbai

121, 1st Floor, Akruti Star,
Central Road, MIDC,
Andheri (E),
Mumbai - 400 093,
(M.S.), INDIA

Tel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org

Mumbai (South)

4th Block, 2nd Floor,
Rahimtoola House,
7, Homji Street, Fort,
Mumbai - 400 001,
(M.S.), INDIA

Tel. : +91 22 40032436
+91 22 40022436
mumbaisouth@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018
INDIA

Mobile : +91 9216912225
+91 9819670183
delhincr@vastukala.org

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602,
(M.S.), INDIA

Tel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org

Aurangabad

Plot No. 106,
N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

Tel. : +91 240 2485050
Mobile : +91 9167204052
+91 9860863600
aurangabad@vastukala.org



VALUATION OPINION REPORT

The property bearing Residential Flat No. 51, 5th Floor, "**Queens Corner Premises Co-op. Society Ltd.**", Plot No. 65, Corner of 16th & 29th Road, Bandra (West), Mumbai, PIN Code - 400 050, State - Maharashtra, Country - India belongs to **Mr. Tulsidas Lakhmichand Vanwari, Mr. Mahesh T. Vanwari & Smt. Geeta T. Vanwari.**

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West	16th Road

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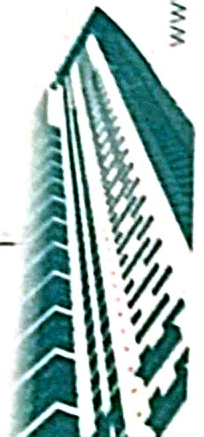
For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

C.M.D.

Director



Sharad B. Chalikwar
 Govt. Reg. Valuer
 Chartered Engineer (India)
 Reg. No. (N) CCIT/1-14/52/2008-09
 Encl.: Valuation report



Mumbai

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 Central Road, MIDC,
 Andheri (E),
 Mumbai - 400 093,
 (M.S.), INDIA
 Tel. : +91 22 28371325
 Fax : +91 22 28371324
 mumbai@vastukala.org

Mumbai (South)

4th Block, 2nd Floor,
 Rahimtoola House,
 7, Homji Street, Fort,
 Mumbai - 400 001,
 (M.S.), INDIA
 Tel. : +91 22 40032436
 +91 22 40022436
 mumbaisouth@vastukala.org

Delhi NCR

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 Haryana - 122018
 INDIA
 Mobile : +91 9216912225
 +91 9819670183
 delhincr@vastukala.org

Nanded

28, S.G.G.S. -
 Stadium Complex,
 Gokul Nagar,
 Nanded - 431 602,
 (M.S.), INDIA
 Tel. : +91 2462 244288
 +91 2462 239909
 nanded@vastukala.org

Aurangabad

Plot No. 106,
 N-3, CIDCO,
 Aurangabad - 431 005,
 (M.S.), INDIA
 Tel. : +91 240 2485151
 Mobile : +91 9167204062
 +91 9860863601
 aurangabad@vastukala.org

Per File

PROFORMA INVOICE

Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Akruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

Contact: Dial 022 28371325 Fax: 022 28371324

Email: accounts@vastukala.org

Client:

Central Bank of India

Nariman Point Branch

Chandermukhi, Ground Floor, Barrister Rajni Patel Marg,

Mahatma Phule Nagar, Nariman Point, Mumbai - 400 021,

State - Maharashtra, Country - India.

Property Details:

Mr. Tulsidas Lakhmichand Vanwari & Mr. Mahesh

T. Vanwari & Smt. Geeta T. Vanwari

Residential Flat No.-51, Floor No. -5, Queens

Corner Premises Co-op. Society Ltd., Plot No.-65,

Corner of 16th & 29th Road, Bandra (West),

Mumbai, , PIN Code-400 050, State-Maharashtra,

Country-India

Invoice No.: P-4734/16-17

Dated: 31-Mar-2017

Client's Order No.:

Dated: 17-Mar-2017

Outward Document No.: 22424/6411

Dated: 31-Mar-2017

Mode/Terms of Payment: AGAINST REPORT

Dispatched By: Client

Sr No.	Particulars	Quantity	Rate	Per	Amount
	VALUATION FEE				2500.00
	SERVICE TAX @ 14%		14.00 %		350.00
	SWACHH BHARAT CESS		0.50 %		12.50
	KRISHI KALYAN CESS		0.50 %		12.50
	Total				Rs. 2,875.00

Company's Bank Details

Company Name	Vastukala Consultants (I) Pvt. Ltd.
Bank Name	ICICI BANK LTD
Branch	MIG Colony, Bandra (E.)
A/c No.	123105000319
IFSC Code	ICIC0001231
Company's Service Tax NO.	AADCV4303RSD001
Company's PAN NO.	AADCV4303R

Amount Chargeable (in words)

Two Thousand Eight Hundred Seventy Five Only



Customers Seal and Signature

For Vastukala Consultants (I) Pvt. Ltd.

[Signature]
Authorized Signatory

*Recd on 31/3/17
S.R. Shinde*

SUBJECT TO MUMBAI JURIDICITION
This is a Computer Generated Invoice

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : **Mr. Tulsidas Lakhmichand Vanwari,**
Mr. Mahesh T. Vanwari &
Smt. Geeta T. Vanwari

Residential Flat No. 51, 5th Floor, "**Queens Corner Premises Co-op. Society Ltd.**",
Plot No. 65, Corner of 16th & 29th Road, Bandra (West), Mumbai, PIN Code - 400 050,
State - Maharashtra, Country - India.

Latitude Longitude : 19°03'42.4"N 72°49'51.4"E

Valuation Done for:

Central Bank of India
Nariman Point Branch

Chandermukhi, Ground Floor, Barrister Rajni Patel Marg, Mahatma Phule Nagar, Nariman Point,
Mumbai - 400 021, State - Maharashtra, Country - India.

Think.Innovate.Create

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Mumbai · Delhi NCR · Aurangabad · Nanded

Vastukala Consultants (I) Pvt. Ltd.

Vastukala Consultants (I) Pvt. Ltd.

MSME Reg. No.: 27222201137 • CIN: U74120MH2010PTC207869

Prepared For: CBI/Nariman Point Branch/Mr. Tulsidas Lakhmichand Vanwari (006411/22424)

Page 2 of 16

Vastu/Mumbai/03/2017/006411/22424

30/17-607-PIA

Date: 30.03.2017

VALUATION OPINION REPORT

Property bearing Residential Flat No. 51, 5th Floor, "Queens Corner Premises Co-op. Society No. 65, Corner of 16th & 29th Road, Bandra (West), Mumbai, PIN Code - 400 050, State - Maharashtra, Country - India belongs to Mr. Tulsidas Lakhmichand Vanwari, Mr. Mahesh T. Vanwari & Smt. Geeta T. Vanwari.

Details of the property :

- Bungalow
- 29th Road
- Kaypee Mansion
- 16th Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we hold the opinion that, the property premises can be assessed and valued for Housing Loan purpose at Rs. 4,97,92,000.00 (Rupees Four Crore Ninety Seven Lac Ninety Two 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 report.

Report certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

Director



Sharad B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (I) CCIT/1-14/52/2008-09
End.: Valuation report

Mumbai
1st Floor, Acharya Star,
Central Road, MIDC,
Andheri (E).

Mumbai (South)
4th Block, 2nd Floor,
Rakumbhola House,
7, Homji Street, Fort,
Mumbai - 400 001.

Delhi NCR
L-306, Sisopal Vihar,
ANMO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018
INDIA

Nanded
28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602.
(M.S.), INDIA

Aurangabad
Plot No. 106,
N-3, CIDCO,
Aurangabad - 431 005.
(M.S.), INDIA
Tel. : +91 240 2485151
Mobile : +91 9167204062



Vastukala Consultants (I) Pvt. Ltd.

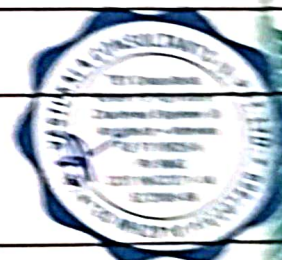
1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

Bank of India
Nariman Point Branch

VALUATION REPORT (IN RESPECT OF Flat)

GENERAL

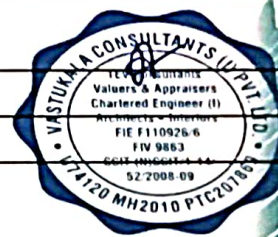
Purpose for which the valuation is made	:	Housing Loan
a. Date of inspection	:	30.03.2017
b. Date on which the valuation is Made	:	30.03.2017
List of documents produced for perusal	:	1. Copy of Previous Valuation Report dated 25.11.2016 of M. V. Deshpande & Co.
4. Name of the owner(s) and his / their address(es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mr. Tulsidas Lakhmichand Vanwari, Mr. Mahesh T. Vanwari & Smt. Geeta T. Vanwari Residential Flat No. 51, 5th Floor, "Queens Corner Premises Co-op. Society Ltd.", Plot No. 65, Corner of 16th & 29th Road, Bandra (West), Mumbai, PIN Code - 400 050, State - Maharashtra, Country - India. Contact No - 9821074999 Joint Ownership, Details of Share Ownership is not available
5. Brief description of the property	:	Residential Flat The property is a Residential Flat located on 5 th floor. The composition of Residential Flat is 4 Bedroom - Living Room - Kitchen - 4 Toilet. The property is at 1.5 Km. from nearest railway station Bandra.
6. Location of property	:	
If under construction, extent of completion	:	100% work completed
a. Plot No. / Survey No.	:	Plot No. 65



Door No.	:	Residential Flat No. 51
C.T.S. No. / Village	:	Village-Bandra (West), Mumbai
Ward / Taluka	:	Taluka - Andheri
Mandal / District	:	Mumbai Suburban District
Postal address of the property	:	Residential Flat No. 51, 5th Floor, "Queens Corner Premises Co-op. Society Ltd.", Plot No. 65, Corner of 16th & 29th Road, Bandra (West), Mumbai, PIN Code - 400 050, State - Maharashtra, Country - India.
City / Town	:	
Residential area	:	Yes
Commercial area	:	No
Industrial area	:	No
Classification of the area	:	
High / Middle / Poor	:	Middle Class
Urban / Semi Urban / Rural	:	Urban
Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai
11. Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12. Boundaries of the property	:	
North	:	Bungalow
South	:	29th Road
East	:	Kaypee Mansion
West	:	16th Road
13. Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in an apartment building.
	:	As per the Deed
North	:	-



South	:	-	-	
East	:	-	-	
West	:	-	-	
Extent of the site	:	Carpet Area = 990.00 (Area as per Previous Valuation Report) Carpet Area = 1,325.00 (Area as per actual site measurement)		
Extent of the site considered for Valuation (least of 13a & 13b)	:	Carpet Area = 990.00 Built up area in Sq. Ft. = 1,556.00 (Area as per Previous Valuation Report)		
6. Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied ®		
II. APARTMENT BUILDING				
Sr	Description	:	Remarks	
1.	Nature of the apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:		
	Block No.	:		
	Ward No.	:		Bandra (West), Mumbai
	Village / Municipality / Corporation	:		Bandra (F), Mumbai
	Door No., Street or Road (Pin Code)	:		Residential Flat No 51, Corner of 16th & 29th Road,
3.	Description of the locality Residential / Commercial / Mixed	:		Residential
4.	Year of Construction	:	1977 (Approx.)	
5.	Number of floors	:	Stilt + 7 (Part) upper floors.	
6.	Type of structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building.	:	2 flats on 5th floor	



	Quality of Construction	:	Good
	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities available	:	
	Lift	:	1 lift(s)
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car Parking - Open / Covered	:	Stilt Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building?	:	No
III.	RESIDENTIAL FLAT	:	
1.	The floor in which the Residential Flat is situated	:	5
2.	Door No. of the Residential Flat	:	51
	Specifications of the Residential Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Marble Flooring
	Doors	:	Teak Wood door frame with Flush doors
	Windows	:	Powder Coated Aluminium Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Concealed Electrical wiring
	Finishing	:	Cement Plastering + POP finish
	House Tax	:	0.00
	Assessment No.	:	Details not available
	Tax paid in the name of :	:	Details not available
	Tax amount :	:	0.00
	Electricity Service connection No. :	:	Details not available



Meter Card is in the name of :	:	Details not available
How is the maintenance of the Residential Flat?	:	Good
Sale Deed executed in the name of	:	Mr. Tulsidas Lakhmichand Vanwari, Mr. Mahesh T. Vanwari & Smt. Geeta T. Vanwari
What is the undivided area of land as per Sale Deed?	:	0.00
What is the plinth area of the Residential Flat?	:	1556.00 (Area as per Previous Valuation Report)
What is the floor space index (app.)	:	As per local norms
What is the Carpet Area of the Residential Flat?	:	Carpet Area =990 Sq. Ft. (Area as per Previous Valuation Report) Carpet Area =1325 Sq. Ft. (Area as per actual site measurement)
Is it Posh / I Class / Medium / Ordinary?	:	Medium
Is it being used for Residential or Commercial purpose?	:	Residential purpose
Is it Owner-occupied or let out?	:	Owner
If rented, what is the monthly rent?	:	
IV. MARKETABILITY		
How is the marketability?	:	Good
What are the factors favouring for an extra Potential Value?	:	Located in developed area
Any negative factors are observed which affect the market value in general?	:	No
V. RATE		



After analyzing the comparable sale instances, what is the composite rate for a similar Residential Flat with same specifications in the adjoining locality?	:	₹ 32,000.00 to ₹ 34,000.00 per Sq. Ft. on built up area
Assuming it is a new construction, what is the adopted basic composite rate of the Residential Flat under valuation after comparing with the specifications and other factors with the flat under comparison (given details).	:	₹ 33,200.00 per Sq. Ft. ^(R)
Break - up for the rate	:	
I. Building + Services	:	₹ 2000 per Sq. Ft
II. Land + others	:	₹ 31200.00 per Sq. Ft
Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 2,69,800.00 per Sq. M i.e. ₹ 25,065.00 per Sq. Ft.
Guideline rate obtained from the Registrar's office (After Depreciation)	:	₹ 2,61,189.00 per Sq. M i.e. ₹ 24,265.00 per Sq. Ft.
COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a Depreciated building rate	:	
Replacement cost of Residential Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
Age of the building	:	40 year(s)

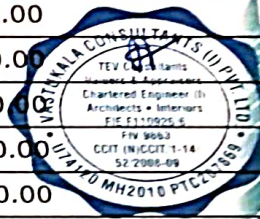


Life of the building estimated	:	20.00 years Subject to proper, preventive periodic maintenance and structural repairs.
Depreciation percentage assuming the salvage value as 10%	:	60.00%
Depreciated Ratio of the building	:	
b Total composite rate arrived for Valuation	:	
Depreciated building rate VI (a)	:	₹ 800.00 per Sq. Ft. (R)
Rate for Land & other V (3) ii	:	₹ 31,200.00 per Sq. Ft.
Total Composite Rate	:	₹ 32,000.00 per Sq. Ft.

No	Description	Qty.	Rate per unit(₹)	Estimated Value(₹)
1	Present value of the Residential Flat	1556.00 Sq. Ft.	32,000.00	4,97,92,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen Arrangements			
5	Superfine Finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Open Parking		0.00	0.00
11	Basement Parking		0.00	0.00
12	Podium Parking		0.00	0.00
13	Stilt Parking		0.00	0.00
14	Indoor Games		0.00	0.00
15	Gym			0.00
16	Club House		0.00	0.00
17	Swimming Pool		0.00	0.00

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8	Others		
Total			4,97,92,000.00
The realizable value of the property			4,48,12,800.00
Distress value of the property			3,98,33,600.00
Insurable value of the property			31,12,000.00

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is ₹ 4,97,92,000.00 (Rupees Four Crore Ninety Seven Lac Ninety Two Thousand Only). The realizable Value of the above property as of 30.03.2017 is ₹ 4,48,12,800.00 (Rupees Four Crore Forty Eight Lac Twelve Thousand Eight Hundred Only) and the distress value is ₹ 3,98,33,600.00 (Rupees Three Crore Ninety Eight Lac Thirty Three Thousand Six Hundred Only)

For VASTUKALA CONSULTANTS (I) PVT. LTD.

[Signature]
C.M.D.

[Signature]
Director



Sharad B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Place: Mumbai
Date: 30.03.2017

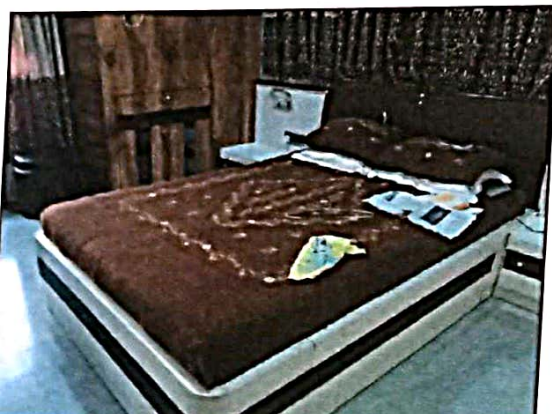
The undersigned have inspected the property detailed in the Valuation Report dated on _____, We are satisfied that the fair and reasonable market value of the property is ₹ _____ only).
Date: _____

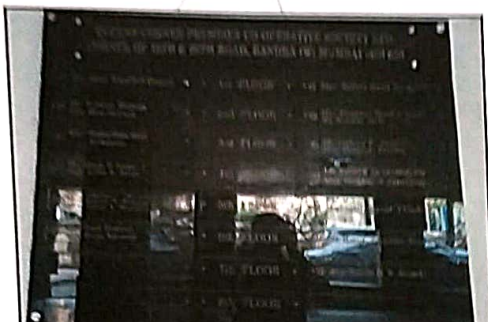
Signature
(Name of the Branch Manager)

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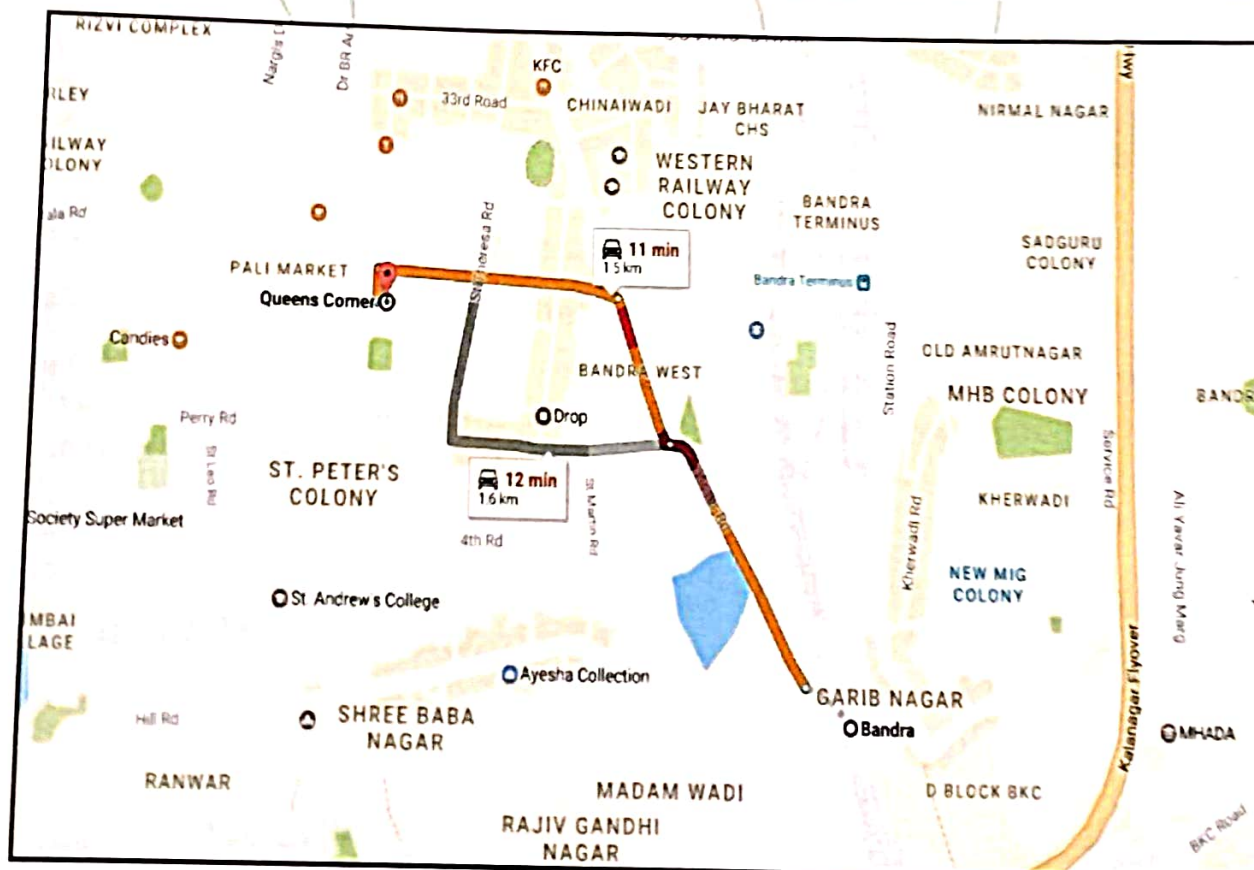
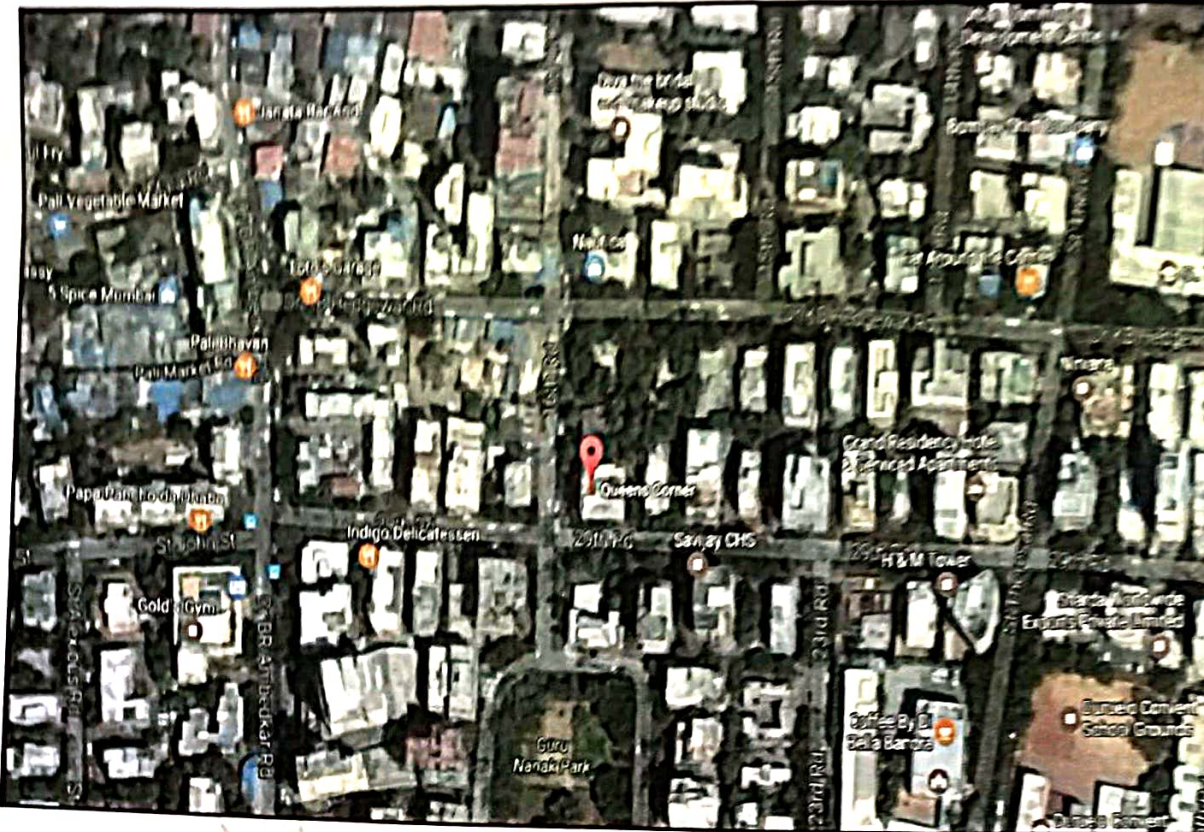
Actual Site Photographs





Route Map of the property

(Note: 📍 shows location)



Latitude Longitude - 19°03'42.4"N 72°49'51.4"E

Note:: The Blue line shows the route to site from nearest railway station (Ban

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Housing Loan** purpose as on dated **30th March 2017**.

The term Fair Market Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self-interest assuming that neither is under undue duress"

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDERLYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.

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For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

C.M.D.

Director

Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09



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DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Banking Purpose as on day for **₹ 4,97,92,000.00 (Rupees Four Crore Ninety Seven Lac Ninety Two Thousand Only)**.

STATEMENT OF LIMITING CONDITIONS

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The Valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
3. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding traveling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
4. In no event shall the Valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.

If it is proved that there is an apparent negligence on the part of a Valuer, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of **1,000 (Rupees One Thousand Only)**. **All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.**

We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity. We have personally inspected the assets.

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


Director



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