

# Navjivan Consultancy Services Private Ltd.

(Techno-Financial Advisor, Corporate and Valuation Services Company)  
CIN -U67190MH2000PTC125736

Valuation Report

IMMOVABLE PROPERTY

(RESIDENTIAL FLAT)

OWNED BY

**MR. TULSIDAS LAKSHMICHAND VANWARI**

&

**MR. MAHESH TULSIDAS VANWARI**

&

**SMT. GEETA TULSIDAS VANWARI**

AT

**FLAT NO. 51, 5<sup>th</sup> FLOOR, QUEENS CORNER PREMISES C. H. S. LTD.,  
PLOT NO. 65, 16<sup>th</sup> & 29<sup>th</sup> ROAD, BANDRA WEST, TALUKA ANDHERI,  
MUMBAI - 400 050.**

AS INSTRUCTED BY

**CENTRAL BANK OF INDIA – (NARIMAN POINT BRANCH)**

**Panel Valuer: -M/s Navjivan Consultancy Services Pvt Ltd.**

(Techno-Financial Advisor, Corporate and Valuation Services Company)

**Mumbai Office:-**

**103 Maple, Tower 2, Runwal Greens, Mulund Link Road, Near Fortis  
Hospital, Nahur, Mulund West, Pin Code -400 078.**

**Phone-No-0251-2315834/9820135632/7588508766**

**Email:-[navjivanconsultancy@gmail.com](mailto:navjivanconsultancy@gmail.com)**

**Branches At:-Kalyan.**

**HEAD OFFICE**

**Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office, Old Station Road, Kalyan (W) 421 301 .**

**Ph No. (0251) 2315834 , 9820135632 / 7588508766 / 8976093701 / 7588357154**

**Email :- [navjivanconsultancy@gmail.com](mailto:navjivanconsultancy@gmail.com)**

**BRANCHES at : Ghatkopar . Borivali. Vashi & Pune .**

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED  
CIN: U67190MH2000PTC125736

Ref No: NCSPL/CBI/16/08-22

I SUMMARY OF VALUATION REPORT OF  
IMMOVABLE PROPERTY  
(RESIDENTIAL FLAT)  
OWNED BY

MR. TULSIDAS LAKSHMICHAND VANWARI  
&  
MR. MAHESH TULSIDAS VANWARI  
&  
SMT. GEETA TULSIDAS VANWARI

AT

FLAT NO. 51, 5<sup>th</sup> FLOOR, QUEENS CORNER PREMISES C. H. S. LTD.,  
PLOT NO. 65, 16<sup>th</sup> & 29<sup>th</sup> ROAD, BANDRA WEST, TALUKA ANDHERI,  
MUMBAI - 400 050.

AS INSTRUCTED BY  
CENTRAL BANK OF INDIA - (NARIMAN POINT BRANCH)

Description	Present Fair Market Value as on 01/09/2022	Net Realizable Value(NRV) as on 01/09/2022	Distress Sale Value as on 01/09/2022
Residential:- Flat No. 51, 5 <sup>th</sup> Floor, Queens Corner Premises C. H. S. Ltd., Plot No. 65, 16 <sup>th</sup> & 29 <sup>th</sup> Road, Bandra West, Taluka Andheri, Mumbai - 400 050.	Rs.5,60,23,000/-	Rs.5,04,20,700/-	Rs.4,48,18,400/-
	Rs.5,60,23,000/-	Rs.5,04,20,700/-	Rs.4,48,18,400/-

**TOTAL PRESENT FAIR MARKET VALUE: Rs.5,60,23,000/-** of Residential Flat No. 51, 5<sup>th</sup> Floor as on 01/09/2022 (RUPEES FIVE LAKHS SIXTY LAKHS TWENTY THREE THOUSANDS ONLY).

For Navjivan Consultancy Services Pvt Ltd

DIRECTOR/ AUTH. SIGN.  
(Approved Valuer of CBI)

2

**DECLARATION OF THE PARTIES TO THE AGREEMENT**  
**ON THE SIGNING OF THE AGREEMENT**

1. The Parties to the Agreement are the following:

1	<p><b>1.1</b> The Parties to the Agreement are the following:</p>	<p>The Parties to the Agreement are the following:</p>
2	<p><b>2.1</b> The Parties to the Agreement are the following:</p>	<p>The Parties to the Agreement are the following:</p>
3	<p><b>3.1</b> The Parties to the Agreement are the following:</p>	<p>The Parties to the Agreement are the following:</p>
4	<p><b>4.1</b> The Parties to the Agreement are the following:</p>	<p>The Parties to the Agreement are the following:</p>

**NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED**  
**CIN: U67190MH2000PTC125736**

<p>iii. Copy of Share Certificate No. 803, Issued by Queen's Corner Premises Co-Op. Hsg. Soc. Ltd., In the Name of Mr. Tulsidas Lakshnichand Vanwari .</p>	<p align="center">.....do.....</p>
<p>Name of the owner(s) and his /their address (es) with Phone no. (details of share of each owner in case of joint ownership)</p>	<p><b>: Name of Owner-</b></p> <p>The Property as reported is owned by:</p> <p>Mr. Tulsidas Lakshnichand Vanwari          Mr. Mahesh Tulsidas Vanwari          Smt. Geeta Tulsidas Vanwari</p> <p><b>Address:-</b> The address of the Purchaser as mentioned in Agreement for Sale Dt. 16<sup>th</sup> September 1986, is as follows -</p> <p><b>Residing At:</b> Flat No. 603/4, 6<sup>th</sup> Floor, Lokhandwala Complex, Andheri Versova, Mumbai - 400057.</p> <p><b>Share of each owner in case of joint ownership:-</b> Joint Ownership.</p> <p>The Share of each owner is not mentioned in the Agreement for Sale Dt. 16<sup>th</sup> September 1986, considered in the form of "tenancy in common."</p>
<p>Brief description of the property</p>	<p><b>: The Present Property under valuation is in the form of 3BHK Residential Flat No. 51 consists of 1 Hall + 2 Master Bedroom with attached bath &amp; WC, + Bed Room + Kitchen + WC + Bath situated on 5<sup>th</sup></b></p>

**NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED**  
**CIN: U67190MH2000PTC125736**

floor of residential building known as **"QUEENS CORNER PREMISES C. H. S. LTD."**

The said building is constructed on Plot No. 65, Corner of 16<sup>th</sup> & 29<sup>th</sup> Road, of T.P.S. III, Bandra, and CTS No. F/1/B of village Bandra, and CTS Andheri in the registration Sub-District of Bandra, and within the limits of Brihanmumbai Mahanagarpalika, Mumbai.

The said property is situated in High class locality in residential cum commercial area.

The residential building consists of Ground + 8 Upper Floor with Lift Facility.

The Building is having RCC frame structure with foundations, footing, slabs, staircase & overhead and underground water storage tanks, all in RCC with 8'8 ft height from floor level to ceiling.

The Present Property mainly consists of following Units -

Units -	Approx. (Fts.)		Area Sq. Fts.
	L	X W	
Living	21.10	20.20	426.22
Passage	10.00	3.50	35.00
Master Bedroom	15.50	13.60	210.80
Bath & WC	6.90	3.10	21.39
Master Bedroom	13.60	10.50	142.80

**NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED**  
**CIN: U67190MH2000PTC125736**

			Bath & WC	9.10	3.10	28.21	
			Bedroom	12.80	10.30	131.84	
			Passage	6.11	3.50	21.39	
			Kitchen	7.50	9.50	71.25	
			Total Approx area			<b>1088.90</b>	
			Sq.Ft.				
			The above dimensions are approximate & as measured at site during our site visit.				
7.	<b>Location of property</b>						
	a)	Plot No. / Survey No.	:	Plot No. 65, T.P.S. III.			
	b)	Door No.	:	Flat No. 51, 5 <sup>th</sup> Floor.			
	c)	T.S. No. / Village	:	Bandra.			
	d)	Ward / Taluka	:	Andheri.			
	e)	Mandal / District	:	Mumbai.			
8.	Postal address of the property		:	Flat No. 51, 5 <sup>th</sup> Floor, Queens Corner Premises C. H. S. Ltd., Plot No. 65, 16 <sup>th</sup> & 29 <sup>th</sup> Road, Bandra West, Taluka Andheri, Mumbai - 400 050.			
9.	City / Town		:	City- Bandra West.			
	Residential area		:	Yes.			
	Commercial area		:	Yes.			
	Industrial area		:	No.			
10.	Classification of the area						
	i)	High / Middle / Poor	:	High.			
	ii)	Urban / Semi Urban / Rural	:	Urban.			
11.	Coming under Corporation limit Village Panchayat / Municipality		:	Within the limits of Brihanmumbai Mahanagarपालिका, Mumbai.			

**NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED**  
CIN: U67190MH2000PTC125736

12.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) notified under agency area/ scheduled area / cantonment area	:	Reportedly No.
13.	<b>Boundaries of the property (As per Actual)</b>		
	North	:	By Cadra Building.
	South	:	By Shree Sagar Restaurant.
	East	:	By Jeevan Jyoti Building.
	West	:	By Silver Beach Cafe.
14.	<b>Boundaries of the property</b>	:	A B
		:	<b>As per Deed</b> <b>Actual</b>
	North	:	By Cadra Building.
	South	:	By Shree Restaurant.
	East	:	By Jeevan Building.
	West	:	By Silver Beach Cafe.
15.	Extent of the site	:	-
16.	Extent of the site considered for Valuation (least of 13a & 13b)	:	The area statement of Flat No. 5 <sup>th</sup> Floor as per Agreement of Sale dated 16th September 1986 is as below:  <b>Built Up Area :- 1245Sq.ft.</b> <b>(115.66 Sq. Mtrs)</b>
17.	Whether occupied by the owner tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied.
<b>II</b>	<b>APARTMENT BUILDING</b>		
Sr No	Description		Remarks
1.	Nature of the apartment		
2.	<b>Location</b>	:	(3BHK) residential flat.
	C.T.S. No.	:	Plot No. 65, T.P.S. III.

**NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED**  
**CIN: U67190MH2000PTC125736**

	Block No.	:	Flat No. 51, 5 <sup>th</sup> Floor.	
	Ward No.	:	Village No/Zone No. 25/155.	
	Village/ /Corporation	Municipality	:	Within the limits of Brihan Mumbai Mahanagarपालिका, Mumbai.
	Door No., Street or Road (Pin Code)	:	Flat No. 51, 5 <sup>th</sup> Floor, Queens Corner Premises C. H. S. Ltd., Plot No. 65, 16 <sup>th</sup> & 29 <sup>th</sup> Road, Bandra West, Taluka Andheri, Mumbai - 400 050.	
3.	Description of the locality Residential / Commercial / Mixed	:	Mixed.	
4.	Year of Construction	:	As reported by borrower, the said building is constructed in the Year 1986 or thereabout.	
5.	Number of floors	:	Ground + 8 Upper floor.	
6.	Type of structure	:	R CC Frame Structure.	
7.	Quality of Construction	:	Good.	
8.	Appearance of the Building	:	Good.	
9.	Maintenance of the Building	:	Good.	
	Facilities available	:		
	Lift	:	Yes.	
	Protected Water Supply	:	Yes.	
	Underground Sewerage	:	Yes.	
	Car Parking – Open / Covered	:	Yes. Open Parking.	
	Is Compound wall existing?	:	Yes.	
	Is pavement laid around the Building?	:	Yes.	
<b>I</b>	<b>FLAT</b>			
	The floor in which the flat is situated	:	5 <sup>th</sup> Floor.	
	Door No. of the flat	:	Flat No. 51, 5 <sup>th</sup> Floor.	
	<b>Specifications of the flat</b>	:		



**NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED**  
**CIN: U67190MH2000PTC125736**

Roof	:	R C C Slab.
Flooring	:	Vitrified flooring in all rooms. The Bath & WC are provided with Ceramic tiles flooring as base with dado glazed tiles up to full height.
Kitchen	:	The Kitchen is provided with opposite side cooking platform with stainless steel sink and tap. The platform is provided with black granite on its top and dado glazed tiles up to full height.
Doors	:	Main entrance door of flush type with solid wooden frame and fitted with fittings, fixtures and accessories. Additional safety door is provided.
Windows	:	Three track powder coated aluminum sliding windows frames and glass shutters in all rooms.
Fittings	:	Normal.
Finishing	:	Normal.
Special amenities	:	The Property is provided with amenities such as Lift, CCTV Camera, open parking space available for two/ four wheeler vehicles, 24 X 7 watch & ward facility, Huge Steel Main Gate at entrance of the building, Compound wall all around the building.
4. House Tax	:	The Property Tax amount is to be paid by the Property Owner.  The Property tax details are available with borrower. The borrower had agreed to submit
Assessment Number		
Tax paid in the name of		
Tax amount		

**NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED**  
**CIN: U67190MH2000PTC125736**

		:	these details directly to bank authority.
5.	Electricity Service connection No.	:	The borrower had agreed to submit these details directly to bank authority.
	Meter Card is in the name of	:	authority.
6.	How is the maintenance of the flat?	:	Normal.
7.	Sale Deed executed in the name of	:	Agreement of Sale Dt. 16 <sup>th</sup> September 1986 executed between Smt. Padmani Keshavdas Navani ( <b>"VENDOR"</b> ) of the One Part and Mr. Tulsidas Lakshnichand Vanwari, Mr. Mahesh Tulsidas Vanwari & Smt. Geeta Tulsidas Vanwari ( <b>"PURCHASER"</b> ) of the Other Part.
8.	What is the undivided area of land as per Sale Deed?	:	Undivided share of land are proportionate to the super built up area of the flats own by the property owner.  The common land is enjoyed by different flat owners everybody together in an apartment building. No individual can claim any portion of the land as his own.  <b>The land is undivided and co-Owned.</b>
9.	What is the plinth area of the flat?	:	<b>Built Up Area :-</b> 1245Sq.ft. (115.66 Sq. Mtrs)
10.	What is the floor space index (app.)	:	Permissible FSI as per D.C. Rules of Local Competent Authority.
11.	What is the Carpet Area /Built Up Area of the flat?	:	<b>Built Up Area :-</b> 1245Sq.ft. (115.66 Sq. Mtrs)
12.	Is it Posh / I Class / Medium /	:	I Class.

**NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED**  
**CIN: U67190MH2000PTC125736**

	Ordinary?	
13.	Is it being used for Residential or Commercial purpose?	: The Property under Valuation is Residential Flat & it is restricted for Residential use only.
14.	Is it Owner-occupied or let out?	: The Residential Flat was vacant at the time of our site inspection.
15.	If rented, what is the monthly rent?	: N.A.
<b>IV</b>	<b>MARKETABILITY</b>	
	How is the marketability?	: <p>The area is well developed &amp; having basic infrastructure facilities &amp; services like Water supply, electricity, sewage &amp; street lighting, and other Public service etc.</p> <p>Civic amenities such as Schools, Colleges, Markets, Temple, Banks, Shops, &amp; Hospitals etc. are available within 5 to 10 Minutes distance from the property.</p> <p>The Property is situated at approx 2 to 3 Kms from Bandra railway Station.</p> <p>Transportation means such as Best buses &amp; private taxies &amp; rickshaw available.</p> <p>The area is well connected to all parts of Maharashtra &amp; Gujarat State by good network of Roads &amp; Railways.</p>

**V**  
1.

**NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED**  
**CIN: U67190MH2000PTC125736**

	What are the factors favoring for an extra Potential Value?	: -
	Any negative factors are observed which affect the market value in general?	: As per society Bye Law 78 it's mandatory on the part of society to carry the Structure Audit of the society building and property once in every three years, since the age of property is more than 25 years.  As per society Bye Law 70 (XI) and Section 161 it's mandatory on the part of society to insure the building structure and society property.
<b>V</b>	<b>RATE</b>	
1.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?	: The Residential properties having similar amenities & loading factor in the surrounding areas are sold in the range of Rs.4,62,852/- to Rs.5,16,672/- per Sq. Mtrs. of Built Up area (Rs.43,000/- to Rs.48,000/- per Sq. ft. Built up area).  We had also gone through Internet Search & various websites, etc. for obtaining the prevailing market rates for similar properties.  Accordingly, we have considered the Present Market Rate for the Residential Flat under valuation as

**NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED**  
**CIN: U67190MH2000PTC125736**

			Rs.4,84,380/- per Sq. Mtrs. (Rs.45,000/- per Sq. ft. ) Built up area on a conservative basis and which seems to be reasonable in our opinion.
2.	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (given details).	:	Market Rate adopted Rs.4,84,380/- per Sq. ft. Built up area of flat.
3.	<b>Break – up for the rate</b>		
	i) Building + Services	:	Rs.1,93,752/- per Sq.Mtrs.
	ii) Land + others	:	Rs.2,90,628/- per Sq. Mtrs.
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)		As per Government Stamp Duty Ready Reckoner of the year 2016 the Market Rates for Stamp Duty Purpose for Residential Properties at Village No/Zone No. 25/155 for the Properties of Mumbai Suburb Taluka Andheri Village Bandra –C is <b>Rs.3,26,810, /- Rate of Building + Land in Rs. per Sq. Mtrs.</b> Built up Area (Copy enclosed).  The Ready Recknor Registers are prepared & maintained for the purpose of collecting stamp duty & it has no statutory base or force & therefore it cannot form a foundation to determine the market

VI  
a)

b)

**NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED**  
**CIN: U67190MH2000PTC125736**

		<p>value. The Ready Reckoner do not by itself reveal all the aspects of Valuation.</p> <p>The Rate slab for a particular area specified in the ready Reckoner cannot be accepted as the final rate for the entire area of the locality as it does not take into consideration the factual and legal factors like the nature of land and advantages and disadvantages of land.</p>
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
a)	Depreciated building rate	: Depreciated Market Rate.
	Replacement cost of flat with Services (v(3)i)	: = 115.66 Sq.Mtrs. X Rs.1,93,752/- per Sq. Mtrs = Rs.2,24,09,356/-
	Age of the building	: 36 Year
	Life of the building estimated	: 60 Years (Future Life 24 Years) Provided the building is maintained neatly under normal circumstances with proper & regular repairs & maintenance and regular structural audit etc by society.
	Depreciation percentage assuming the salvage value as 10%	: -
	Depreciated Ratio of the building	: -
b)	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	: Rs.1,93,752/- per Sq.Mtrs.
	Rate for Land & other V (3) ii	: Rs.2,90,628/- per Sq. Mtrs.
	Total Composite Rate	: Rs.4,84,380/- per Sq. Mtrs.

**NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED**  
**CIN: U67190MH2000PTC125736**

**DETAILS OF VALUATION:**

Sr. No.	Description	Qty Sq. Mtrs	Rate per Unit Rs./Sq. Mtrs	Estimated Value in Rs.
1.	Present value of the flat	115.66	4,84,380/-	5,60,23,391/-
2.	Wardrobes		NIL	NIL
3.	Showcases /		NIL	NIL
4.	Kitchen arrangements		NIL	NIL
5.	Superfine finish		NIL	NIL
6.	Interior Decorations		NIL	NIL
7.	Electricity deposits electrical fittings, etc.		NIL	NIL
8.	Extra collapsible gates / grill works etc.		NIL	NIL
9.	Potential value, if any		NIL	NIL
	<b>Total</b>			<b>5,60,23,391/-</b>

**Say Rs.5,60,23,000/-**  
**(RUPEES FIVE CRORES SIXTY LAKHS TWENTY THREE THOUSANDS ONLY).**

**VALUE OF CO - OWNER'S SHARE**

Each owner held only 1/3 undivided share in the Total Value of the property.

Hence Value of Co - Owner's share =  $1/3 \times \text{Rs.}5,60,23,000/-$

= **Rs.1,86,74,333/-**

**(RUPEES ONE CRORE EIGHTY SIX LAKHS SEVENTY FOUR THOUSANDS THREE HUNDREDS AND THIRTY THREE ONLY).**

As per discussion with client and looking at current market scenario of said property, there is no threat of acquisition by government for road widening/public service purposes, submerging & applicability of CRZ provisions to the property under valuation.

As a result of our appraisal and analysis it is our considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs.5,60,23,000/- (RUPEES FIVE CRORES SIXTY LAKHS TWENTY THREE THOUSANDS ONLY).**

**NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED**  
**CIN: U67190MH2000PTC125736**

**INSURANCE VALUE:-**

Insurance system came into existence due to the possibility of occurrence of unforeseen events causing loss or damage to the property and ultimate financial loss to the owner of the asset. Land is not a perishable commodity and hence does not need insurance. As per principles of Insurance land is never insured. Building on the other hand is a perishable and destructive asset and hence requires insurance like other assets such as plant and machineries, furniture, goods and stocks, cash, etc. Insurance of building is required against risk of fire, earthquake, riot, terrorism, malicious damage, explosion, flooding, tsunami, storm, cyclone, lighting, aircraft accident, vehicular accident and such other risks.

The insurable value (Depreciated Cost) of the building is estimated by adopting sinking fund method of depreciation to arrive at final depreciated cost of the building. The foundation of the building does not get damaged due to fire or flood. Hence cost of foundation (Approx.10% of replacement cost of building) is excluded from the estimate of insurable value.

Total Built Up area :- 115.66 Sq.Mtrs.

		Rs.
Cost of the building as if new @ Rs.26,910/-per Sq.Mtrs. x 115.66 per Sq. Mtr	=	31,12,411/-
<b>Deduct :-</b> 10% towards the cost of foundation & Plinth	=	3,11,241/-
Net cost of superstructure	=	28,01,170/-
Deduct for depreciation : Depreciated Market Rate Considered		
Net present insurable value	=	28,01,170/-
		<b>Say Rs.28,01,000/-</b>
<b>(RUPEES TWENTY EIGHT LAKHS ONE THOUSAND ONLY).</b>		



**NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED**  
**CIN: U67190MH2000PTC125736**

**THE DISTRESS SALE VALUE:**

= Fair Market Value as on date x 0.80

= Rs.5,60,23,000/- x 0.80

= Rs.4,48,18,400/-

**(RUPEES FOUR CRORES FORTY EIGHT LAKHS EIGHTEEN THOUSANDS  
FOUR HUNDREDS ONLY)**

**THE NET REALIZABLE VALUE (NRV):-**

Net Realizable Value (NRV) of caption subject property is

Fair Market Value (Selling Price) : Rs.5,60,23,000/-

Deduct Cost Of Realization (Approx 10%) : Rs. 56,02,300/-

**NRV = Rs.5,04,20,700/-**

**(RUPEES FIVE CRORES FOUR LAKHS TWENTY THOUSANDS SEVEN  
HUNDREDS ONLY)**

**NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED**  
**CIN: U67190MH2000PTC125736**

**PART III DECLARATION**

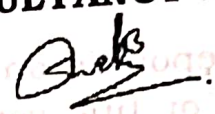
- A) The valuation is based on the site visit & the information reported by the borrower.
- B) The valuation is subject to clear & marketable title & adequacy of Engineering /Structural design, Stability & Deed of declaration for common Areas etc.
- C) Emphasis of this report is on the value of the property & not on the area measurement or title verification of the property, environmental aspects & is based on present market rate.
- D) This valuation report will remain valid only for the purpose for which it is made & The Valuation has been given solely for the use of the Client to whom it's addressed. Market value obtained in this report is defined below –Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer & willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably compulsion (As defined by the International Valuation Standards Committee London).
- E) Past performance of Real Estate Market need not necessarily indicate the future trends. This valuation is purely an estimate & has no legal or Contractual obligation on our part. Analysis & conclusions of the value of the property are based on assumptions & conditions prevailing at the time of date of valuation. The rates indicated are based on current market condition & these may vary with time.
- F) Bank authorities are requested to contact Valuer in case of any doubts or discrepancy. The opinion about valuation is true & fair to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.

**NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED**  
**CIN: U67190MH2000PTC125736**

G) Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charges etc if any, are not considered in the valuation. We have assumed that the assets are free of lien & encumbrances.

Date: 01/08/2022  
Place: Kalyan

**FOR NAVJIVAN CONSULTANCY SERVICES PVT.LTD**



**DIRECTOR/ AUTH. SIGN.**  
**(APPROVED VALUER OF CBI)**

1. Details of Property visited :
2. Date of visit :  
Time of Visit :
3. Name & Designation of visiting Official :
4. Remarks if any.

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_ on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only)

Date: \_\_\_\_\_ Signature : \_\_\_\_\_

(Name & Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

# NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED

CIN: U67190MH2000PTC125736

नांदेडा व मुद्राक विभाग, महाराष्ट्र शासन  
बाजारमूल्य दर पत्रक

Annual Statement of Rates

Selected District: मुद्रा (उपनगर)  
 Selected Village: सोडा - एच. (संघी)  
 Search By:  Survey No  Location

Select	वर्णिकरण	पुर्वी मूल्य	नवमी मूल्य	वर्धित मूल्य	वृद्धि	वृद्धि (%)	वर्ण
Surveyno	25/153-मुद्राक: उपरोक्त मुद्राकक सोडा, पुर्वीक एच वी रोड, पश्चिमेक कुलवेंद सोडा (राज्यदायक सोडाक सोडा) व पश्चिमेक वीजपुत्रक सोड्यावडीक सोडा.	191520	344850	398320	430090	353800	वीज
Surveyno	25/154-उपना: कुलवेंद सोडा (राज्यदायक सोडाक सोडा)	197430	303950	351000	403200	305460	वीज
Surveyno	25/154-उपना: कुलवेंद सोडा (राज्यदायक सोडाक सोडा)	197430	303950	351000	403200	305460	वीज
Surveyno	25/155-मुद्राक: उपरोक्त पी. वी. विठ्ठल सोडा, पुर्वीक वी. रोड, पश्चिमेक कुलवेंद रोड व पश्चिमेक वीजपुत्रक सोड्यावडीक सोडा व अविशेषक सोडा.	180590	329810	375830	446700	326810	वीज
Surveyno	25/156A-मुद्राक - पुर्वीक सोडा एच. सोडाची इट्ट, पश्चिमेक राज्य रोड, पश्चिमेक एच वी रोड, उपरोक्त एच वी सोडाची रोड	95030	174100	220500	314700	174100	वीज

123

T.P.S. EAMOR No. 1, 1A, 1, 2, 3, 3, 4, 4, 5, 5, 6, 6, 7, 7, 8, 8, 8, 9, 10, 10, 11, 11, 12, 12, 13, 13, 13A, 14, 14, 15, 15, 16, 16, 17, 17, 18, 18, 19, 19, 20, 20, 21, 21, 22, 22, 23, 23, 24, 24, 25, 25, 26, 27, 27, 28, 28, 29, 29, 30, 30, 31, 31, 32, 33, 34, 34, 35, 35, 36

Queen's Corner Agreement.pdf - Adobe Acrobat Reader DC 24.04  
File Edit View Window Help

Queen's Corner App

CO-OPERATIVE SOCIETY LIMITED  
(Registered under M. C. S. Act, 1956)

No. 0  
Authorized Share Capital Rs. 50,000/- Divided into 2,000 Shares each of Rs. 25/-

Memt

**QUEEN'S CORNER**  
PREMISES CO-OPERATIVE SOCIETY LTD.

Plot 45, Corner of 16th & 29th Road,  
Bandra, Bombay-400 020.  
Date 20-7-92.

Approved with thanks from Secretary, Sushil L. Wani  
No. 51 Area 5th the name of Deposit One Thousand Nine Hundred  
Twenty Seven by pass cheque No. 2966.31 on Bank State Bank  
of India, Only  
(Subject to realisation)  
20-7-92 as per Bill No. 783 for the period of 1-1-92 to 30-6-92  
amount of changes

Type here to search

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED  
CIN: U67190MH2000PTC125736

