



## VALUATION OPINION REPORT

The property bearing Commercial Shop No. 15, Ground Floor, Building No. 15, Op. Hsg. Soc. Ltd., Subhash Road, Village - Bhandup, Vastur (West), Mumbai - 400042, State - Maharashtra, Country - India belongs to Shri. Pradeep Dattatraya Jadhav & Co.

### Boundaries of the property:

- North: Wing - B
- South: Bhandup Village Road
- East: Subhash Nagar Road
- West: Internal Road

Considering various parameters recorded, existing economic scenario, and the reference to the development of neighbourhood and method selected for valuation, the property premises can be assessed and valued for banking purpose at ₹ 1,10,11,000 (Rupees Lakh Eleven Thousand Eight Hundred Only).

The valuation of the property is based on the documents produced by the concern taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO

CHALIKWAR

Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Cosmos Emp. No. H.O./Credit/67/2019-20



Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl: Valuation report in Form - 01

### Our Pan India Presence at:

- Mumbai
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Kolkata
- Raipur
- Jaipur

"Skyline Sparkle Co-Op. Hsg. Soc. Ltd.",  
 400 078, Mumbai - 400 072.

Form 0-1  
 (See Rule 8 D)  
 PLANTATIONS, FORESTS, MINES AND QUARRIES.

To assess the Fair Market Value as on 21.12.2023  
 for Bank Loan Purpose

1	Reason for which the variation is made	15.12.2023
2	Name of the property owners	Joint Ownership Shri. Pradeep Gebilal Jain & Smt. Shikha Pradeep Jain
3	Is the property is under joint Ownership / co-ownership state of each such owner. Are the same indicated?	Details of ownership shares is not available
4	Short description of the property	Commercial Shop No. 15, Ground Floor, Building No. 1, Wing - A, "Skyline Sparkle Co-Op. Hsg. Soc. Ltd.", Subhash Road, Village - Bhandup, Nahur (West), Mumbai - 400 078, Mumbai - 400 072, State - Maharashtra, Country - India.
5	Survey street, ward no	Subhash Road
6	Survey Plot no. of land	C.T.S. No. 393, Survey No. 40 of Village - Bhandup
7	Is the property situated in residential/ commercial/ mixed zone/ industrial area?	Residential cum Commercial Area
8	Classification of locality-high class/ middle class/poor class	Middle Class
9	Proximity to civic amenities like schools, Hospitals, clinics, railway, cinemas etc.	All the amenities are available in the vicinity
10	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
11	LAND	
12	Area of land supported by documentary proof. Shape dimension and physical features	Carpet Area in Sq Ft. = 240.00 (Area as per Actual site measurement) Carpet Area in Sq Ft. = 250.00 (Area as per Agreement for Sale) Built up Area in sq. Ft. = 300.00 (Carpet Area + 20%)
13	Rights, Streets or lanes on which the land is abutting	Subhash Road
14	Is the land of leasehold land	Free hold
15	Is leasehold the name of lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial premium (ii) Ground rent payable per annum	N.A.

