

DETAILS OF VALUATION

S. No.	Description	Super Built Up Area (sq. ft.)	Rate (Rs. / sq. ft.)	Value (Rs)
1.	Present value of the property	1110	16,800/-	1,86,48,000/-
2.	Car parking space	1 No	@ 10 Lac	10,00,000/-
3.	Wardrobes	--	--	--
4.	Showcases/ almirahs	--	--	--
5.	Kitchen arrangements	--	--	--
6.	Superfine finish	--	--	--
7.	Interior Decorations	--	--	--
8.	Electricity deposits/Electrical fittings etc.	--	--	--
9.	Extra collapsible gates/ grill works etc.	--	--	--
			Fair Marlet Value	1,96,48,000/-

(Rupees: One Crore, Ninety Six Lakhs and Forty Eight Thousand Only)

REALIZABLE VALUE:

Rs. 1,86,66,000/- (Rs. One Crore, Eighty Six Lakhs and Sixty Six Thousand only)

DISTRESS SALE VALUE

Rs. 1,67,00,000/- (Rs. One Crore and Sixty Seven Lakhs only)

: **Landmark: Near Trade Square**

Property is bounded by :

East	:	Slum
West	:	Road
North	:	Trade Square
South	:	Residential Building

Latitude	:	19°05'54.8"N
Longitude	:	72°53'10.3"E

Accommodation:

Accommodation provided in Flat No. 206, Second Floor consists of Hall, Kitchen, Dining, 2 Bedrooms & 2 Toilets (i.e. 2 BHK)

Accommodation:

Vitrified tiles flooring, Granite Kitchen Platform, Full Height Ceramic dado in Toilets Wooden flush door & Aluminum Sliding windows provided.

Area:

As per Measurement Carpet Area is 816 sq.ft. (Including Balcony)

As per Agreement Carpet Area is 793 sq.ft. Giving 40% Loading on it Super Built Up Area Comes to 1110 sq.ft. which is considered for valuation.

6. Location of the property

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Styles

GENERAL	
Purpose for which the valuation is made	: To ascertain present FMV
a) Date of Inspection	: 13.09.2024
b) Date on which the valuation is made	: 14.09.2024
List of documents produced for perusal	: Draft Agreement for Sale Mr. Raj Kumar Behera & Mrs. Khilona Raj Behera (Vendor) And Mr. Anmol Laxman Swarnakar & Miss. Anamika Laxman Swarnakar (Purchaser)
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. Anmol Laxman Swarnakar & Miss. Anamika Laxman Swarnakar (Proposed Purchaser) Flat No. 206, Second Floor, Wing B1, DSK Madhuban (A & B) CHS Ltd, Mehra Industrial Estate, Andheri Kurla Road, Sakinaka, Andheri (E), Mumbai 400 072
Brief Description of the property	: The Residential property under reference Flat No. 206, Second Floor, Wing B1, DSK Madhuban, situated at above address is about 5.5 Km from Andheri railway station. The area is developed and good residential location having all civic and infrastructure facilities are nearby and within easy reach. The location is well connected by roads & railways to destination. The Residential Building under reference is of Basement + Stilt + 10 upper floors having RCC frame structure with RCC columns, slabs, beams, projection etc. having RCC staircase & 2 Lifts to access upper floors

