

**YARDI PRABHU**  
**CONSULTANTS & VALUERS PVT. LTD.**  
ISO 9001-2015 CERTIFIED & CRISIL RATED  
CORPORATE VALUERS AND CHARTERED ENGINEERS



## CENTRAL BANK OF INDIA

### VIRAR (E) – BRANCH

### VALUATION REPORT OF FLAT

Located at :- Flat No. 104, 1<sup>st</sup> floor, Jekin Residency , Old Parsi  
Panchayat Road, Andheri ( East) , Mumbai - 400069.

THE TRANSFEREES :1)MS. MANISHA DAYASHANKAR  
MISHRA, 2) MR. ASHISH KUMAR PANDEY.

THE TRANSFERORS :1) MR. MIRZA SHAHABUDDIN BAIG  
TAJAMMULLA HUSAIN, 2) MR. MIRZA GAYASUDDIN BAIG  
TAJAMMULLA HUSAIN, 3) MR, MIRZA IMAM BAIG  
TAJAMMULLA HUSAIN.

#### REGD. OFFICE :

3, Samadhan, Agarkar Chowk, Opp. Rly. Station, Andheri (E), Mumbai - 400 069. CIN : U74140MH1999PTC122244.  
Tel. : 022-67970100 upto 199 • Mob. : 7045903247 • E-mail : info@valuersindia.in

#### CORP. OFFICE :

7/8, Samadhan, Agarkar Chowk, Opp. Rly. Station, Andheri (E), Mumbai - 400 069.  
Tel. : 022-61435200 upto 299 • Mob. : 7045903249 / 9082618964  
E-mail : ypcvl@valuersindia.in / yp@valuersindia.in  
Website : [www.valuersindia.in](http://www.valuersindia.in)

**CERTIFICATE**

We hereby certify that the present fair market value of **Flat**

Address of the Property	Flat No. 104, 1 <sup>st</sup> floor, Jekin Residency , Old Parsi Panchayat Road, Andheri ( East) , Mumbai - 400069.
Area	As per Agreement Carpet area is 445.09 sq. ft.
Owner	"The Transferees" 1)Ms. Manisha Dayashankar Mishra, 2) Mr. Ashish Kumar Pandey.  "The Transferors"1) Mr. Mirza Shahabuddin Baig Tajammulla, 2) Mr. Mirza Gayasuddin Baig Tajammulla Husain, 3) Mr, Mirza Imam Baig Tajammulla Husain.
Fair Market Value (FMV)	Rs. 1,11,27,000/-
Realizable Sale Value (RSV)	Rs. 1,00,14,000/-
Distress Sale Value (DSV)	Rs. 89,00,000 /-

This valuation is done for ascertaining FMV as instructed by **Central Bank of India, Virar (E)** Branch.

We further declare that: --

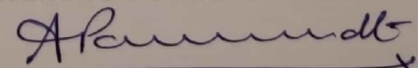
- The information furnished in Part - I of this Report is true and correct to the best our knowledge and belief.
- We have no direct or indirect interest in the property valued.
- We / our Engineers have personally inspected the right property on **27.02.2023**.
- This report does not certify valid or legal or marketable title of any of the parties over the property. Our report does not cover verification of ownership, title clearance, or legality.
- This report should be read with Notes & Disclaimers along with legal due diligence report. Value assigned herein is subject to this stipulation. It is presumed that the Xerox of documents is taken from the originals duly tested and verified by ultra violet lamp machine (UVL) about veracity.

Place: **Mumbai**

Dated: **02.03.2023**



For **YARDI PRABHU**  
**CONSULTANTS & VALUERS PVT. LTD.**



**DIRECTOR/ AUTH. SIGN.**

(Approved valuer of Central Bank of India)

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**CORP OFFICE** : 7/8, Samadhan Agarkar Chowk, Opp. Rly. Station, Andheri (E), Mumbai - 400 069.

Tel. : 022-61435200 upto 298 / **Mob** : 7045903249 / **Email** : yp@valuersindia.in / ypcvl@valuersindia.in

**Website** : [www.valuersindia.in](http://www.valuersindia.in)

The Transferees :1)Ms. Manisha Dayashankar Mishra, 2) Mr. Ashish Kumar Pandey. The Transferors :1) Mr. Mirza Shahabuddin Baig Tajammulla Husain, 2) Mr. Mirza Gayasuddin Baig Tajammulla Husain, 3) Mr. Mirza Imam Baig Tajammulla Husain.

**Central Bank of India**  
BRANCH: VIRAR (E)  
**VALUATION REPORT**  
(IN RESPECT OF FLAT/ SHOP)

**Yardi Prabhu Consultants & Valuers Pvt. Ltd.**

7/8, 2<sup>nd</sup> Floor, Samadhan,  
Agarkar Chowk, Andheri (E),  
Mumbai - 400 069

Tel:- 022-61435200 upto 298 Telefax:- 26849966

Fax: 61435299 M.: 7045903249

E-mail: ypcvl@valuersindia.in /

yp@valuersindia.in

Ref. No.

YPCVL/522/CBI/2022-23

**I. GENERAL**

- |    |   |  |
|----|---|--|
| 1. | Purpose for which the valuation is made | To ascertain present FMV of Flat for <b>Central Bank of India, Virar (East) Branch</b> |
|    | Fresh valuation/ Revaluation            | Fresh valuation for YPCVL  |
| 2. | a) Date of Inspection                   | 27.02.2023   |
|    | b) Date on which the valuation is made  | 02.03.2023   |

3. List of documents produced for perusal

**We referred to the Xerox copy of following documents provided to us :**

1. Copy of Agreement for sale dated 06.02.2023 Between 1.) Mr. Mirza Shahabuddin Baig Tajammulla Husain, 2.) Mr. Mirza Gayasuddin Baig Tajammulla Husain, 3.) Mr. Mirza Imam Baig Tajammulla Husain "the Transferors" (First Part) AND 1.) Ms. Manisha Dayashankar Mishra, 2.) Mr. Ashish Kumar Pandey "The Transferees" (Second Part).

2. Copy Of Occupancy Certificate No. CHE/WS/1126/K/337(NEW)/OCC/1/ dated 01.08.2022 issued by Municipal Corporation of Greater Mumbai.

3. Our civil engineer Mr. Nagesh Ghadshi visited the property on 27.02.2023 and have taken few photographs as allowed to us at the time of visit and they are enclosed herewith for your perusal, verification and records.

4. Name of the owner (s) and his/ their address (es) with Phone No. (Details of share of each owner in case of joint

**The Transferees :1)Ms. Manisha Dayashankar Mishra, 2) Mr. Ashish Kumar Pandey.**

YARDI PRABHU CONSULTANTS & VALUERS PVT. LTD.



The Transferees :1)Ms. Manisha Dayashankar Mishra, 2) Mr. Ashish Kumar Pandey. The Transferors :1) Mr. Mirza Shahabuddin Baig Tajammulla Husain, 2) Mr. Mirza Gayasuddin Baig Tajammulla Husain, 3) Mr. Mirza Imam Baig Tajammulla Husain.

ownership).

**The Transferors :1) Mr. Mirza Shahabuddin Baig Tajammulla Husain, 2) Mr. Mirza Gayasuddin Baig Tajammulla Husain, 3) Mr. Mirza Imam Baig Tajammulla Husain.**

5. Brief Description of the property

**Address of the Property :**

Flat No. 104, 1<sup>st</sup> floor, Jekin Residency , Old Parsi Panchayat Road, Andheri ( East ) , Mumbai - 400069.

**Brief Description**

The Residential Flat No. 104, 1<sup>st</sup> floor, Jekin Residency is situated on above address it is about 1.5 km away from Andheri (East) Railway Station. All the civic amenities are nearby and within easy reach.

The residential Building is of Stilt +7<sup>th</sup> upper floors. It is a R.C.C. framed structure of R.C.C. beams, columns, slabs and R.C.C. Staircase and 1 Lift provided to access the upper floors .

**Nearest Landmark:** 1) Amardeep Hospital, 2) Old Parsi Panchayat Road

**About Andheri East :**

Andheri is a suburb of Mumbai, situated in the west of the city on the Salsette Island. It is a residential cum Commercial area of the city of Mumbai. Contemporary West Andheri is largely a residential area, whereas East Andheri has a mixture of commercial and residential areas, including MIDC-SEEPZ (Santacruz Electronic and Export Promotion Zone), Saki Naka and Chandivali (an industrial area), etc.

The Chhatrapati Shivaji International Airport terminal is in Andheri East. Many call centers and business process outsourcing companies are in the Chakala area of Andheri. Andheri East has several pockets of residential areas, some of them being shanties and slums, especially next to the airport perimeter. The Andheri railway station is the among the most busiest railway stations in the country and also on the Western Line of the Mumbai Suburban Railway and the expansion of the metro in the Versova-Andheri-Ghatkopar corridor is part of the government's master transportation plan. Andheri station also has trains services on Harbour Line (Mumbai Suburban Railway) heading to Panvel and Chatrapati Shivaji Terminus.

Mumbai Metro - Line 1 of the Mumbai Metro spans in the entire suburb of Andheri connecting Versova in the west to Ghatkopar in the Eastern Suburbs.

**Main Advantages :**

# The Chhatrapati Shivaji International Airport terminal is in Andheri East. The convenience of learning about the distance between Andheri Station to Mumbai Airport is very helpful while traveling, which is, 5 kms (3.00 miles).

#In Andheri East, there are caves named after the Goddess Maha Kali called Mahakali Caves which are being restored by the BMC.



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#The Vanchasiddhi temple of Lord Ganesh

#SEEPZ (Santacruz Electronic and Export Promotion Zone) is an Special Economic Zone in Mumbai. SEEPZ is located in MIDC (Maharashtra Industrial Development Corporation). MIDC also hosts small- and medium-scale industries.

#Vijaynagar-Chandrashekhar Society was built in the '60s and Rebuilt in 2014 and hosts Paranjape Vidyalaya.

#Bhawani Nagar, on Marol Maroshi Road, is residential development in Andheri (East). This colony contains 18 clusters of buildings. The earliest plot in this colony was developed in 1977 by Deepak Builders.

#The Salsette Zoroastrian Colony fire temple is one of the oldest temples in the suburb of Andheri at Pump House.

#Andheri East houses " Times Square Tech Park" - A stylish and contemporary Business Lounge having a business class IT space. Its the gold rated GREEN BUILDING CONCEPT, located at Marol on the Andheri Kurla road, a sophisticated IT hub in Mumbai. It has been designed keeping international standards in mind, giving each the opportunity to thrive in an invigoration global ambiance.

**Colleges :** Tolani College of Commerce, Holy Family high school & Jr. College , Canossa Convent High School (State Board), Prime Academy (ICSE English Medium School)

**School :** Kamla Devi Jain High School, Divine Child High School & Junior College, Shri Ghanshyamdas Poddar Vidhyalaya, St John The Evangelist High School, Marol Pragatik high School, xavier,s high school & Bombay Cambridge School

**Hotels :** The International By Tunga & SAI Palace Hotels, Leela Hotel, Grand Maratha, Hotel Silver Inn, Hotel Suba International , Hyatt Regency Mumbai, ITC Maratha, Trident Hotel

**Cinema Hall :** Big Cinemas Sangam, PVR Cinemas, Acme Plaza, Maxus Cinema, INOX Leisure Limited

**Shopping Mall :** Gami Mall,

**Film Studio :** Gemini Studios, Nataraj Studio, M&T Studio

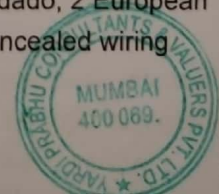
**Hospitals :** Seven Hills Hospital, Mukund Hospital, Holy Spirit hospital, Sanjeevani Hospital

**Amenities :**

Vitrified tiles flooring in all rooms, Aluminum powder coated sliding windows, Laminated wooden doors, Granite kitchen platform with Granite Sink and full height glazed tiles in dado, 2 European WC and bath with ceramic tiles flooring, and full height glazed tiles in dado, Concealed wiring and plumbing etc.

**Accommodation :**

Accommodation provided in Flat No. 104, 18<sup>th</sup> Floor, consists of 1 Hall ,1 Bedroom , 1 Kitchen



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with attached separated WC and 2 Bath with terrace / mezzanine Floor 1 BHK (i.e.1 BHK ).

**Area :**

As per our physical measurement Carpet area is 413 sq. ft.

**As per Agreement RERA Carpet area is 445.09 sq. ft. which is considered for final valuation.**

**A) Notes & Limitations:**

1. Status of important documents of local authority furnished to us are as under:

Copy of the Approved plan – Not Provided

Copy of Occupancy Certificate – Provided

Copy of Commencement Certificate – Not Provided

2. Property identified with Ms. Manisha D Mishra (Owner) and Society Common Name Board found but name not found Flat no not mentioned in Main entrance.

3. We have considered RERA Carpet area given in the agreement, declared by the party and submitted for registration with the government authorities as final for valuation purpose.

4. The bank has to obtain LSR about the legal ownership / title of ownership as on date of our valuation.

4) We have not provided latest maintenance receipt / Telephone Bill in the name of owners to ascertain the present usage / occupancy in the name of owners. The Bank has to obtain the same to check the KYC.

**B) Disclaimers & Caveats :**

1) The estimated future life of the building / structure considered on the basis of data available from the site enquirers. Maximum age of structure considered **60** years. (Subject to RCC Consultant Stability Certificate).

2) As regards to the Authenticity / Genuineness / Verification of documents the onus lies with the lenders. Our report is valid subject to the said property legally cleared by the lenders' panel advocates.

3) Our valuation is based on our experience and knowledge & this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed, due to any emergency, in future.

4) The legal documents pertaining to the ownership of the above said property has been referred to on its face value and that is presumed that Lender has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketable title of any of the parties over the property. Our report does not cover

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verification of ownership, title clearance, or legality and subject to adequacy of engineering / structural design.

5) Our valuation is only for the use of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents. The said report will not hold good / should not be used for any court / legal matters.

6) It is advisable for the lender or the party to go through the contents of the report and any discrepancy if any should be brought to the notice of YPCVL within 30 days and YPCVL is not responsible for any change in contents after expiry of 30 days from the date of report.

7) Encumbrances of Loan, Government and 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 from encumbrances.

8) The value given in our report is only an opinion on the FMV as on date. If there is any opinion from others / valuers about increase or decrease in the value of the assets valued by us, we should not be held responsible as the views vary from person to person and based on circumstances. The principle of "BUYERS BEWARE" is applicable in case of any sale/ purchase of assets.

9) This report should be read along with legal due diligence report. Value assigned herein is subject to this stipulation. It is presumed that the Xerox of documents are taken from the originals duly tested and verified at ultra violet lamp machine (UVL) about veracity

10) It should be noted that YPCVL's value assessments are based upon the facts and evidence available at the time of assessment. It is therefore recommended that the value assessments be periodically reviewed.

11) The report is issued at the specific request of the party for specific purpose and the said report is not valid if the purpose of use and party is different.

6.	Location of the property	Flat No. 104, 1 <sup>st</sup> floor, Jekin Residency , Old Parsi Panchayat Road, Andheri ( East ) , Mumbai - 400069.
	a) Plot No./ Survey No.	CTS No 123/b - Village - Mogra
	b) Door No.	Flat No. 104
	c) T. S. No/ Village	123/b - Village - Mogra
	d) Ward/ Taluka	Taluka - Andheri
	e) Mandal/ District	Mumbai Suburban District



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7.	Postal address of the property	Flat No. 104, 1 <sup>st</sup> floor, Jekin Residency , Old Parsi Panchayat Road, Andheri ( East) , Mumbai - 400069.	
8.	City/ Town	Mumbai Suburban District	
	Residential Area	Yes	
	Commercial Area	No	
	Industrial Area	No	
9.	Classification of Area	--	
	i) High/ Middle/ Poor	Upper Middle Class	
	ii) Urban/ Semi - Urban/ Rural	Mumbai Suburban District	
10.	Coming under Corporation limit/ Village Panchayat / Municipality.	MCGM	
11.	Whether covered under any State/ Central Govt. enactments (e. g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area.	N.A.	
12.	Boundaries of the property	--	
	North	SRA Building	
	South	Amardeep Hospital	
	East	Internal Road (Off Old Nagardas Road)	
	West	Slum Area	
13.	Dimensions of the site	A. As per the Deed	B. Actual
14.	Extent of the site	As per Agreement Carpet area is 445.09 sq. ft.	As per our physical measurement Carpet area is 413 sq. ft.
15.	Extent of the site considered for Valuation (least of 13a & 13b)	As per our physical measurement Carpet area is 413 sq. ft. As per Agreement Carpet area is 445.09 sq. ft.	
16.	Whether occupied by the owner/ tenant? If occupied by tenant since how long? Rent received per month.	Vacant at the time of Visit	

## II. APARTMENT BUILDING





The Transferees : 1) Ms. Manisha Dayashankar Mishra, 2) Mr. Ashish Kumar Pandey. The Transferors : 1) Mr. Mirza Shahabuddin Baig Tajammulla Husain, 2) Mr. Mirza Gayasuddin Baig Tajammulla Husain, 3) Mr. Mirza Imam Baig Tajammulla Husain.

1.	Nature of the Apartment	Residential Flat
2.	Location	Andheri East (Old Nagardas Road)
	T. S. No.	C.T.S No - 123/b
	Block No.	-
	Ward No.	K/E Ward
	Village/ Municipality/ Corporation	MCGM
	Door No. Street or Road (Pin Code)	400069
3.	Description of the Locality Residential/ Commercial/ Mixed.	Residential
4.	Year of Construction	Year - 2022 Age of the building - 1 years
5.	Number of floors	Stilt+ 7 <sup>th</sup> upper floors
6.	Type of structure	R.C.C. framed structure
7.	Number of Dwelling Units in the Building.	04 Flats on each floor
8.	Quality of Construction	Good
9.	Appearance of the Building	Good
10.	Maintenance of the Building	Good
11.	Facilities available.	--
	Lift	1 Lift
	Protected Water Supply	MCGM
	Underground Sewerage	MCGM
	Car Parking—Open/ Covered	Covered
	Is Compound wall existing?	Yes
	Is pavement laid around the Building?	Chequered tiles paving

### III. FLAT

1.	The floor in which the flat is situated	1 <sup>st</sup> Floor
2.	Door No. of the Flat	Flat No. 104
3.	Specifications of the Flat	--
	Roof	R.C.C. slab roof



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	Flooring	Vitrified tiles flooring
	Doors	Wooden laminated door
	Windows	Powder coated Aluminium windows
	Fittings	Good
	Finishing	Good
4.	House Tax	Details not Available
	Assessment No.	Details not Available
	Tax paid in the name of	Details not Available
	Tax amount	Details not Available
5.	Electricity Service Connection No.	Not Given
	Meter Card is in the name of	Not Given
6.	How is the maintenance of the Flat?	Good
7.	Sale Deed executed in the name of	Copy of Agreement for sale dated 06.02.2023 Between 1.) Mr. Mirza Shahabuddin Baig Tajammulla, 2.) Mr. Mirza Gayasuddin Baig Tajammulla Husain, 3.) Mr. Mirza Imam Baig Tajammulla Husain "the Transferors" (First Part) AND 1.) Ms. Manisa Dayashankar Mishra, 2.) Mr. Ashish Kumar Pandey "The Transferees" (Second Part).
8.	What is the undivided area of land as per Sale Deed?	As per norms
9.	What is the plinth area of the flat?	As per our physical measurement Carpet area is 413 sq. ft. <b>As per Agreement Carpet area is 445.09 sq. ft.</b>
10.	What is the Floor Space Index (Approx).	As per norms
11.	What is the Carpet area of the Flat?	As per our physical measurement Carpet area is 413 sq. ft. <b>As per Agreement Carpet area is 445.09 sq. ft.</b>
12.	Is it Posh/ I Class/ Medium/ Ordinary?	Medium
13.	Is it being used for Residential or Commercial purpose?	Residential Flat
14.	Is it owner occupied or let out?	Vacant at the time of Visit



The Transferees :1)Ms. Manisha Dayashankar Mishra, 2) Mr. Ashish Kumar Pandey. The Transferors :1) Mr. Mirza Shahabuddin Baig Tajammulla Husain, 2) Mr. Mirza Gayasuddin Baig Tajammulla Husain, 3) Mr, Mirza Imam Baig Tajammulla Husain.

15.	If rented, what is the monthly rent?	Vacant at the time of Visit
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#### IV. MARKETABILITY

1.	How is the marketability?	Fair
2.	What are the factors favouring for an extra Potential Value?	New Building
3.	Any negative factors are observed which affect the market value in general?	NA

#### V. RATE

1.	After Analysing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?	Rs. 24,000/- to Rs. 26,000/- per sq. ft. on Carpet area
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).	Rs. 25,000/- per sq. ft. on Carpet area
3.	Break - up for the Rate:	--
	i) Building + Services	Rs. 2,500/- per sq. ft.
	ii) Land + Others	Rs. 22,500/- per sq. ft.
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed).	--

#### VI. COMPOSITE RATE ADOPTED: AFTER DEPRECIATION

a.	Depreciated Building Rate	--
	Replacement cost of flat with Services [v (3) I]	Rs. 2,500/- per sq. ft.
	Present Age of building	Year 2022 - Age of the building - 1 year
	Residual Life of Building	59 years (Subject to proper and regular maintenance of the building)
	Depreciation percentage assuming the salvage value as 10%	Building age is below 5 year so depreciation not considered
	Depreciated Ratio of the Building	Nil



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b.	Total Composite Rate arrived for valuation.	Nil
	Depreciated Building Rate VI (a)	Nil
	Rate of Land and Other V (3) ii	Nil
	Total Composite Rate	Rs. 25000/- Sq. ft

### DETAILS OF VALUATION

Value of the property at which it can be sold in the open market at a particular time free from forced value or sentimental value. The market value need not be the same as the present value. Market value may be less than the present value. Market value of the any property gets affected at least by the ten factors: Economy, Physical, Legal, Social, Utility, Marketability, Transferability, Scarcity, Location and the most important factor 'Demand'.

Sl. No.	Description	Quantity	Rate per unit (Rs)	Estimated Value (Rs)
1.	Present value of the property (Car parking, if provided)	As per Agreement Carpet area is 445.09 sq. ft.	Rs. 25,000/- per sq. ft.	Rs. 1,11,27,250/-
2.	Wardrobes	-	-	-
3.	Showcases/ almirahs	-	-	-
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.	-	-	-
<b>TOTAL</b>			<b>Rs.1,11,27,250/-</b>	
<b>SAY</b>			<b>Rs.1,11,27,000/-</b>	



### IN WORDS:

(Rupees One Crore Eleven Lakh Twenty Seven Thousand Only)

### REALIZABLE SALE VALUE:

To arrive at Realizable Value, we have considered the economic usefulness to the prospective purchaser,

The Transferees :1)Ms. Manisha Dayashankar Mishra, 2) Mr. Ashish Kumar Pandey. The Transferors :1) Mr. Mirza Shahabuddin Baig Tajammulla Husain, 2) Mr. Mirza Gayasuddin Baig Tajammulla Husain, 3) Mr, Mirza Imam Baig Tajammulla Husain.

functional and economic obsolescence, technical potentiality, financial bankruptcy, management lapses, technical in competency in running the unit. The factors will enable us to arrive at very realistic and reasonable figures of reliability in the present market.

**Rs. 1,00,14,000/- (Rupees One Crore Fourteen Thousand Only)**

**DISTRESS SALE VALUE:**

When a property is sold at lesser price than the market value at that time. Such a value may be due to financial difficulties of the seller, court decree, defect in title, property given on long lease etc. When a borrower becomes a defaulter to the bank and when he wants to sincerely repay the loan with interest, he is forced to sell his property (which he had offered as security to the bank) and from the sale proceeds, he intends to repay to the bank.

**Rs. 89,00,000 /- (Rupees Eighty Nine Lakhs Only)**

**VALUE FOR INSURANCE (STRUCTURES):**

We have considered the cost of structure only for our insurance value and land is excluded.

**Rs. 11,13,000/- (Rupees Eleven Lakh Thirteen Thousand Only)**

**GOVT./ STAMP DUTY READY RECKONER RATE/ CIRCLE RATE:**

Zone / Sub Zone - 46/224 , Village - Mogra

Residential Flat - Rs. 14,4460/- per sq. mtr. i.e. Rs. 13420/- per sq. ft. on Built up area

Place: **Mumbai**

Dated: **02.03.2023**



For **YARDI PRABHU  
CONSULTANTS & VALUERS PVT. LTD.**

*[Handwritten Signature]*

**DIRECTOR/ AUTH. SIGN.**

(Approved Valuer of Central Bank of India)

The undersigned have inspected the property detailed in the Valuation Report dated **02.03.2023** visited on **27.02.2023**. We have gone through the report and are satisfied to the best of our knowledge that the value of the property stated at **Rs. 1,11,27,000/-** by the Approved Valuer is realistic.

Branch Manager/

Officer in charge of Advance Department

Date: \_\_\_/\_\_\_/\_\_\_

Central Bank of India – Virar (East)

"The Transferees" 1) Ms. Manisha Dayashankar Mishra, 2) Mr. Ashish Kumar Pandey.

"The Transferors" 1) Mr. Mirza Shahabuddin Baig Tajammulla Husain, 2) Mr. Mirza Gayasuddin Baig Tajammulla Husain, 3) Mr. Mirza Imam Baig Tajammulla Husain.  
Flat No. 104, 1<sup>st</sup> floor, Jekin Residency, Old Parsi Panchayat Road, Andheri ( East), Mumbai - 400069.

1. External View



2. Name Board



Entrance Door



4. Hall



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