

Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

VALUATION REPORT (IN RESPECT OF FLAT)

1		General
1.	Purpose for which the valuation is made	As per the request from Janaseva Sahakari Bank, Borivali (West), Branch to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose
2.	a) Date of inspection	25.10.2024
	b) Date on which the valuation is Made	11.12.2024
3.	List of documents produced for perusal: 1. Copy of Deed of Release dated 20.03.2007. 2. Copy of Agreement for Sale dated 21.10.1989 between Shri. Ajit M. Shejwadker (the Transferor) AND Shri. Krishnarao Bhikaji Shejwadkar (the Confirming Party) AND Shri. Madan. Gopal H. Todi (the Transferee). 3. Copy of Maintenance Bill No. 209/2023-24 dated 01.01.2024 in the name of Mr. Alok M. Todi issued by The Rehabilitation Bhagya Laxmi Co-op. Hsg. Soc. Ltd.	
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. Alok M. Todi Address: Residential Flat No. A/702, 7th Floor, "Bhagya Laxmi", The Rehabilitation Co-Op. Hsg. Soc. Ltd., Kennedy Bridge, Low Level, Opera House, Girgaum, Mumbai – 400 004, Maharashtra, India Contact Person: Mr. Pravin Kale (Bank Employee) Contact No. 7021106181 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	The property is a Residential Flat No. A/702 is located on 7 th Floor. The composition of flat is Bedroom + Living Room + Kitchen + WC + Bath. The property is at 850 M. walkable distance from nearest railway station Charni Road.
6.	Location of property	
	a) Plot No. / Survey No.	C.T.S. No. 1648 & 1648/1 of Girgaon Division
	b) Door No.	Residential Flat No. A/702
	c) C.T.S. No. / Village	Girgaon Division
	d) Ward / Taluka	-
	e) Mandal / District	Mumbai
	f) Date of issue and validity of layout of approved map / plan	Copy of Approved Building plans were not provided & not verified.
	g) Approved map / plan issuing authority	
	h) Whether genuineness or authenticity of approved map/ plan is verified	
	i) Any other comments by our empanelled valuers on authentic of approved plan	N.A.
7.	Postal address of the property	Residential Flat No. A/702, 7th Floor, "Bhagya Laxmi",