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CIN: U70200DL2017PTC319495



# M/s. VIGRAJ CONSULTANCY SERVICES PVT. LTD.

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

## DESKTOP VALUATION REPORT

Ref No: VCSPL/BOI/L.C./2020-2021/938

Date: 27.08.2020

To,  
The Branch Head,  
Bank of India  
Lokhandwala Branch  
Andheri (West), Mumbai -400053.

Subject: Desktop Valuation for The PROPERTY IS LOCATED AT 5<sup>TH</sup> FLOOR, FLAT NO. 53, "A" WING, BUILDING NO. 6, NALANDA PUSHP CO-OPERATIVE HOUSING SOCIETY LTD., SECTOR NO. II, NALANDA SECTOR, MITTAL ENCLAVE, JUCHANDRA, NAIGAON (EAST), DIST. PALGHAR -401208.

Respected Sir,  
Name of Client

: Mr. RAJEEV M. SINGH & Mrs. RAJANI RAJEEV SINGH

### Description of the Property

: The Property under valuation is at 5<sup>TH</sup> floor flat residential building having flat Built-up area 510 Sq. ft. i.e. 47.38 Sq. Mtr. situated at 5<sup>th</sup> Floor, Flat No. 53, "A" Wing, Building No. 6, Nalanda Pushp Co-Operative Housing Society Ltd., Sector No. II, Nalanda Sector, Mittal Enclave, Juchandra, Naigaon (East), Dist. Palghar -401208.

### Survey/CTS NO

: Land bearing Old Survey no. 253, New S. no. 268, Hissa no. 1, 2, 3(pt). of Village Juchandra, Taluka Vasai Dist. Palghar

### Summary of Valuation:

A)	Fair Market Value of the Property as on date	:	Rs.30,60,000.00
B)	Realizable Value of the Property as on date	:	Rs.27,54,000.00
C)	Forced / Distress Sale Value of the Property	:	Rs.24,48,000.00
D)	Market Value as per Ready Reckoner 2020-2021	:	Rs.21,40,000.00

Note: The Details of Valuation is given in enclosed Annexure

Yours faithfully,

FOR VIGRAJ CONSULTANCY SERVICES PVT. LTD.



DIRECTOR/AUTH. SIGN.  
(APPROVED VALUER OF BOI)

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No: VCSPL/BO1/L.C./2020-2021/938

Date: 27.08.2020

## ANNEXURE

1	Purpose for which valuation is made?	: To ascertain the Fair Market Value of Property as on date for Old Loan Account with Bank
2	Documents Referred by us	: Copy of Old Valuation report Dated 17.02.2015 Issued by M/s. Neocon Infrastructure Services Pvt. Ltd.
3	Fair Market Value of the property as on date.	: Documented Built Up Area of the Property Built-up area 510 Sq. ft. i.e. 47.38 Sq. Mtr.  Market Rate in Rs.5,800/- to Rs.6,200/- Sq. ft. Market Rate Adopted = Rs.6,000/- Sq. ft.  Hence <b>Fair Market Value</b> of premises as on date =Built Up Area of Flat x Market Rate Adopted  =510 Sq. ft. x Rs.6,000.00 per Sq. ft. = <b>Rs.30,60,000.00</b>  SAY Rs.30,60,000.00 (Rupees Thirty Lakh Sixty Thousand Only)
4	Realizable Value of Property	: @10% Less than Fair Market Value i.e. Rs.27,54,000.00 (Rupees Twenty Seven Lakh Fifty Four Thousand Only)
5	Forced / Distress Sale Value of Property	: @20% Less than Fair Market Value i.e. Rs.24,48,000.00 (Rupees Twenty Four Lakh Forty Eight Thousand Only).
6	Market Value as per Ready Reckoner 2020-2021	: As per Government Stamp Duty Ready Reckoner of the year 2020-2021, Residential Properties at Naigaon (East), Village Zone No.6, is Rs.45,150/- Sq. Mtr. Built up Area.  BUA :- 47.38 X Rs.45,150.00 =Rs.21,39,207.00  Say =Rs.21,40,000.00 (Rupees Twenty One Lakh Forty Thousand Only).

