



**SHUKAN**

ARCHITECTS, ENGINEERS & VALUERS

**Krishnakant A. Pandat**

(B. Arch., B. E. Civil, AIA, FIIV, MCE, FEIO, FICCI)

Govt. Approved Valuer (Under Wealth tax 34AB Approved),  
LCM - 2443, CAT-I - Immovable Properties, LCM - 2443, CAT-II-Agr. Lands,  
LCM - 2443, CAT-VII - Plant & Machinery - Movable Property  
Registered Engineer - Structural Designer of BMC, MHADA.

- 22, Datani Flats, 2nd Floor, "A-Wing", Chitabhai Patel road, Nr. Union Bank, Ashoknagar, Kandivall (E), Mumbai-400 101.
- Regd. Office :-501, 5th Floor, Chitrarath Complex, B/h. Hotel President, Nr. Swastik Char Rasta, CG Road, Ahmedabad-9.
- Email - shukanarchitects.valuers@gmail.com

**DESKTOP VALUATION REPORT**

NDL 21701463

Ref No: 2008

Date: 03/09/2020

To,  
The Branch Manager,  
Bank of India - Andheri West Branch,  
Mumbai, Maharashtra - 400 058.



Approve for Audit clear

**Subject: Desktop Valuation for the Property located @ Village Earngal, Malad West, Mumbai- 400 064.**

Respected Sir,

**Name of Client/Purchasers** : Mrs. Aradhana Maurya & Mr. Mahesh Maurya,  
**Description of the Property** : 2BHK Residential Flat Property,  
Flat no. 702 at 7th floor, C-Wing, Bldg.-7,  
Raheja Exotica, "CAPRI", Malad Madh Road,  
Village - Earngal, Malad West, Mumbai-400 064.

**Survey/CTS No.** : CTS No. 1965/2053 B/C/C1

**Summary of Valuation:**

A	Fair Market Value of the Property as on date	: Rs. 1, 18, 35, 000/-
B]	Realizable Value of the Property as on date	: Rs. 1, 06, 51, 500/-
C]	Forced / Distress Sale Value of the Property	: Rs. 94, 68, 000/-
D]	Market Value as per Ready Reckoner 2020-2021	: Rs. 78, 32, 000/-



Note : The Details of Valuation is given in enclosed Annexure

Yours faithfully,  
Regd. Valuer



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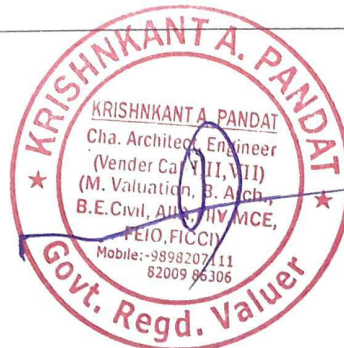
(B.Arch., B.E. Civil, AIIA, FIIV, MCE, FEIO, FICCI)

Govt. Approved Valuer (Under Wealth tax 34AB Approved),  
 LCM - 2443, CAT-I - Immoveable Properties, LCM - 2443, CAT-II - Agri. Lands,  
 LCM - 2445, CAT-VII - Plant & Machinery - Movable Property  
 Registered Engineer - Structural Designer of BMC, MHADA.

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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	<b>Valuation Report dated 17-02-2014. Issued by M/s Business &amp; Industrial Consultants which is on The record of Bank.</b>
3)	Fair Market Value of the property as on date.	Documented Built up Area of the Property = 789.00 sq. ft. (73.33 Sq. Mt.) Market Rate Adopted = Rs. 15,000/- per sq. ft. Hence <b>Fair Market Value</b> of premises as on date = Built up Area of Flat x Market Rate Adopted = 789.00 sq. ft. x Rs. 15,000 per sq. ft. = <b>Rs. 1, 18, 35, 000/-</b> = <b>Say Rs. 1, 18, 35, 000/-</b> (Rupees One Crore Eighteen Lakhs Thirty Five Thousands Only)
4)	Realizable Value of Property	@ 10 % Less than Fair Market Value i.e. <b>Rs. 1,06,51,500/-</b> (Rupees One Crore Six Lakhs Fifty One Thousands Five Hundred Only)
5)	Forced/ Distress Sale Value of Property	@ 20 % Less than Fair Market Value i.e. <b>Rs. 94,68,000/-</b> (Rupees Ninety Four Lakhs Sixty Eight Thousands Only)
6)	Market Value as per Ready Reckoner 2020-2021	Ready Reckoner Rate at Rs. 1,06,800/- Per Sq. Mtr. Rs. 1,06,800. x 73.333 sq.mt. = Rs. 78,31,644/- Say <b>Rs. 78,32,000/-</b> (Rupees Seventy-Eight Lakhs, Thirty Two Thousands only)





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### Remarks / Disclaimer:

- The Valuation Report is a Desktop Valuation & the Valuation is based on information provided by the Bank & on the Documents (Old Valuation Report) made available to us by Bank.
- The Physical Inspection / Verification of the Property is not done by us due to **Covid-19 Epidemics** as Building's Societies are not allowing to site visit.
- For Valuation we have considered the Area mentioned in the documents (Old Valuation Report) provided for our perusal & we have not independently verified with the site conditions as site visit is not conducted by us.
- The Valuation is subject to correction if any information regarding technical details of the property / location & the area of the Property differs with the site condition.
- The Valuation assessed in the Report is the most probable Value of the Property.
- The sanctioned Building Plan is verified during earlier valuation. Hence, it is assumed that the Property is constructed as per the D. C. Rules of Competent Authority.
- We have assumed that title of the property is clear & marketable.
- The Valuation is for knowledge and information of the Bank of India and not for any other purpose.
- Due to Corona outbreak the site is not allowed to visit by the client, we have assumed that the properties are Free from encumbrances, except charge of Bank of India.
- I have no direct or indirect interest in Property Valued

Date: -03-09-2020.  
Place:-Mumbai



Gaikwad W

9898207111 8200986306



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## MARKET RATE OF THE PROPERTY

99sqft.com really estate Select City Search Q

FREE Post Property Post Requirement Home Loan Get Property Leads Login/R

New Projects in Mumbai New Projects in Malad West New Projects in Madh Island Raheja Exotica Phase 3 Capri

### Raheja Exotica Phase 3 Capri

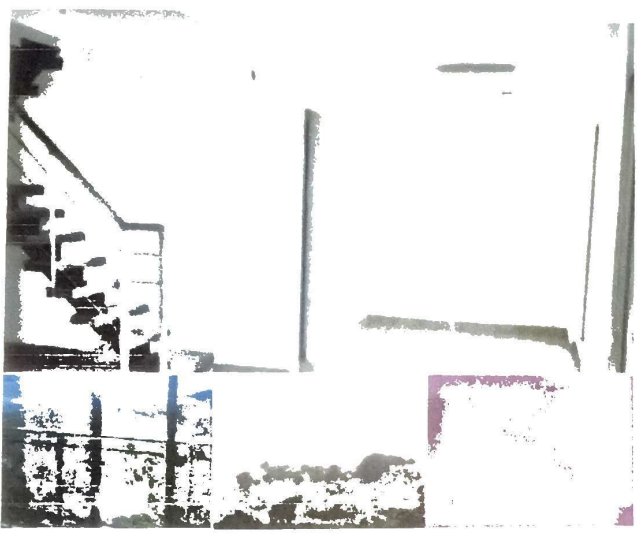
By Raheja Universal

Madh Island, Malad West, Mumbai - 400061

₹ 1.30 Cr to 3.10 Cr

Price See Offers & Deals

Connect Now



Configuration  
 1 BHK, 2 BHK and 3 BHK Duplexes  
 Flats See Listings

By sq. ft. in Area  
 850 Sq.ft To 1930 Sq.ft.  
 View Floor Plan

Construction Status  
 Ready To Move



Raikwad 8/1

989820111 8200986306

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### Ready Reckoner Rate



Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
दील आदेशापर्यंत सन २०१९-२० साठीचे दर कायम ठेवण्यात आलेले आहेत.  
बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close

Year: 20192020

Selected District: मुंबई(उपनगर)

Select Village: एरंगळ (बोरीवली)

Search By:  Survey No  Location

Enter Survey No: 1965 Search

Language: English

विवरण	मूळ मूल्य	दर	मूळ मूल्य	दर	मूळ मूल्य	दर
65/318 A-रहेजा एक्सोटिका या संकुलनातीन मिळकती.	38900	106800	117500	138300	106800	चौरस मीटर नि.टी.एस. नंबर
65/318-भुभाग पश्चिमेकडे एरंगळ रोडची पुर्व बाजू, दक्षिणेकडे मढ गावाची उत्तर हद्द, पूर्वेकडे मालाड खाडी व उत्तरेकडे वाडोची उत्तर हद्द यामधील भुभाग.	38000	99500	109500	128600	99500	चौरस मीटर नि.टी.एस. नंबर

