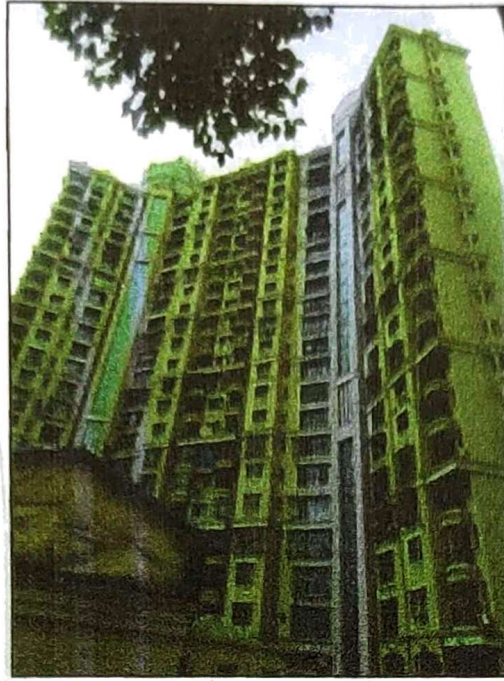


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Surendra Vittal Shetty**

Residential Flat Nos. 603, 6th Floor, Wing – A, "Willow Twins Tower Co-Op. Hsg. Soc. Ltd.", Off. L.B.S. Marg, Vasant Garden, Swapna Nagari, Mulund (West), Mumbai – 400 080,
State – Maharashtra, Country – India.

Latitude Longitude - 19°10'51.8"N 72°56'27.8"E

Valuation Done for:

Cosmos Bank

Mulund (West) Branch

Apporva Co-op Hsg. Society, Gowardhan Nagar, Lbs Marg, Mulund (West), Mumbai – 400 080,
State – Maharashtra, Country – India.

Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of Residential Flat Nos. 603, 6th Floor, Wing – A, "Willow Twins Tower Co-Op. Hsg. Soc. Ltd.",
Off. L.B.S. Marg, Vasant Garden, Swapna Nagari, Mulund (West), Mumbai – 400 080,

State – Maharashtra, Country – India.

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS,
FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 12.07.2022 for Banking Purpose
2	Date of inspection	13.07.2022
3	Name of the owner/ owners	Mr. Surendra Vittal Shetty
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat Nos. 603, 6 th Floor, Wing – A, "Willow Twins Tower Co-Op. Hsg. Soc. Ltd.", Off. L.B.S. Marg, Vasant Garden, Swapna Nagari, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India. Contact Person: Mr. Surendra Shetty (Owner) Contact No. 9820921388
6	Location, street, ward no	Off. L.B.S. Marg, Vasant Garden, Swapna Nagari, Mulund (West), Mumbai
	Survey/ Plot no. of land	Plot No. A-1, CTS No. 29, 32 (Part), 617 & 618 of Village – Mulund (West)
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 700.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 698.00 (Area as per Agreement for Sale) Built up Area in Sq. Ft. = 838.00 (Carpet Area + 20%)



	year of completion	Certificate.)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund (West) Branch to assess fair market value as on 13.07.2022 for Residential Flat Nos. 603, 6th Floor, Wing – A, "**Willow Twins Tower Co-Op. Hsg. Soc. Ltd.**", Off. L.B.S. Marg, Vasant Garden, Swapna Nagari, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India. belongs to **Mr. Surendra Vittal Shetty**.

We are in receipt of the following documents:

1	Copy Agreement for Sale dated 26.03.2004
2	Copy of Commencement Certificate No. CE / 4190 / BPES / AT dated 14.12.2000 issued by Municipal Corporation of Greater Mumbai.
4	Copy of Occupancy Certificate No. CE / 4190 / BPES / AP dated 22.04.2004 issued by Municipal Corporation of Greater Mumbai.
5	Copy of Society Registration Certificate dated 13.08.2004

LOCATION:

The said building is located at Plot No. A-1, CTS No. 29, 32 (Part), 617 & 618 of Village – Mulund (West), Off. L.B.S. Marg, Vasant Garden, Swapna Nagari, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 3.2 Km. from Mulund railway station.

BUILDING:

The building under reference is having Basement + Ground + 21st Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for residential purpose. 6th Floor is having 4 Residential Flat. The building is having 2 lifts.

Residential Flat:

The residential flat under reference is situated on the 6th Floor. It consists of 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets. (i.e. **2 BHK + 2 Toilets**). The residential flat is finished with Partly Italian marble + Partly Vitrified Tiles flooring, Teak wood door frame with safety door, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing. The flat condition is good.

