

TAX INVOICE

PRAKSIS CONSULTANTS & VALUERS PVT. LTD.

Government Approved valuers & Chartered Engineers

CIN NO : U74900MH2010PTC201704

Corporate Office Address :B-312, 3rd Floor, Danji Shamji Corporate Square, Laxmi Nagar, Ghatkopar (E)
Mumbai-400075.**Regd. Office Address :**

D1/301, Chitra, Kores Nakshtra, Vartak Nagar, Thane-West, 400606.

Ph. : 25004096/97

Mob. : 8828901005/9619369275

Email : info@praksisconsultants.com

Web : www.praksisconsultants.com

Invoice No : PCVPL/1223/20-21

Date : 2-3-2021

Report No : 18161

To,
Bank of Baroda Retail Loan Factory (MMER) Bhandup

Contact Person :

Contact No :

GSTIN / UIN : 27AAACB1534F2Z5

Sr.No	Particulars	Amount
1	Professional Fees- Services Valuation Report of Flat pertaining to Mr. Abdulkader Rashid Shaikh & Mrs. Shaziya Abdulkader Shaikh At Flat No. 502, 5th Floor, "Ammar Residency", Plot No. 21, Sector-9, Taloja, Navi Mumbai, Taluka-Panvel, District-Raigad 410 208	1,500.00
2	SGST	135.00
3	CGST	135.00
TOTAL		1,770.00

INR One Thousand Seven Hundred Seventy Only

TOTAL**1,770.00**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
998311	1,500.00	9%	135.00	9%	135.00	270.00
Total	1,500.00		135.00		135.00	270.00

Bank details are mentioned below:

Account Name : PRAKSIS CONSULTANTS & VALUERS PVT. LTD.

Bank Name : TJSB Sahakari Bank Ltd.

Branch Name : Vartak Nagar Br. (THANE)

Current Account No. : 007120100006099

RTGS/NEFT IFSC Code : TJSB0000007

Declaration :

Kindly make payment within 15days from the date of issue. We declare that this invoice shows the actual price of the services rendered and that all particulars are true and correct.

GSTIN / UIN : 27AAFCB0334G1Z3

PAN No. : AAFCB0334G

For PRAKSIS CONSULTANTS & VALUERS PVT. LTD.



B. Vijay Baskar.

Authorized Signatory

This is a Computer Generated Invoice

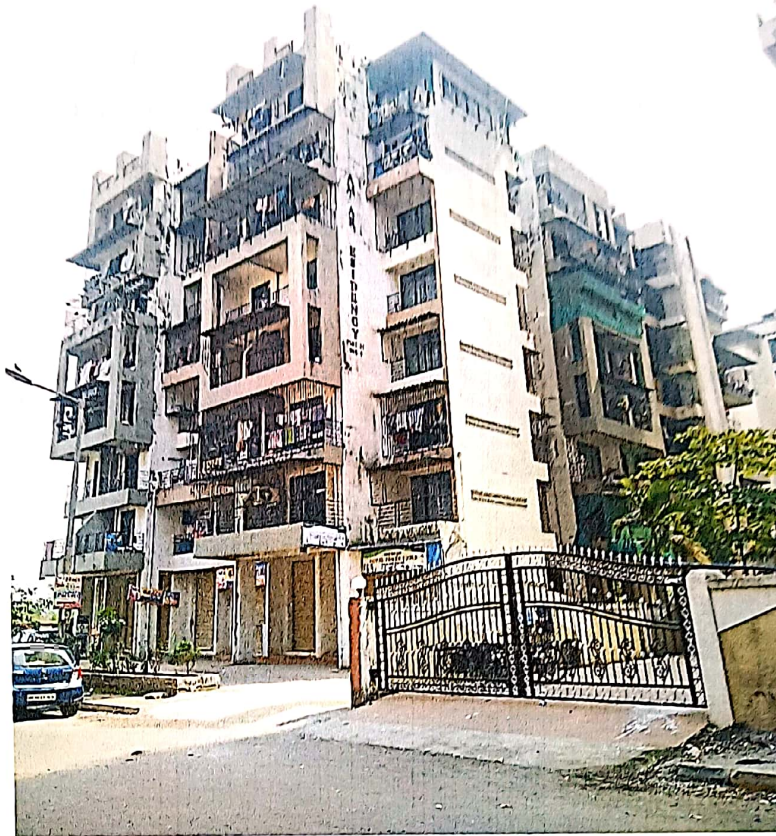


18161/2021



VALUATION REPORT

**MR. ABDULKADER RASHID SHAIKH &
MRS. SHAZIYA ABDULKADER SHAIKH**



**FLAT NO. 502, 5TH FLOOR, "AMMAR RESIDENCY", PLOT NO. 21,
SECTOR-9, TALOJA, NAVI MUMBAI, TALUKA-PANVEL,
DISTRICT-RAIGAD 410 208**

FOR

**BANK OF BARODA, RETAIL LOAN FACTORY (MMER)
BHANDUP BRANCH, MUMBAI**

PRAKSIS CONSULTANTS & VALUERS PVT. LTD.

B/312, 3rd Floor, Damji Shamji Corporate Square, Next to Kanara Business Center,
Laxmi Nagar, Ghatkopar (East), Mumbai 400 075

Phone: 022-25004096/022-25004097 Mob.: 8828901005

E-mail:- praxisconsultants@gmail.com /info@praxisconsultants.com



18161/2021



CERTIFICATE

Date : 25th February, 2021

To,
Bank Of Baroda,
Retail Loan Factory (MMER) Bhandup Branch, Mumbai

We have carried out the valuation of Flat pertaining to **Mr. Abdulkader Rashid Shaikh & Mrs. Shaziya Abdulkader Shaikh** At Flat No. 502, 5th Floor, "Ammar Residency", Plot No. 21, Sector-9, Taloja, Navi Mumbai, Taluka-Panvel, District-Raigad 410 208

On the basis of the data/ information furnished by **Bank of Baroda** our visual inspection, observations, analysis and judgement, we are of the opinion that the present value of the above referred assets to be considered as **Rs. 55,69,350/- (Rupees Fifty Five Lakhs Sixty Nine Thousand Three Hundred Fifty Only)** as on 25th February, 2021

We have not verified any encumbrances such as mortgage, hypothecation to Bank or Financial Institutions etc. if any.



**PRAKSIS CONSULTANTS & VALUERS PVT. LTD.
AUTHORISED SIGNATORY**

VALUATION REPORT**PARTY :-**

**MR. ABDULKADER RASHID SHAIKH &
MRS. SHAZIYA ABDULKADER SHAIKH
FLAT NO. 502, 5TH FLOOR, "AMMAR
RESIDENCY", PLOT NO.21, SECTOR-9,
TALOJA, NAVI MUMBAI, TALUKA-PANVEL
DISTRICT-RAIGAD 410 208**

PROPERTY :-

**FLAT NO. 502, 5TH FLOOR, "AMMAR
RESIDENCY", PLOT NO.21, SECTOR-9,
TALOJA, NAVI MUMBAI, TALUKA-PANVEL
DISTRICT-RAIGAD 410 208**

REFERENCE DATE :-**24TH FEBRUARY, 2021****VALUER :-**

**PRAKSIS CONSULTANTS & VALUERS
PVT. LTD.**

**B/312, 3rd FLOOR, DAMJI SHAMJI
CORPORATE SQUARE, NEXT TO KANARA
BUSINESS CENTER, LAXMI NAGAR
GHATKOPAR (EAST), MUMBAI 400075.**



FROM-0-1
REPORT OF VALUATION OF IMMOVABLE PROPERTY
PART - I

Reg. No. CCIT-TH/350/16/22/3/2010-11

I. GENERAL INFORMATION:

	Ref No.	:	PR/PCVPL/VLN/BOB/18161/2021
1.	Purpose for which valuation made	:	To ascertain present FMV for Bank of Baroda, Retail Loan Factory (MMER) Bhandup Branch, Mumbai Flat
2.	Visit date on which valuation made	:	24 th February, 2021 (Er. Suraj) Along with Almas shaikh
3.	Name of the Proposed Owner / Seller / Purchaser /	:	Mr. Abdulkader Rashid Shaikh & Mrs. Shaziya Abdulkader Shaikh
4.	If the property is under joint ownership / share of each Owner. Is the share undivided?	:	Joint Ownership 50 % Each
5.	Brief description of property deed	:	Flat No. 502, 5 th Floor, "Ammar Residency", Plot No.21, Sector-9, Taloja, Navi Mumbai, Taluka-Panvel, District-Raigad 410 208 We referred to the Xerox copy of following documents provided to us:- 1] Agreement for sale made between Mr. Mohsin Abdul Malik Dongre And Mr. Abdulkader Rashid Shaikh & Mrs. Shaziya Abdulkader Shaikh Dated 19/01/2021 2] Occupancy Certificate vide letter no. CIDCO/BP/10809/TPO/(NM&KV/2015) Dated 27.11.2015 3] Our Engineer visited the property on 25/02/2021 and taken few photographs as available to us at the time of visit and are enclosed herewith for your perusal verifications and records Brief Description:- The Residential property is Flat No. 502, 5 th Floor, situated at above address is 9 KM. away from Kharghar Railway Station All civic amenities are nearby & within easy reach.



FROM-0-1
 REPORT OF VALUATION OF IMMOVABLE PROPERTY
 PART - I

Reg. No. CCIT-TH/350/16/22/3/2010-11

1. GENERAL INFORMATION:

	Ref No.	:	PR/PCVPL/VLN/BOB/18161/2021
1.	Purpose for which valuation made	:	To ascertain present FMV for Bank of Baroda, Retail Loan Factory (MMER) Bhandup Branch, Mumbai Flat
2.	Visit date on which valuation made	:	24 th February, 2021 (Er. Suraj) Along with Almas shaikh
3	Name of the Proposed Owner / Seller / Purchaser /	:	Mr. Abdulkader Rashid Shaikh & Mrs. Shaziya Abdulkader Shaikh
4	If the property is under joint ownership / share of each Owner. Is the share undivided?	:	Joint Ownership 50 % Each
5	Brief description of property deed	:	Flat No. 502, 5 th Floor, "Ammar Residency", Plot No.21, Sector-9, Taloja, Navi Mumbai, Taluka-Panvel, District-Raigad 410 208 We referred to the Xerox copy of following documents provided to us:- 1] Agreement for sale made between Mr. Mohsin Abdul Malik Dongre And Mr. Abdulkader Rashid Shaikh & Mrs. Shaziya Abdulkader Shaikh Dated 19/01/2021 2] Occupancy Certificate vide letter no. CIDCO/BP/10809/TPO/(NM&KV/2015) Dated 27.11.2015 3] Our Engineer visited the property on 25/02/2021 and taken few photographs as available to us at the time of visit and are enclosed herewith for your perusal verifications and records Brief Description:- The Residential property is Flat No. 502, 5 th Floor, situated at above address is 9 KM. away from Kharghar Railway Station All civic amenities are nearby & within easy reach.



FROM-0-1
REPORT OF VALUATION OF IMMOVABLE PROPERTY
PART - I

Reg. No. CCIT-TH/350/16/22/3/2010-11

1. GENERAL INFORMATION:

	Ref No.	:	PR/PCVPL/VLN/BOB/18161/2021
1.	Purpose for which valuation made	:	To ascertain present FMV for Bank of Baroda, Retail Loan Factory (MMER) Bhandup Branch, Mumbai Flat
2.	Visit date on which valuation made	:	24 th February, 2021 (Er. Suraj) Along with Almas shaikh
3.	Name of the Proposed Owner / Seller / Purchaser /	:	Mr. Abdulkader Rashid Shaikh & Mrs. Shaziya Abdulkader Shaikh
4.	If the property is under joint ownership / share of each Owner. Is the share undivided?	:	Joint Ownership 50 % Each
5.	Brief description of property deed	:	Flat No. 502, 5 th Floor, "Ammar Residency", Plot No.21. Sector-9. Taloja, Navi Mumbai, Taluka-Panvel. District-Raigad 410 208 We referred to the Xerox copy of following documents provided to us:- 1] Agreement for sale made between Mr. Mohsin Abdul Malik Dongre And Mr. Abdulkader Rashid Shaikh & Mrs. Shaziya Abdulkader Shaikh Dated 19/01/2021 2] Occupancy Certificate vide letter no. CIDCO/BB/18809/TPO/(NM&KV/2015) Dated 27.11.2015 3] Our Engineer visited the property on 25/02/2021 and taken few photographs as available to us at the time of visit and are enclosed herewith for your perusal verifications and records Brief Description:- The Residential property is Flat No. 502, 5 th Floor, situated at above address is 9 KM. away from Kharghar Railway Station All civic amenities are nearby & within easy reach.

BP-10809
SEEN & NOTED
देखा और नोट किया

For BANK OF BARODA
कृते बैंक ऑफ बड़ौदा
SMS, MMER
एस.एम.एस., एम.एम.ई.आर

G.Y. Kisan Kumar



Property Boundaries:-
As Per Deed :-

East Side:- Plot No. 22
 West Side:- Plot No. 20
 North Side:- Plot No. 19 & 23+24
 South Side:- 11 Mt. Wide Road

As Per Building:-

East Side:- Open Plot
 West Side:- Good Luck Height
 North Side:- Road
 South Side:- Shiv Corner Building

As Per Flat :-

East Side:- Open To Air
 West Side:- Flat No. 501
 North Side:- Open To Air
 South Side:- Lobby

Accommodation:-

Accommodation provided in Flat consists of 1 Living Room, 1 Kitchen, 1 Bedroom, 1 WC/Bath 1. Study Room

This Flat Has Following Amenities

- 1] Ceramic Flooring
- 2] Wooden Door
- 3] Aluminum Sliding Windows
- 4] All Walls Internally Plastered With Dry Distemper Oil Bound Paint Finish
- 5] All Walls Externally Plastered With Sand Faced Finish
- 6] Concealed Wiring
- 7] Concealed Plumbing
- 8] W/C Bath Has Ceramic Flooring
- 9] Pantry Has Granite Platform
- 10] This Building Is Ground/Stilt + 7 Upper Floors
- 11] Two Lifts Facility
- 12] RCC Framed Structure
- 13] RCC Roof
- 14] Compound Wall
- 15] Pavement Around Building



Carpet Area = 694 Sq. Ft.

As Per Agreement Given By Bank

Built Up Area = 833 SQ. FT.

Carpet Area = 518 Sq. Ft.

Balcony = 116 Sq. Ft.

As Per Site Measurement

Note: O.C received it implies that flat construction is as per approved plan

Notes & Disclaimers:-

1. We consider the area given in the agreement, declared by the party and submitted for registration with the government authorities as final for valuation purpose. Any area that is not stated in the agreement is not considered for valuation.
2. The Bank is advised to consider the **CIBIL REPORT** of the customer before disbursement / enhancement of the loan to safeguard the interest of the bank from probable loss due to disbursement of loan amount. The valuers should not be held responsible due to the deviations of the bank for any reasons.
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 Bank 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 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 part for the whole or any part of contents.
6. 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.
7. Wherever possible the internal dimensions of the premises are measured to arrive at carpet area and where this is not possible, due to some reasons, we refer to the area mentions in society bill / the plan (if available) from the copy of agreement and for the present trend or Built up / Super Built up area, the % is applied to the carpet area as per judgment given by the MRTTP commission.
8. Our report should be read along with disclaimers. 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 with Notes & Disclaimers and along with legal due diligence report. Value assigned herein is subject to this stipulation. It is assumed that the Xerox of documents are taken from the originals duly tested and verified ultra violet lamp machine (UVL) about veracity.



6	Location, Street, Ward No.	:	Flat No. 502, 5 th Floor, "Ammar Residency", Plot No.21, Sector-9, Taloja, Navi Mumbai, Taluka-Panvel, District-Raigad 410 208
7	Landmark		
8	Survey / Plot No of Land		Muskan Masjid, Royal Medikal
9	Freehold & Leasehold ?	:	Plot No. 21, Sector-9 of Village Taloja Pachnand
10	Is the property situated at above address is about in residential / commercial / mixed / industrial area?	:	Land Leaschold Flat Freehold
11	Classification of locality - high class / middle class / poor class	:	Residential
12	Proximity to civic amenities like School, Offices, Hospitals, Market, Cinemas, Railways etc.	:	Middle class
13	Means and proximity to surface communication by which the locality is served	:	All civic amenities are available within easy reach
14	Furnish technical details of the building on separate sheet (the annexure to this form may be used)	:	Train, Bus, Private Vehicle
15	a) Is the property owner occupied, tenant, or both	:	As per Annexure
	b) If partly occupied, specify portion and extent of area under owner occupation	:	Given On Leave & License
16	Name & Registration No. of Co-op. Housing Society	:	Given On Leave & License
17	Share Certificate No and Face Values	:	Ammar Residency
		:	-



Basis Of Valuation

- **Market Value** is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
- **Realisable sale value** can be defined as the estimated selling price of an asset in the ordinary course of business, less the estimated costs of completion & the estimated costs necessary to make the sale
- **Forced sale value** is often used in circumstances where a seller is under compulsion to sell and that, as a consequence, a proper marketing period is not possible and buyers may not be able to undertake adequate due diligence. The price that could be obtained in these circumstances will depend upon the nature of the pressure on the seller and the reasons why proper marketing cannot be undertaken. It may also reflect the consequences for the seller of failing to sell within the period available. Unless the nature of, and the reason for, the constraints on the seller are known, the price obtainable in a forced sale cannot be realistically estimated. The price that a seller will accept in a forced sale will reflect its particular circumstances, rather than those of the hypothetical willing seller in the Market Value definition. A "forced sale" is a description of the situation under which the exchange takes place, not a distinct basis of value.
- **Insurance value** is the value of the building for which the building is insured. Normally the building is insured of the superstructure alone (not for the foundation) – land value is excluded.

Market Value = Documented Area X Adopted Rate

Realisable Value = Market Value X 90%

Distress Value = Market Value X 80%

Government Value = Government Rate X Built up Area (Including floor rise)

Insurance Value = Built Area X Construction cost



18161/2021

II. SALES AND MARKETABILITY:-

1.	Give instances of sale of immovable property in the locality on a separate sheet. Including the name and address of the property, registration No sale price and area land sold.	:	Sales instances are not readily available. As such, local estate agent, builders and other related agencies were contacted to ascertain fair market value.
2	Market Rates adopted	:	Details enclosed in this report
3	If sale instances are not available or relied upon, basis of arriving at the land rate	:	Enquires with local Architect and Real Estate consultants about the current market rates in that area and on this basis, property is valued under ' Selling Price Method'

III. PRESENT FAIR MARKET VALUATION:-

Value = Area x Rate

Carpet Area	Carpet Area = 694 Sq. Ft. As Per Agreement Given By Bank Built Up Area = 833 SQ. FT. Carpet Area = 518 Sq. Ft. Balcony = 116 Sq. Ft. As Per Site Measurement
Rate adopted for valuation	Rs. 8,025/- X 694 Sq. Ft.
Value	Rs. 55,69,350/-

(Rupees Fifty Five Lakhs Sixty Nine Thousand Three Hundred Fifty Only)

Realisable Sale Value:- Rs. 50,12,415/-

(Rupees Fifty Lakhs Twelve Thousand Four Hundred Fifteen Only)

Distress Sale Value:- Rs. 44,55,480/-

(Rupees Forty Four Lakhs Fifty Five Thousand Four Hundred Eighty Only)

Govt. Rate:- Rs. 56,000/-Sq. Ft.

Rs. 5,203/- Sq. Ft.



**ANNEXURE TO FORM-0-1
 TECHNICAL FOR THE PREMISES**

1.	No. of floors and height of each floor	:	Ground/Stilt + 7 Upper Floors
2	Location and Plinth Area	:	Flat No. 502, 5 th Floor Carpet Area = 694 Sq. Ft. As Per Agreement Given By Bank Built Up Area = 833 SQ. FT. Carpet Area = 518 Sq. Ft. Baleony = 116 Sq. Ft. As Per Site Measurement
3	Year of Construction	:	2015
4	Estimated future life	:	54 Years under normal working condition and regular maintenance.
5	Type of Construction	:	R. C. C
6	Type of foundation	:	R. C. C
7	Walls	:	
	a) External Walls	:	9" Brick Walls
	b) Partitions	:	4 ½ " Brick Walls
8	Door and Windows (floor - wise)	:	Wooden Door & Aluminum Sliding Windows
9	Flooring (floor-wise)	:	Ceramic Flooring
c	Finishing and Maintenance	:	Ok
11	Roofing and terracing	:	RCC Roof
12	Special architectural or decorative features	:	Good
13	a) Internal wiring - surface or conduit	:	Concealed
	b) Class of flitting superior / ordinary poor	:	Ok
14	a) Sanitary installations	:	Superior
	b) Class of fittings superior colored / superior white / ordinary	:	Ok
15	Compound Wall	:	Yes
16	No. of lifts and capacity	:	Two Lift Facility
17	Underground Sump	:	Yes
18	a) Capacity	:	Sufficient
	b) Type of construction	:	RCC



18161/2021

19	Overhead Tank		
	a) Where located	:	Yes
	b) Capacity	:	Terrace
	c) Type of construction	:	Sufficient
20	Pumps Nos and their horsepower	:	RCC
21	Roads and paving within the compound, approx area	:	-
		:	Pavement around building
22	Sewage disposal / Whether connected to public sewers. If septic tanks provided, no and capacity	:	As per local norms
23	Regards to Aesthetics and Environment	:	Open & Airy
24	Safety considerations fires, earthquakes and tides	:	-



VALUATION RATE:-

THIS FLAT IS ON 5TH FLOOR IN GROUND/STILT + 7 UPPER FLOORS BUILDING WITH TWO LIFT FACILITY AND IS 9 KM. AWAY FROM KHARGHAR RAILWAY STATION

THE PREVAILING MARKET RATE IN THIS AREA VARIES FROM RS. 7,000/- TO RS. 9,000/- SQ. FT.

BASED ON LOCAL ENQUIRIES AND CONSIDERING ABOVE FACTORS WE SHALL ADOPT A RATE OF RS. 8,025/- SQ. FT.

VALUATION OF FLAT :-

RS. 8,025/- X 694 SQ. FT.

RS. 55,69,350/-

MARKET VALUE	RS. 55,69,350/-
REALISABLE SALE VALUE:-	RS. 50,12,415/-
DISTRESS SALE VALUE:-	RS. 44,55,480/-
GOVT. VALUE:-	RS. 43,34,099/-
INSURANCE VALUE:-	RS. 16,66,000/-




18161/2021

THIS IS TO CERTIFY THAT THE PRESENT MARKET VALUE FLAT NO. 502, 5TH FLOOR, "AMMAR RESIDENCY", PLOT NO. 21, SECTOR-9, TALOJA, NAVI MUMBAI, TALUKA PANVEL, DISTRICT-RAIGAD 410 208 IS RS. 55,69,350/- (RUPEES FIFTY FIVE LAKHS SIXTY NINE THOUSAND THREE HUNDRED FIFTY ONLY)

DECLARATION

I HEREBY DECLARE THAT:

- (a) THE OPINION ABOUT VALUATION AND INFORMATION FURNISHED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE & BELIEF.
- (b) WE HAVE NO DIRECT OR INDIRECT INTEREST IN THE PROPERTY VALUED.
- (c) OUR REPORT DOES NOT COVER CHECK OF OWNERSHIP, TITLE CLEARANCE OR LEGALITY. THIS VALUATION REPORT IS PURELY AN OPINION AND HAS NO LEGAL AND CONTRACTUAL OBLIGATIONS ON OUR PART. THE RATES ARE BASED ON CURRENT MARKET CONDITION AND THESE MAY VARY WITH TIME.
- (d) UNLESS OTHERWISE SPECIFIED THE VALUATION IS BASED ON FREE AND TRANSFERABLE TITLE WITHOUT ANY HINDRANCE LIKE TENANCY ETC.
- (e) THE VALUATION IS BASED ON THE SITE VISIT & THE INFORMATION GIVEN BY THE PARTY.
- (f) THE VALUATION IS SUBJECT TO CLEAR AND MARKETABLE TITLE AND ADEQUACY OF ENGINEERING / STRUCTURAL DESIGN, DEED OF DECLARATION FOR COMMON AREAS ETC.
- (g) OUR LIABILITY ON THIS ASSIGNMENT (WHETHER ARISING FROM THIS ASSIGNMENT, NEGLIGENCE OR WHATSOEVER) IS LIMITED IN RESPECT OF ANY ONE EVENT OR SERIES OF EVENTS TO THE ACTUAL LOSS OR DAMAGE SUSTAINED SUBJECT TO MAXIMUM OF THE 80% OF THE PROFESSIONAL FEES FOR THE SERVICES RENDERED.





- (h) IN NO EVENT SHALL VALUER BE HELD RESPONSIBLE OR LIABLE FOR SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES AS THE ASSIGNMENT HAS BEEN COMPLETED ON BEST EFFORT, KNOWLEDGE AND BELIEF.
- (i) PHOTO COPY OF DOCUMENTS MENTIONED IN THE REPORT WERE REFERRED BY US & THIS VALUATION REPORT SHOULD BE READ ALONG WITH IT:
- (j) THIS VALUATION REPORT WILL REMAIN VALID ONLY FOR THE PURPOSE FOR WHICH IT IS MADE.
- (k) EMPHASIS OF THIS REPORT IS ON THE VALUE OF THE PROPERTY AND NOT ON THE AREA MEASUREMENT OR TITLE VERIFICATION OF THE PROPERTY & IS BASED ON MARKET RATE.
- (l) BANK AUTHORITIES ARE REQUESTED TO CONTACT VALUER IN CASE OF ANY DOUBTS OR DISCREPANCY.



DATE 25TH FEBRUARY, 2021
PLACE: MUMBAI

PRAKSIS CONSULTANTS & VALUERS PVT. LTD.
AUTHORISED SIGNATORY

D ON SERVER/MANISHA/BOB/18161-2021