

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1	Date of Inspection	09.02.2021	
2	Purpose of valuation	To assess Fair Market value of the property for Banking Loan Purpose.	
3	Name and address of the Valuer	Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093	
4	List Of Documents Handed Over To The Valuer By The Bank	1. Copy of Agreement for Sale dated 15.10.2008 2. Copy of Commencement Certificate dated 23.007.2007 Documents No. CHE / A - 4035 / BP (WS) / AR issued by Municipal Corporation of Gretaer Mumbai.	
5	Details of enquiries made/ visited to government offices for arriving fair market value.	Market analysis and as per sub-registrar value.	
6	Factors for determining its market value.	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.	
7	ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY	No	
8	Present/Expected Income from the property	₹ 22,000.00 Expected rental income per month.	
Property Details			
9	Name(s) of the Client	Dr. Nitin Narayan Pawar & Mrs. Madhuri Nitin Pawar	
		Residential Flat No. 4, 4 th Floor, "Shreeji Apartment", Sri Krishna Nagar, Borivali (East), Mumbai, PIN Code - 400 066, State - Maharashtra, Country - India.	
10	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	Joint Ownership Details of ownership share is not available	
11	Brief description of the property.	The property is a Residential Flat located on 4 th Floor. The composition of Residential flat is 2 Bedrooms + Living room + Kitchen + Dining + 2 Toilets. The property is at 1.3 Km. travelling distance from nearest railway station Borivali.	
12	Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	Plot No. 8, CTS No. 1891 of Village - Dahisar	
13	Boundaries	As on site	As per documents
	North	Krishna Building	CTS No. 1881/6
	South	Road	D.P. Road
	East	Bungalow	CTS No. 1892
	West	Bungalow	CTS No. 1890
14	Matching of Boundaries	N.A.	
15	Route map	Enclosed	

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

