

Unit no  
256

Legal  
Opinion

When  
report  
538/18

**Vastukala Consultants (I) Pvt. Ltd.**  
121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093.

**VALUATION REPORT (IN RESPECT OF FLAT)**

I		General
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 16.02.2022
	b) Date on which the valuation is Made	: 17.02.2022
3.	<b>List of documents produced for perusal:</b>	
	i) Copy of Society Letter dated 29.09.2003.	
	ii) Copy of Society Share Certificate No. 53 dated 01.08.1976 in the name of Shri. Jagdish Nanalal Mapara.	
	iii) Copy of previous valuation report dated 15.12.2018 issued by M. B. Sabnis & Co.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>Mr. Jagdish N. Mapara</b>  <b>Address:</b> Residential Flat No. 408, 4 <sup>th</sup> Floor, Wing - B, "New Delite Apartments Co-op. Hsg. Soc. Ltd.", Plot No. 11, Chandawarkar Road, Borivali (West), Mumbai - 400 092, State - Maharashtra, Country - India.  <b>Contact Person:</b> Mr. Amar Mapara (Owner's representative) Contact No.: 9833917501  Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat is located on 4 <sup>th</sup> Floor. The composition is 2 Rooms + Kitchen + WC + Bath + Passage. The property is at 500 Mtr. walkable from nearest railway station Borivali.
6.	Location of property	:
	a) Plot No. / Survey No.	: Plot No. 11
	b) Door No.	: Residential Flat No. 408
	c) C.T.S. No. / Village	: Village - Borivali
	d) Ward / Taluka	: 'P' & 'R' Ward, Taluka - Borivali
	e) Mandal / District	: District - Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	: Copy of Approved plan were not provided and not verified.
	g) Approved map / plan issuing authority	:
	h) Whether genuineness or authenticity of approved map/ plan is verified	: N.A.
	i) Any other comments by our empanelled valuers on authentic of approved plan	: N.A.
	Postal address of the property	: Residential Flat No. 408, 4 <sup>th</sup> Floor, Wing - B, "New

Vastukala Consultants (I) Pvt. Ltd.  
An ISO 9001:2015 Certified Company

