

V S JADON & CO. VALUERS LLP.

VALUATION REPORT

REF No - VSJCVNM-AXIS-RTL-DEC23-31960

CPC - MUMBAI

ASC - MUMBAI

Completion Status : Ready	Transaction Type : Top Up
Property : Ready	Usage of Property : Residential
Unit Details : Multi-unit	Unit Type : Flat

Name Of Customer	Mr Sameer Suraj Rana Mrs Yogita Sameer Rana Shama Suraj Rana				App ID	21753810
Documents Provided	Commencement Certificate, Occupancy Certificate, Registered Agreement to Sale, Index II					
Property Detail	6 BHK Flat					
Unit/Flat No	3201	Plot / House No.		S.No,G.No/ Khasra No		
Floor No	32th Floor	Building/Bungalow Name	Anmol Fortune	Wing Name	Building - E	
Street	Unnat Nagar Road No. 2					
Project/Society name	Anmol Fortune		Locality/Village	Pahadi Goregaon		
State	Maharashtra	City	MUMBAI	Pincode	400062	
Property Address	Flat No. 3201, 32th Floor, Building - E, Anmol Fortune, Unnat Nagar Akshay Chsl, CTS No. 58, 58/1 To 76 Of Village Pahadi Goregaon, Unnat Nagar - 1, Off M. G. Road, Goregaon Mumbai - 400062.					
Nearby Land Mark	Opposite Ration Office	Distance from City centre	About Distance 3.2 Km From Goregaon Railway Station.	Occupancy Status	Self occupied	
Latitude of property	19.1652427		Longitude of property	72.8428908		
Availability Of Local Transport	Local Train		Class Of Locality	Middle Class		
Level Of Land With Topographical Conditions	Plane					
Quality Of Infrastructure In Vicinity	Good					
Date Of Property Visit	2023-12-30					
Total Rent per month in Rs	120000					
Boundaries	North	South		East	West	
As Per Deed	NA	NA		NA	NA	
At site	C Wing	Road		Road	Road	
Does The Boundaries At Site Match, As Mentioned In Documentation	NA					
Status Of The Land/ Flat	Freehold		Type Of Property	Flat		
Approved Usage Of Property	Residential		Actual Usage Of The Property	Residential		
Type Of Structure	RCC					
Does The Property Have Electricity / Water / Drainage Connection:	Yes	Proximity To Civic Amenities Like School, Hospital, Market, Etc.:	Within 2 to 5 Km	Development Of Surrounding Area	Developed	

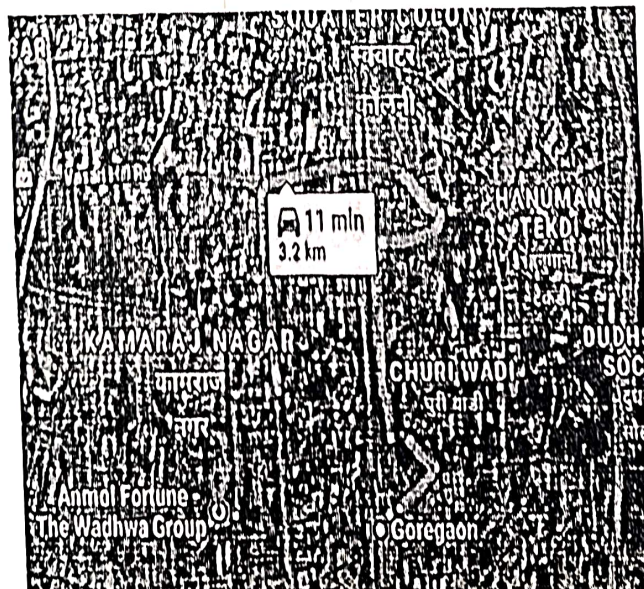
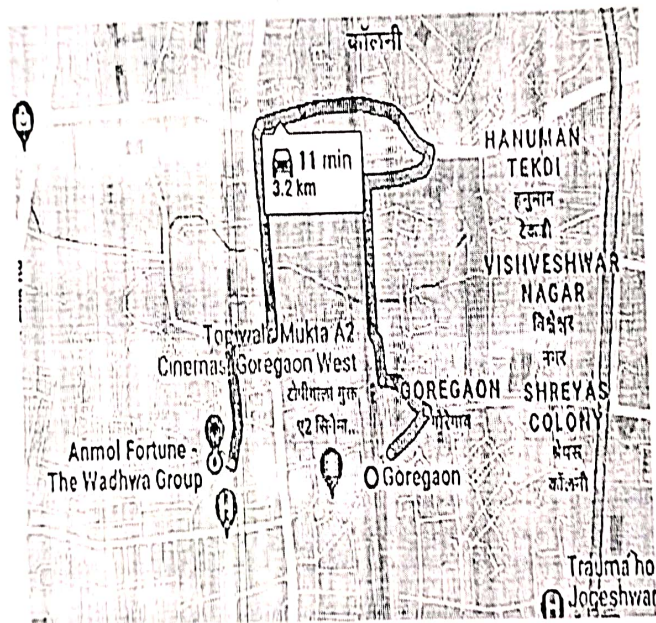


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Approval Detail					
Layout Approval No.		Layout Approval Date	0000-00-00	Layout Expiry Date	0000-00-00
Building Plan Approval No.		Building Plan Approval Date	0000-00-00	Building Plan Expiry Date	0000-00-00
Date Of Commencement Of Construction	2017-03-20	Expected Completion Date			
Completion Certificate Date	2020-06-24	Completion Certificate Number		MH/EE/(B.P.)GM/MHADA-52/039/2020/ OCC/1/New	
Construction Details					
Demarcation At Site	Yes	Whether the construction is as per approved building plan and / or local building bye I		No	
Quality Of construction	Good	Maintenance Of The Property		Good	
Current Life Of The Structure	3	Projected Life Of The Structure		57	
Nos of Bedrooms	5	Floor of the Unit		32	
Nos of Toilets	4	Nos of Car Parking			
Floor Wise Header					
Floor	Current Usage		Rented(Tenant Name)		
12nd floor	Residential				
No of Floors in the Building					
Approved as per site	32	As per plan		32	
Measured Carpet area of the Unit	1616.00 Sq ft	Actual Saleable area of the Unit		2343.00 Sq ft	
Approved Saleable Area of the unit	Sq ft	Approved carpet area of the Unit		Sq ft	
Built Up Area as per agreement	2022.00 Sq ft	Carpet Area as per Agreement		1685 Sq ft	
Super Builtup Area as per Agreement	2443.00 Sq ft	Other Area if any		Sq ft	
Area consider for Valuation: Super Builtup Area as per Agreement					
2443.00 Sq ft					

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Location Map





A high-contrast, black and white photograph of a large, multi-story building, possibly a government or institutional structure, with a prominent central tower and many windows. The image is heavily degraded with vertical streaks and noise. The building has a complex facade with many windows and architectural details. The overall image quality is poor, with significant vertical streaking and a high level of contrast.

