



1302-ELLORA FIESTA, PLOT NO. 8, SECTOR 11, OPP. JUINAGAR RAILWAY STATION,
SANPADA, NAVI MUMBAI 400 706.
TEL: 022-27758396/5 Email: vsjcvaluer@gmail.com.
Web site: www.vsjadon.com

Valuation Report

Date:	26/09/2022	Visit Date:	23/09/2022	
CPC Name:	AXIS SBB kalina	Customer ID	NA	
Name of Customer	M/S. Krishna Impex & Manish Himtram Solnaki (As per Draft Agreement)			
Name of Owner/Seller	M/s. Nathani Parekh Constructions Pvt.Ltd			
Documents Provided	Copy of Draft Agreement, CC & Approved Plan.			
Details of Documents Provided to us				
Copy of Draft Agreement	Verified			
Copy of Approved Plan	MCGM/EB/5420/D/A	Dated.	23/12/2021	
Copy of CC	MCGM/EEBPC/5420/D/A	Dated.	07/05/2016	
Property Address & Details				
Property Address:	Shop No. 3078, 3rd Floor, Nathani Heights, CS No. 1/332, Dr. D. B. Marg, Mumbai Central, Tardeo, Dist. Mumbai - 400 008.			
Locality:	Mumbai Central			
Road:	Dr. D. B. Marg			
Sector No./Hissa No./ Survey No. /Gut No.:	CTS No.	1/332	Plot No. NA	
City:	Mumbai	District.	Mumbai	
Pin Code	400 008			
Nearby Land Mark:	Mumbai Centreal			
Distance from City Centre:	About 270 M Distance From Mumbai Central Railway Station			
Availability of local transport (Metro/Local Train/Bus):	All the mention Transport facilities are available.			
Level of land with topographical conditions:	Plane			
Class of Locality:	Higher Class			
Quality of Infrastructure in Vicinity:	Good			
Boundaries	East	West	North	South
As per Agreement	NA	NA	NA	NA
At Site	Dr. Anandrao Nair Marg	Railway Station	Bellasis Road	BMC Colony
Does the Boundaries at Site match, as mentioned in documentation			NA	
Status of the Land/ Property: Free Hold/Lease Hold / Development Authority			Free Hold	
Type of Property: Bungalow / Row house/ Plot/ Property (1BHK/2BHK/3BHK) /commercial			Commercial Shop	
Approved usage of Property: Agri/Industrial/ commercial/Residential/Mix (Restrictive covenants in regards to Land Use, if any)			Residential + Commercial	
Actual Usage of the Property: Agri			Commercial	



/Industrial/ commercial/Residential/Mix					
Type Of Structure: Load Bearing/ RCC/Aluform shuttering		RCC Frame Structure	No. of Floors		B + Gr. + 2nd + 3rd to 8th podium + 9th Amenity + 10th to 38th Residential + 39th to 40th Amenity + 41st to 72nd Residential Upper Floors with 11 lifts (2 Commercial & 9 For residential)
Occupancy Details: Self Occupied /Rented/ Vacant					Owner
Does the property have Electricity / Water / Drainage connection:					Yes
Proximity to civic amenities like school, hospital, market, etc.					Yes, all the proximities are nearby
Development of surrounding area:		Developed			
Latitude and Longitude of the property		Latitude	18.9688152	Longitude	72.8207163
Approval Detail					
Layout Approval No	NA	Date of Approval	NA	Expiry Date	NA
Building plan approval No	MCGM/EB/5420/D/A	Date of Approval	23/12/2021	Expiry Date	NA
Date of Commencement of Construction	07/05/2016	Expected Completion	Completed		
Construction Details					
Area of the Property in Sq.ft. (As per Measurement)		Carpet Area	79 sq. ft.	Fungible Area	--
		Gross Carpet Area	79 sq. ft.	Terrace Area	--
Area of the Property in Sq. ft. (As per Approved Plan)		Carpet Area	88 sq. ft.	Fungible Area	--
		Gross Carpet Area	88 sq. ft.	Terrace Area	--
Area of the Property in Sq. ft. (As per Agreement or Index II)		Carpet Area	88 sq. ft.	Fungible Area	--
		Gross Carpet Area	88 sq. ft.	Terrace Area	--
Built Up Area of the Property in Sq. ft. (Area derived from Carpet Area @ Approved Plan)		106 sq. ft.			
Demarcation at site		Yes			
Ground Floor		NA	Current Usage		Parking + Commercial
Above Ground Floor		NA	Current Usage		Parking + Commercial + Residential
Approved No of Floors	NA	No of Floors at Site		B + Gr. + 2nd + 3rd to 8th podium + 9th Amenity + 10th to 38th Residential + 39th to 40th Amenity + 41st to 72nd Residential Upper Floors with 11 lifts (2 Commercial & 9 For residential)	



Whether the Construction is as per Approved Plan &/or Local Building Bye Laws	Yes (Construction as per approved building plan)			
Recommended / Available Side Margin	NA			
Front Margin	NA			
Quality of construction	Good			
Maintenance of the Property (For LAP/ Resale/ topup/HIL): excellent/very good/average/poor	Good			
Current Life of the structure	03 (Approx.) Years	Projected Life of the Structure	57 Years	
Description	Area	Unit	Rate	Total Amount in Rs
Current value of property on Saleable Area (Area derived 50% Loading on Carpet Area @ Approved Plan)	132	sq. ft.	60,000	7920000
Estimated cost of Construction	106	sq. ft.	3000	318000
Stage of Construction	Completed			
% Work completed	100%	% Disbursement Recommended	100%	
Current Value of the Property	7920000			
Development Charges	NA			
Floor Rise	floor	To	floor	NA
Electrical Source Development Charges	NA			
Club House Membership Charges	NA			
Car Parking Value (If available)	10 Lac			
Gross value of Property (Excluding VAT, Service Tax, Stamp Duty and Registration Charges)	7920000			
Date Of Property Visit	23/09/2022			
Valuation as per Government reckoner rates in Rs.	NA			
Distressed valuation of the Property in Rs.	63,36,000			
Rental value per month:	40000/-			
Remarks:	<ol style="list-style-type: none">1. We have released report on the basis of provided documents i.e. Copy of Draft Agreement, CC & Approved Plan.2. Property inspected by Mr. Nitesh Khale (Engineer).3. Property identified by Mr. Manish Solanki.4. Interior & exterior of the Property is good.5. Property occupied by owner.6. As per site inspection we found shop no. 3078 & 3079 is merged but demarcation is possible at site also the shop has single entrance from shop no. 3078. We have given valuation only for shop no. 3078.7. 10 Lac car parking subject to documented proof.8. We have considered approved plan area for valuation i.e Shop No. 3078.			
Undertaking:	<ol style="list-style-type: none">1) We have personally visited the property & identified the same based on the documents provided2) We have no direct or Indirect Interest in the property being valued			



- 3) The information furnished above is true and correct to best of my/our knowledge
- 4) Legal title of the property is not verified by us

Authorized Signatory

Name & Seal of the agency



PHOTOGRAPHS OF PROPERTY : M/S. Krishna Impex & Manish Himtram Solnaki (As per Draft Agreement)





