



# V S JADON & CO. VALUERS LLP.

## VALUATION REPORT

REF No - VSJCVNM-AXIS-RTL-AUG25-16274

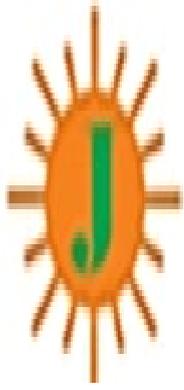
CPC - ANDHERI

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Completion Status : Ready

Transaction Type : Top Up

Date Of Property Visit	2025-08-04			New App Id/Barcode	
Name Of Customer	Anisu Rahmanm Ansari			App ID	27716097
Documents Provided	Approved Plan, Commencement Certificate, Draft of Agreement				
Property Detail	5 BHK Flat ( Approved Plan 4 BHK Flat)				
Unit/Flat No	7104	Plot / House No.		S.No,G.No/ Khasra No	CTS No. 1/332
Floor No	71th Floor	Building/Bungalow Name	Nathani Heights	Wing Name	
Street	Dr. D.B. Road, Bellasis Road				
Project/Society/Colony name	Nathani Heights		Locality/Village	Tardeo	
State	Maharashtra	City	MUMBAI	Pincode	400008
Property Address	Flat No. 7104, 71th Floor, Nathani Heights, CTS No. 1/332, Dr. D.B. Road, Bellasis Road, Near Mumbai Central Railway Station, Mumbai Central, Village. Tardeo, Tal & Dist. Mumbai - 400 008				
Nearby Land Mark	Near Mumbai Central Railway Station	Distance from City centre	600 Mtr Mumbai Central Ra	Occupancy Status	Self occupied
Latitude of property	18.968393		Longitude of property	72.82020	
Availability Of Local Transport	Local Train		Class Of Locality	Middle Class	
Level Of Land With Topographical Conditions:	Plane		Quality Of Infrastructure In Vicinity	Good	
Boundaries	North	South		East	West
As Per Deed	NA	NA		NA	NA
At site	Mumbai Central Station	BMC Colony Road		Road	Road
Does The Boundaries At Site Match, As Mentioned In Documentation					NA
Status Of The Land/ Property	Freehold		Type Of Property	Flat	
Approved Usage Of Property	Mix		Actual Usage Of The Property	Residential	
Type Of Structure	RCC				
Does The Property Have Electricity / Water / Drainage Connection:					Yes



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Proximity To Civic Amenities Like School, Hospital, Market, Etc.:	Nearby	Development Of Surrounding Area:	Developed
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## Approval Detail

Layout Approval No.		Layout Approval Date		Layout Expiry Date	
Building Plan Approval No.		Building Plan Approval Date		Building Plan Expiry Date	
Date Of Commencement Of Construction			Expected Completion Date		
Completion Certificate Date			Completion Certificate Number		

## Construction Details

Demarcation At Site	Yes	Whether the construction is as per approved building plan and / or local building bye I	Yes
Quality Of construction	Good	Maintenance Of The Property	Good
Current Life Of The Structure	5	Projected Life Of The Structure	55
Nos of Bedrooms	4	Floor of the Unit	71th Floor
Nos of Toilets	4	Nos of Car Parking	2

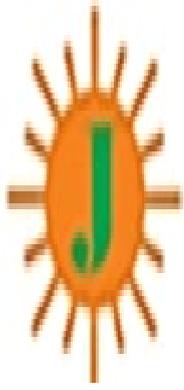
## Floor Wise Usage

Floor	Current Usage	Rented(Tenant Name)
71th Floor	Residential	

## No of Floors in the Building

As per site	72nd Floor	As per plan	72nd Floor
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Measured Carpet area of the Unit	2422 Sq ft	Actual Saleable area of the Unit	
Approved Saleable Area of the unit	2211 Sq ft	Approved carpet area of the Unit	1340 Sq ft
Built Up Area as per agreement	1494 Sq ft	Carpet Area as per Agreement	1245 Sq ft
Super Builtup Area as per Agreement	Sq ft	Permissible Area	



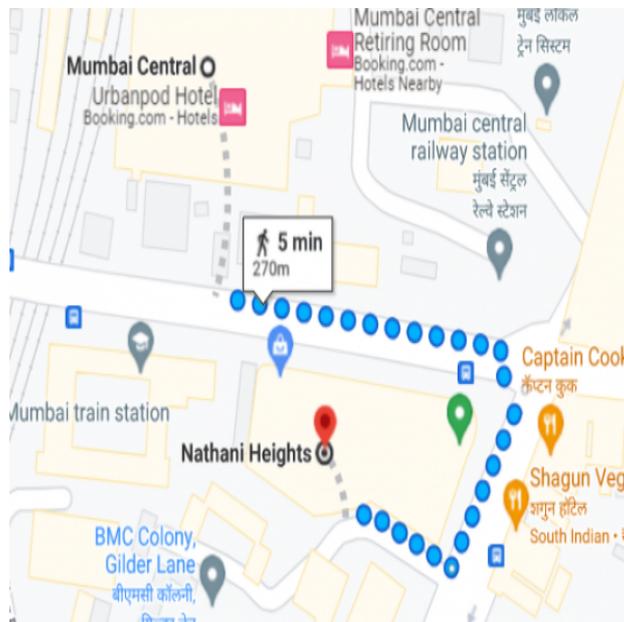
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<b>Area consider for Valuation:</b> Approved Saleable Area of the Unit			
2211 Sq ft			
Current Sale Rate for Unit Area	43500 Sq ft	Current Sale Rate For Other Area 1	
Current Sale Rate For Other Area 2		Other Area 1 if any	
Other Area 2 if any			
Stage Of Construction	Completed		
% Work Completed	100		
% Disbursement Recommended	100		
Parking Rate	2000000		
Parking value in Rs	4000000		
Current Value Of The Property	96178500.00		
Current Value of Property including parking	100178500.00		
Total Value of Property After 100%	100178500.00		
Government Valuation Rate	0		
Government Valuation In Rs	0.00		
Total Rent per month in Rs			
Distress Percentage	80		
Distressed Valuation Of Property in Rs.	80142800		
<b>Remarks</b>			
<p>1. We have released report on the basis of provided documents i.e. Copy of Draft Agreement Verified CC MCGM/EB/5420/D/A, Dated 07/05/2016. Approved Plan EEBP/5420/D/A, Dated 07/06/2021. 2. Property inspected by Mr. Karan Misal (Engineer). 3. Property identified Mr. Shrinivas. 4. Interior &amp; exterior of the Property is Good. 5. Property is Occupied by the owner. 6. We have considered age of the property as per OC. 7. Rs. 20 Lac each covered car parking subjected to documented proof.. 8. As per Draft Agreement owner name is Al-Ibrahim Infra Pvt. Ltd. 9. As per site Subjected property having 2 entrance, 1) main entrance 2) Bed room entrance. 10. Subjected property is having sea view. 11. As per Approved Plan 4BHK flat On site converted in to 5 BHK flat. 12. We have considered approved plan area for valuation. 13. Market phenomenon regarding market value has been changing .In recent times properties are sold for a lump sum price, because of the statutory restriction on built up or carpet area in documents .So the market rate is derivatives of market value And area in document. Market rate given in report is not comparable to open inquiry in market.</p>			
<b>Undertaking</b>			
<p>1) We have personally visited the property &amp; identified the same based on the documents provided 2) I/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</p>			



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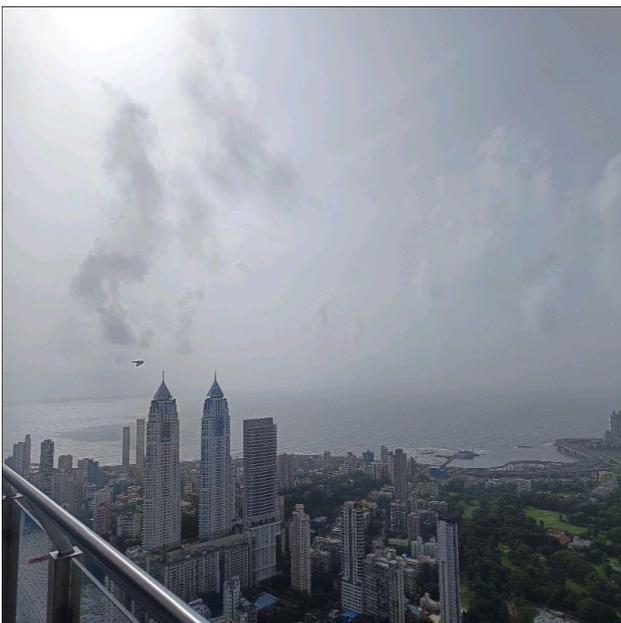
Location Map





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Property Images





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