



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.

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Valuation Report

Date:	06/10/2021			
CPC Name:	Axis SBB Thane	Customer ID	NA	
Name of Customer	M/s. Muscovite Mauna Kea Pvt Ltd			
Name of Owner/Seller	Damayanti Shantilal Rangani & Shantilal Nanaji Rangani (Flat No.807-A,B)			
Documents Provided	Copy of Sale Agreement, Index II (Flat No.807-A & B), 1st Page of Power of Attorney & OC.			
Details of Documents Provided to us				
Copy of Sale Agreement & Index II	3123/2013 (Flat No.807-A), 3124/2013(Flat No.807-B)	Dated.	22/03/2013 (Flat No.807-A & B)	
Copy of OC	V.P. No/2006/04 /TMC/TDD/27	Dated.	05/06/2015.	
Property Address & Details				
Property Address:	Flat No. 807 A & B, 8th Floor, Building - A, Rosa Bella Building, Survey No. 199/8, 201, 202, G.B. Road, Village. Kavesar, Tall & Dist. Thane -400 607.			
Locality:	Kavesar			
Road:	G.B. Road			
Sector No./Hissa No./ Survey No. /Gut No.:	Survey No.	199/8, 201, 202	Plot No.	NA
City:	Thane		District.	Thane
Pin Code	400607			
Nearby Land Mark:	Behind BBQ Nation			
Distance from City Centre:	About 9.4Km distance from Thane 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:	Middle Class			
Quality of Infrastructure in Vicinity:	Good			
Boundaries	East	West	North	South
As per Agreement	Survey No. 212	GB Road	Survey No. 199/4	Survey No. 204(pt)
At Site	Amenities	Internal Road	Amenities	Parking
Does the Boundaries at Site match, as mentioned in documentation			Yes	
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			03 BHK Flat	
Approved usage of Property: Agri/Industrial/ commercial/Residential/Mix (Restrictive covenants in regards to Land Use, if any)			Residential	
Actual Usage of the Property: Agri			Residential	



/Industrial/ commercial/Residential/Mix					
Type Of Structure: Load Bearing/ RCC/Aluform shuttering		RCC Frame Structure	No. of Floors	Stilt + Podium + 29th Upper Floors with 04 Lifts	
Occupancy Details: Self Occupied /Rented/ Vacant				Rented	
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:		Developing			
Latitude and Longitude of the property		Latitude	19.2561803	Longitude	72.9713828
Approval Detail					
Layout Approval No	NA	Date of Approval	NA	Expiry Date	NA
Building plan approval No	NA	Date of Approval	NA	Expiry Date	NA
Date of Commencement of Construction	NA	Expected Completion	Completed		
Construction Details					
Area of the Property in Sq.ft. (As per Measurement)		Carpet Area	835 sq. ft.	Fungible Area	137 sq. ft.
		Gross Carpet Area	972 sq. ft.	Terrace Area	--
Area of the Property in Sq. ft. (As per Agreement or Index II)		Carpet Area	931 sq. ft.	Fungible Area	--
		Gross Carpet Area	931 sq. ft.	Terrace Area	--
Built Up Area of the Property in Sq. ft. (Area derived from Carpet Area @ Agreement or Index II)		1117 sq. ft.			
Demarcation at site		Yes			
Ground Floor		NA	Current Usage		Parking
Above Ground Floor		NA	Current Usage		Residential
Approved No of Floors	Stilt + Podium + 29th Upper Floors	No of Floors at Site		Stilt + Podium + 29th Upper Floors with 04 Lifts	
Whether the Construction is as per Approved Plan &/or Local Building Bye Laws		Plan not Provided to us			
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	06 (As per OC) Years	Projected Life of the Structure		54 Years	
Description		Area	Unit	Rate	Total Amount in Rs
Current value of property on Saleable Area (Area derived 50% Loading on Carpet Area @ Agreement or Index II)		1,397	sq. ft.	10,500	14668500
Estimated cost of Construction		1117	sq. ft.	2500	2792500
Stage of Construction	Completed				
% Work completed	100%	% Disbursement Recommended			100%
Current Value of the Property					14668500
Development Charges					NA
Floor Rise	floor	To	floor	NA	
Electrical Source Development Charges					NA
Club House Membership Charges					NA
Car Parking Value (If available)					7 Lac
Gross value of Property (Excluding VAT, Service Tax, Stamp Duty and Registration Charges)					14668500
Date Of Property Visit					05/10/2021
Valuation as per Government reckoner rates in Rs.					NA
Distressed valuation of the Property in Rs.					1,17,34,800
Rental value per month:					30000
Remarks: 1. We have released report on the basis of provided documents i.e. Copy of Sale Agreement, Index II (Flat No.807-A & B) & OC. 2. Property inspected by Mr. Ajay. 3. Property identified by Mr. Bhakti Fulzele . 4. Property is good. 5. Property occupied by Tenant, Dr. Bhakti Fulzele from last 4 years. 6. We have consider age of the property as per OC. 7. 7 Lac car parking subject to documented proof. 8. As per site inspection & sale plan, we found that Flat No. 807 A & B is a single flat having two separate agreements. 9. At site details flat no.807 A & B area internally merged having single entrance.					
Undertaking: 1) We have personally visited the property & 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					
Authorized Signatory Name & Seal of the agency					



PHOTOGRAPHS OF PROPERTY : M/s. Muscovite Mauna Kea Pvt Ltd



