PRASHANT RAUT

B/412, Damji Shamji Corporate Square, Laxmi Nagar, Ghatkoper (East), Mumbai 400 075.

VLN/ BOM / CHEMBUR /2026/34 DATE: - 24/02/2026

Per bearer/By E-mail

To,
THE MANAGER
BANK OF MAHARASHTRA,
CHEMBUR BRANCH

Sub.: Desktop Valuation of NPA Property at Flat No. 202, 2nd Floor, Shree Siddhivinayak Heights, Near Charms Park and Valaram Vatika, Mahaganpati Hospital Road, Titwala (East), Village - Titwala, Taluka - Kalyan, District -Thane -421 605. of **Mr. Subhashchandra S. Gupta & Mrs. Poonam Subhashchandra Gupta**

Ref.:- 1.Your telephone asking us to carry out Desktop Valuation of above mentioned property.

2. Old Valuation Report of AADDAPS ADVANTS LLP Valuer Dated 05/08/2024

Dear Sir,

1.0 As required by you the Market value, Realisable Sale Value , Distress Sale Value and Insurance Value of Flat No. 202, 2nd Floor, Shree Siddhivinayak Heights, Near Charms Park and Valaram Vatika, Mahaganpati Hospital Road, Titwala (East), Village -Titwala, Taluka -Kalyan, District -Thane -421 605. is as follows :-

Market Value	**Rs. 20,65,375/-**
Realisable Sale Value	**Rs. 17,55,569/-**
Distress Sale Value	**Rs. 14,45,763/-**
Insurance Value	**Rs. 15,88,750/-**

2.0 Hope this suffices your requirement.
Thanking you and assuring you our best services at all times.

Yours faithfully,

REGISTERED VALUERS P.M.RAUT CCIT-TH/350

Prashant Raut
(Proprietor)

Remarks / Declaimer:

- The Valuation Report is a Desktop Valuation & the Valuation is based on information provided by the Bank & on the Documents (Old Valuation Report) made available to us by Bank.

- For Valuation we have considered the Area mentioned in the documents (Old Valuation Report) provided for our perusal & we have not independently verified with the site conditions as site visit is not conducted by us.

- The Valuation is subject to correction if any information regarding technical details of the property / location & the area of the Property differs with the site condition.

- The Valuation assessed in the Report is the most probable Value of the Property.

- The sanctioned Building Plan is verified during earlier valuation. Hence, it is assumed that the Property is constructed as per the D. C. Rules of Competent Authority.

- We have assumed that title of the property is clear & marketable.

- The Valuation is for knowledge and information of the Bank Of Maharashtra and not for any other purpose.

- Due to Corona outbreak the site is not allowed to visit by the client, we have assumed that the properties are Free from encumbrances, except charge of Bank Of Maharashtra

- I have no direct or indirect interest in Property Valued

