MS CONSULTANTS & ENGINEERS

Chartered Engineer & Govt. Registered Valuer

BANK OF MAHARASHTRA

AREA OFFICE – KANNAMWAR NAGAR

VALUATION REPORT BY PANEL VALUER

A) Valuer's Details:

1.	Name of Panel Valuer	:	**Er. Rajkumar Deshmukh**
2.	Registration No.(IBBI/I-Tax)	:	IBBI/RV/07/2019/11927
3.	LICHFL Code	:	VSV0003
4.	**Reference No.**	:	**VAL/BOM- KANNAMWAR /01/2026/11599**

B) General:

1.	Purpose of valuation	:	To Assess the Present Fair Market Value for BANK OF MAHARASHTRA
2.	Date of Inspection	:	18/03/2026
3.	Name of the Applicant (proposed owner) & Address	:	**MR. MATIN SHAHANUR PATEL** **MRS. TAMIJA ROUF PATEL** Flat No. 301, 3rd Floor, B Wing, Building Known as "**CASA ELITE A TO J**", CHS Ltd., project Known as Lakeshore Green, Survey No. 92, 93/1, 2, 95/3, 96/2A, 97, 150/2A, 150/2B, 3, 4A, 4B & Others of Village – Khoni, Taluka- Kalyan, Dombivali (East) – 421 204, Maharashtra.
4.	A) Present status of the property, stage of construction	:	Building consists of Gr. + 18 Upper floors
	B) If completed, how old (approx) is the structure	:	9 Years (as informed)
5.	Location of the Property	:	Near Lakeshore Greens
6.	Surrounding Area	:	Residential area
7.	Marketability	:	Good
8.	Built up area	:	**766 Sq. Ft.** (71.16 Sq. meters) **As per agreement Carpet area is 638 Sq. ft.**
9.	No. of Rooms	:	-
10.	Adopted unit composite Rate	:	Rs. 11,000/- per sq. ft. Carpet area

11.	Estimated Value of Flat	:	Rs. 70,18,000/- @ Rs.11,000/-
12.	Market Value	:	**Say - 70,00,000/- (Rupees Seventy Lakh**
13.	Realizable value of the property	:	Rs. 63,00,700/-
14.	Distress sale Value	:	Rs. 56,00,000/-
15.	Property is occupied by?	:	Inside Visit Not Allowed
16.	Whether a housing society has been formed and borrower is a member thereof	:	Yes
17.	Adverse Remarks, if any	:	No

I declare that I am not associated with the builder or with any of his associate compan with the borrower directly or indirectly in the past or in the present and this report has b prepared by me with highest professional integrity.

I further declare that all the above particulars and information given in this report are tr the best of my knowledge and belief.

Rajkumar
Dattarao
Deshmukh

SIGNATURE OF THE VALU

Name: R. D. Deshmu

Date: 18/03/2026

Place: Mumbai

Encl. – Property Photo & Web Search and online listing

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Annexure-I







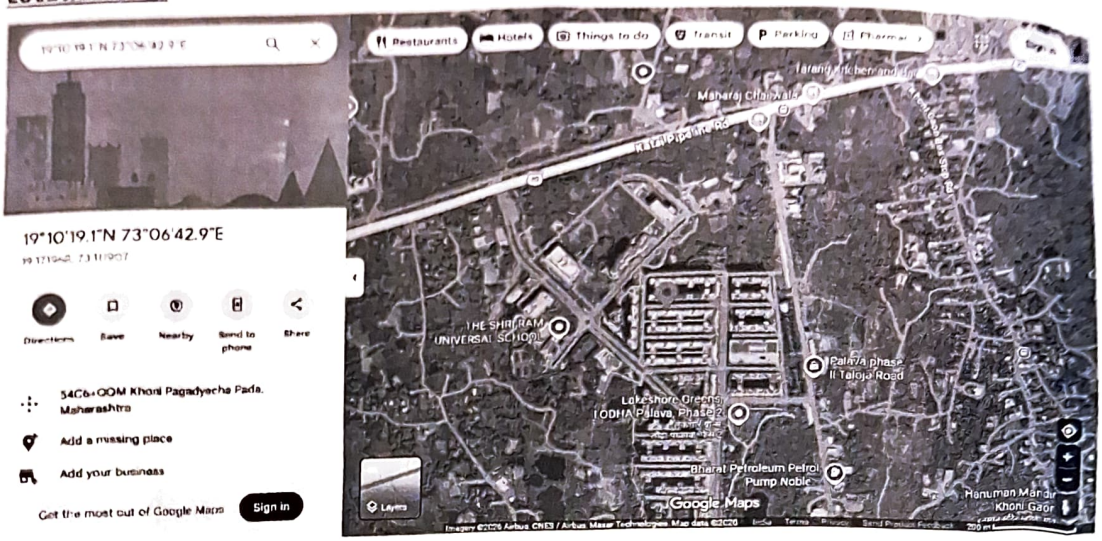


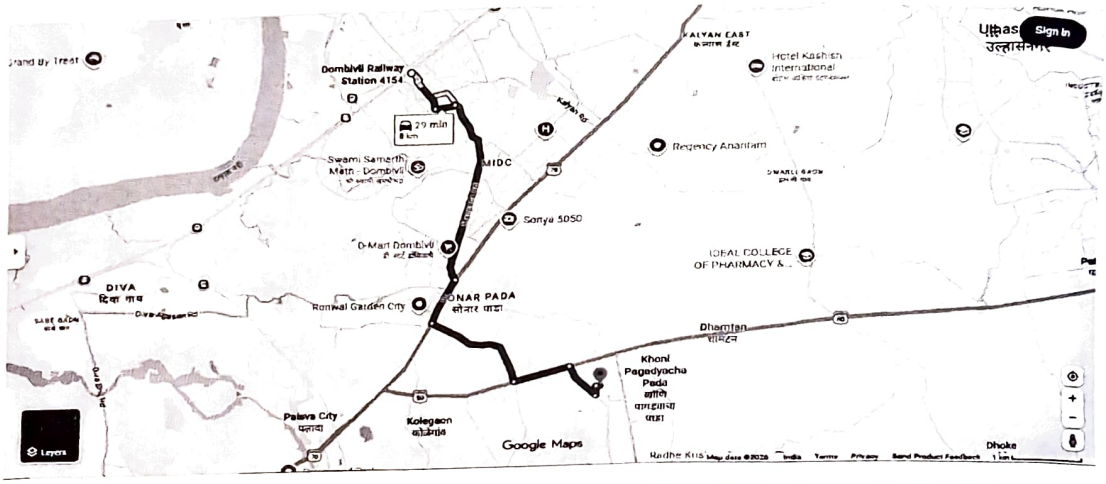
Regd. Office - 202, 2nd Floor, Shree Herambh CHSL, Near Prashant Hotel, Mahatma Phule Road, Mulund (E), Mumbai – 400081, Phone – 022 – 21638787/6868, Mob. 9819390390 ● Email ID. - msce.valuation@gmail.com

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Location Map





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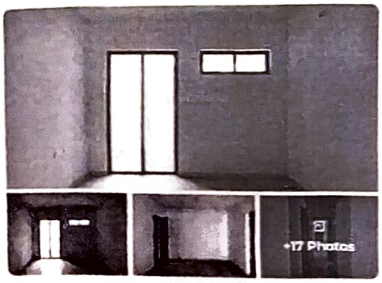
Home > Flats for Sale in Beyond Thane > Flats for Sale in Palava City > 2 BHK Flats for Sale in Palava City

₹63.0 Lac EMI - ₹22k | Get Loan offers from 34+ banks

Validate Market Price with PropWorth

RERA

2 BHK Flat For Sale in Lodha Lakeshore Greens, **Palava City, Beyond Thane**



2 Beds | 2 Baths | Semi-Furnished

Carpet Area **528 sqft** ₹11,932/sqft	Developer **Lodha Developers Limited**	Project **Lodha Lakeshore Greens**
Floor **3(Out of 16 Floors)**	Transaction Type **Resale**	Status **Ready to Move**
Furnished Status **Semi-Furnished**	Age Of Construction **New Construction**	

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