

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Prashant Babulal Singhavi & Mr. Mukesh Babulal Singhavi**

Residential Flat No. B-1102, 11<sup>th</sup> Floor, B Wing, "Skyline Magnus", Derasar Lane,  
Pant Nagar, Ghatkopar (East), Mumbai – 400 077, State – Maharashtra, Country – India

Latitude Longitude: 19°04'54.8"N 72°54'27.6"E

### Valuation Done for:

**Punjab National Bank  
PLP BKC Branch**

PNB Pragati Tower C-9, G Block, 3<sup>rd</sup> Floor, Bandra Kurla Complex, Bandra (East),  
Mumbai – 400 051, State – Maharashtra, Country – India.



#### Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

**Regd. Office** : 121, 1st Floor, Ackruti Star,  
Central Road, MIDC, Andheri (E),  
**Mumbai - 400 093, (M.S.), INDIA**  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B-1102, 11<sup>th</sup> Floor, B Wing, "Skyline Magnus", Derasar Lane, Pant Nagar, Ghatkopar (East), Mumbai – 400 077, State – Maharashtra, Country – India belongs to **Mr. Prashant Babulal Singhavi & Mr. Mukesh Babulal Singhavi**.

Boundaries of the property.

North	:	Siddh Darshan
South	:	Derasar Lane
East	:	Sara Heights
West	:	Kailas Mansion

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and this particular purpose at **₹ 5,60,17,500.00 (Rupees Five Crore Sixty Lakh Seventeen Thousand Five Hundred Only)**. As per site inspection 50% of construction work is completed.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
ou=Vastukala Consultants (I) Pvt. Ltd.,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
c=IN, email=csd@vastukala.org, c=IN  
Date: 2023.04.18 12:57:09 +05'30'



C.M.D.

Auth. Sign



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
PNB Empanelment No. ZO:SAMD:1138  
Encl: Valuation report.



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### Valuation Report of Immovable Property

I		General	
1.	Name and Address of the Valuer	:	<b>Vastukala Consultants (I) Pvt. Ltd.</b> 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093
2.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Banking Loan Purpose.
3.	a)	Date of inspection	: 14.04.2023
	b)	Date of valuation	: 18.04.2023
	c)	Title Deed Number & Date	: 6533 / 2023 Dated 31.03.2023
4.	List of documents produced for perusal: 1. Copy of Agreement for Sale dated 31.03.2023. 2. Copy Commencement Certificate No. CE / 6133 / BPES / AN / FCC / 1 / Amend dated 21.04.2022 issued by Municipal Corporation of Greater Mumbai 3. Copy of RERA Registration Certificate No. P51800029825 dated 08.07.2021 4. Copy of Approved Plan No. CE / 6133 / BPES / AN dated 08.19.2021 issued by Municipal Corporation of Greater Mumbai (As downloaded from RERA site).		
5.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>Mr. Prashant Babulal Singhavi &amp; Mr. Mukesh Babulal Singhavi</b>  <b>Address:</b> Residential Flat No. B-1102, 11 <sup>th</sup> Floor, B Wing, "Skyline Magnus", Derasar Lane, Pant Nagar, Ghatkopar (East), Mumbai – 400 077, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Manish (Sales Manager) Contact No.: 8108138138  Joint Ownership Details of ownership share is not available
6.	Brief description of the property	:	The property is a residential Flat No. B-1102 in under construction building. The flat is located on 11 <sup>th</sup> floor in the said under construction building. As per site information, the flats are sold as bare shell unit. Interior work has to be done by the owner at his own cost and requirement. As per approved plan, the composition of flat is having 4 Bedrooms + Living + Dining + Kitchen + 6 Toilets + Dry Balcony + Balcony + Store Area + Servant Room + Passage (i.e., <b>4 BHK + 6 Toilets + Servant Room</b> ). The property is at 650 M. walking distance from nearest railway station Ghatkopar. At the time of inspection Building was under construction.
<b>If Under Construction, extent of completion as under:</b>			
Foundation		<b>Completed</b>	RCC Plinth
Full Building RCC		<b>Completed</b>	<b>Total</b>
			<b>Completed</b>
			<b>50% Work Completed</b>

7.	Location of property	:	
	a) Plot No. / Survey No.	:	
	b) Door No.	:	Residential Flat No. 1102
	c) C.T.S. No. / Village	:	C.T.S. No. 5121 to 5129 & 5151/A of Village - Ghatkopar Kiroi
	d) Ward / Taluka	:	Taluka – Kurla
	e) Mandal / District	:	Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan No. CE / 6133 / BPES / AN dated 08.19.2021 issued by Municipal Corporation of Greater Mumbai (As downloaded from RERA site).
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
8.	Postal address of the property	:	Residential Flat No. B-1102, 11 <sup>th</sup> Floor, B Wing, “ <b>Skyline Magnus</b> ”, Derasar Lane, Pant Nagar, Ghatkopar (East), Mumbai – 400 077, State – Maharashtra, Country – India.
9.	City / Town	:	Ghatkopar (East), Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
10.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
11.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Ghatkopar Kiroi Municipal Corporation of Greater Mumbai
12.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Boundaries of the property		<b>As per Site</b> <b>As per document</b>
	North	:	Siddh Darshan                      Details not available
	South	:	Derasar Lane                      Details not available
	East	:	Sara Heights                      Details not available
	West	:	Kailas Mansion                      Details not available
14.	Dimensions of the site		N. A. as property under consideration is a Residential Apartment in the residential building.
			A                      B As per the Deed                      Actuals

	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
15.	Extent of the site	:	<b>RERA Carpet Area in Sq. Ft. = 1,875.00</b> <b>Balcony Area in Sq. Ft. = 162.00</b> <b>Total Carpet Area in Sq. Ft. = 2,037.00</b> <b>(Area as per Agreement for Sale)</b>  Built Up Area in Sq. Ft. = 2,241.00 (Area as per Agreement for Sale)	
15.1	Latitude, Longitude & Co-ordinates of Residential Flat	:	19°04'54.8"N 72°54'27.6"E	
16.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>RERA Carpet Area in Sq. Ft. = 1,875.00</b> <b>Balcony Area in Sq. Ft. = 162.00</b> <b>Total Carpet Area in Sq. Ft. = 2,037.00</b> <b>(Area as per Agreement for Sale)</b>	
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction	
<b>II APARTMENT BUILDING</b>				
1.	Name of the Apartment	:	Skyline Magnus	
2.	Description of the locality Residential / Commercial / Mixed	:	Residential	
3	Year of Construction	:	Building is under construction	
4	Number of Floors	:	Stilt + 12 Upper Floors	
5	Type of Structure	:	R.C.C. framed structure	
6	Number of Dwelling units in the building	:	2 Flats on 11 <sup>th</sup> Floor	
7	Quality of Construction	:	Good	
8	Appearance of the Building	:	Building is under construction	
9	Maintenance of the Building	:	Building is under construction	
10	Facilities Available	:	Think Innovate Create	
	Lift	:	2 Lifts	
	Protected Water Supply	:	Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Along with 3 Mechanized / Covered Car Parking	
	Is Compound wall existing?	:	Yes	
	Is pavement laid around the building	:	Yes	

<b>III Residential Flat</b>				
1	The floor in which the Flat is situated	:	11 <sup>th</sup> Floor	
2	Door No. of the Flat	:	Residential Flat No. 1102	
3	Specifications of the Flat	:		
	Roof	:	R.C.C. Slab	
	Flooring	:	Proposed Vitrified tiles flooring	

	Doors	:	Proposed Teak Wood door frame, Solid flush doors
	Windows	:	Proposed Powder Coated Aluminum Sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with concealed
	Finishing	:	Proposed Cement Plastering with POP finished
4	House Tax	:	
	Assessment No.	:	Building is under construction
	Tax paid in the name of:	:	Building is under construction
	Tax amount:	:	Building is under construction
5	Electricity Service connection No.	:	Building is under construction
	Meter Card is in the name of	:	Building is under construction
6	How is the maintenance of the Flat?	:	Building is under construction
7	Sale Deed executed in the name of	:	<b>Mr. Prashant Babulal Singhavi &amp; Mr. Mukesh Babulal Singhavi</b>
8	What is the undivided area of land as per Sale Deed?	:	Not applicable
9	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 2,241.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the Flat?	:	<b>RERA Carpet Area in Sq. Ft. = 1,875.00 Balcony Area in Sq. Ft. = 162.00 Total Carpet Area in Sq. Ft. = 2,037.00 (Area as per Agreement for Sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 1,40,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Residential flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 25,000.00 to ₹ 28,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the residential flat under valuation after	:	₹ 27,500.00 per Sq. Ft. on Carpet Area

	comparing with the specifications and other factors with the residential flat under comparison (give details).	
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 24,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Residential Office	: ₹ 1,60,886.00 Per Sq. M. i.e. ₹ 14,947.00 Per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	: It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	:
	Replacement cost of residential flat	: ₹ 3,000.00 per Sq. Ft.
	Age of the building	: Building is under construction
	Life of the building estimated	: 60 Years (after building completion) (Subject to proper, preventive periodic maintenance & structural repairs.)
	Depreciation percentage assuming the salvage value as 10%	: N.A. as the building is under construction
	Depreciated Ratio of the building	: -
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 3,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 24,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	<b>: ₹ 27,500.00 per Sq. Ft.</b>
	<b>Remark: As per site information, the flats are sold as bare shell unit. Interior work has to be done by the owner at his own cost and requirement.</b>	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential flat	2,037.00 Sq. Ft.	27,500.00	5,60,17,500.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential flat, where there are typically many comparables available to analyze. As the property is a Residential flat, we have adopted Sale

Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of i.e. ₹ 25,000.00 to ₹ 28,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Residential flat size, location, upswing in real estate prices, sustained demand for Residential flat, all round development of residential and commercial application in the locality etc. We estimate ₹ 27,500.00 per Sq. Ft. on Carpet Area for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the of the above property in the prevailing condition with aforesaid specifications **₹ 5,60,17,500.00 (Rupees Five Crore Sixty Lakh Seventeen Thousand Five Hundred Only)**. As per site inspection 50% of construction work is completed.

I	Date of Purchase of Immovable Property	:	31.03.2023
II	Purchase Price of immovable property	:	₹ 4,68,51,000.00
III	Book value of immovable property:	:	₹ 3,78,73,148.94
IV	Fair Market Value of immovable property:	:	₹ 5,60,17,500.00
V	Realizable Value of immovable property:	:	₹ 5,04,15,750.00
VI	Distress Sale Value of immovable property:	:	₹ 4,48,14,000.00
VII	Guideline Value (As per Index II)	:	₹ 3,50,32,048.94
VIII	Insurable value of the property	:	₹ 67,23,000.00
IX	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 12 - 15

Enclosures	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth)/etc
5.	Any other relevant documents/extracts

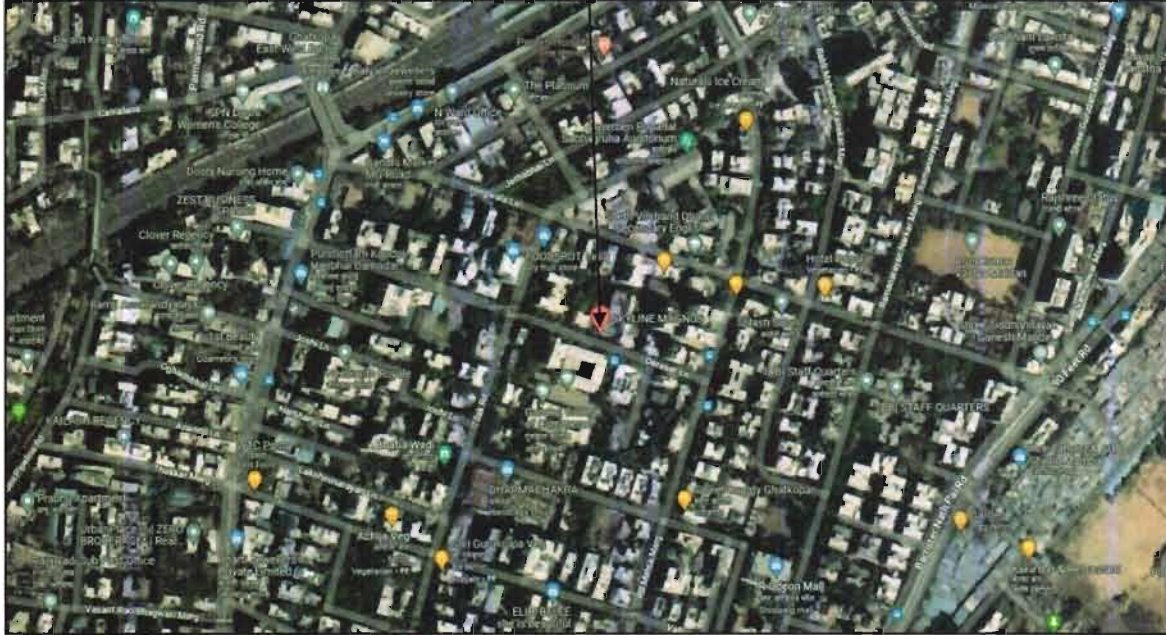


## Actual Site Photographs



## Route Map of the property


Site,u/r



**Longitude Latitude - 19°09'47.4"N 72°56'39.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Ghatkopar – 650 M.)

## Ready Reckoner Rate



**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
**बाजारमूल्य दर पत्रक**

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Year  
20232024
Annual Statement of Rates
Language  
English

Selected District: मुंबई (उपनगर)

Select Village: भाटकोपर - किरोळ - कुर्ला

Search By:  Survey No  Location

Enter Survey No: 5121

उपविभाग	खुली चर्चीत	मिवासी चर्चीत	नोंदणीय	दुकाने	नोंदणीय	एकक (Rs.)	Attribute
103/491A - भुभाग, पूर्वेस भाटकोपर गावाची हद्द, पश्चिमेस महात्मा गांधी रोड, दक्षिणेस किरोळ गावाची हद्द इ उत्तरेस मध्य रेल्वे.	67380	146260	168200	222900	146260	चौरस मीटर	सि टी एम. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,46,260.00			
Increase by 10% on Flat Located on 11 <sup>th</sup> Floor	14,626.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,60,886.00</b>	<b>Sq. Mtr.</b>	<b>14,947.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Table – D: Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

## Sales Instance

5620520 15/04/2023 Note:-Generated Through eSearch Module For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुयम निबंधक : सह तु.नि.कुर्ला 5 दस्त क्रमांक 5620/2022 नोंदणी : Regn:63m
<b>गावाचे नाव : घाटकोपर</b>		
(1) विलेखावा प्रकार	करारनामा	
(2) मोबदला	48888000	
(3) बाजारभाव; भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	32388752.47	
(4) भू-मापन, पोटहिसा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: प्लॉट न बी-1002, माळा नं: 10 मजला.बी विंग, इमारतीचे नाव: स्कायलाइन मॅग्नस, ब्लॉक नं: देरासर लेन.घाटकोपर पूर्व, रोड - मुंबई-400077, इतर माहिती: मौजे घाटकोपर किरोळ, सदनिकेचे एकूण क्षेत्रफळ - 1875 चौ. फूट रेरा कारपेट, सोबत बाल्कनी चे क्षेत्रफळ 162 चौ. फूट, 3 मेकनाईज कवर्ड कार पार्किंग सहित ( C.T.S. Number : 5121 to 5129 and 5151:A . Plot Number : 242:A TO 242:B . )	
(5) क्षेत्रफळ	2037 चौ फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:- मेसर्स स्काइलाइन वेंचर्स तर्फे भागिदार स्काइलाइन विझन प्रा. लिमिटेड चे संचालक शील्पिन के तातेड वय:-35 पत्ता:- प्लॉट नं. ऑफिस नं 602, माळा नं. , इमारतीचे नाव. सफायर आर्केड, ब्लॉक नं राजावाडी, घाटकोपर पूर्व, रोड नं एम जी रोड, महाराष्ट्र, MUMBAI पिन कोड -400077 पॅन नं.- ACDFS7114E 2) नाव:- मेसर्स हरेशकुमार अॅड कंपनी तर्फे भागिदार हरीश मावजी शाह ऊर्फ गडा तर्फे मुखत्यार स्काइलाइन वेंचर्स चे भागिदार शील्पिन तातेड वय -33 पत्ता:- प्लॉट नं ऑफिस नं 3, माळा नं. , इमारतीचे नाव मातृ छाया, ब्लॉक नं मुलुंड पश्चिम, रोड नं एस. एन. रोड, महाराष्ट्र, MUMBAI पिन कोड -400080 पॅन नं.- AA.AFH3850K	
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- आनंद दिलीप मोरझारीया वय:-35, पत्ता:- प्लॉट नं. 1001-1002, माळा नं. , इमारतीचे नाव: सिद्ध दर्शन , ब्लॉक नं घाटकोपर पूर्व, मुंबई, रोड नं. हींगवाला लेन, महाराष्ट्र, MUMBAI पिन कोड -400077 पॅन नं:- AJQP.M3541C	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/03/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	22/03/2022	
(11) अनुक्रमांक खंड व पृष्ठ	5620/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2444500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Sales Instance

5711520 15/04/2023 Note - Generated Through eSearch Module, For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक . सह दु.नि.कुर्ला 5 दस्त क्रमांक - 5711/2022 नोदणी Regn:63m
<b>गावाचे नाव : घाटकोपर</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	46851000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	33860801.03	
(4) भू-मापन, पोटहिस्सा व धर क्रमांक, असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: फ्लॉट न.बी-1202, माळा नं: 12 मजाला .बी विंग, इमारतीचे नाव: स्कायलाइन मॅग्रेस, ब्लॉक नं: देरासर लेन, घाटकोपर पूर्व, रोड : मुंबई-400077, इतर माहिती: मौजे घाटकोपर किरोळ, सदनिकेचे एकूण क्षेत्रफळ - 1875 चौ. फूट रेरा कारपेट. सोबत बाल्कनी चे क्षेत्रफळ 162 चौ. फूट. 3 मेकनाईज कव्हर्ड कार पार्किंगसहित( ( C.T.S. Number 5121 to 5129 and 5151; A. Plot Number : 242/A.242/B : ) )	
(5) क्षेत्रफळ	2037 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1). नाव -मेसर्स स्काइलाइन वेंचर्स तर्फे भागिदार स्काइलाइन विझन प्रा लिमिटेड चे संचालक शील्यिन के. तातेड वय -35 पत्ता -प्लॉट नं. ऑफिस नं 692, माळा नं. इमारतीचे नाव सफायर आर्केड, ब्लॉक नं राजावाडी, घाटकोपर पूर्व, रोड नं एम जी रोड, महाराष्ट्र, MUMBAI पिन कोड -400077 पॅन नं. ACDF87114E 2). नाव:-मेसर्स हरीशकुमार अँड कंपनी तर्फे भागिदार हरीश मावजी शाह ऊर्फ गडा तर्फे मुखत्यार स्काइलाइन वेंचर्स चे भागिदार शील्यिन तातेड वय -35 पत्ता -प्लॉट नं. ऑफिस नं 3, माळा नं. इमारतीचे नाव. मातु छाया, ब्लॉक नं मुलुंड पश्चिम, रोड नं एस एन रोड, महाराष्ट्र, MUMBAI पिन कोड -400080 पॅन नं. AAAPF3850K	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1). नाव-प्रणव प्रमोद जवेरी वय -50, पत्ता-प्लॉट नं 1106, माळा नं. इमारतीचे नाव सिवाह बिल्डिंग, ब्लॉक नं. स्कायलाइन ओपॅसिस, घाटकोपर पश्चिम, मुंबई, रोड नं किरोळ रोड, महाराष्ट्र, MUMBAI पिन कोड-400086 पॅन नं -AABPJ4258J 2). नाव-सोनल प्रणव जवेरी वय:-48; पत्ता-प्लॉट नं 1106, माळा नं. इमारतीचे नाव सिवाह बिल्डिंग, ब्लॉक नं स्कायलाइन ओपॅसिस, घाटकोपर पश्चिम, मुंबई, रोड नं. किरोळ रोड, महाराष्ट्र, MUMBAI, पिन कोड -400086 पॅन नं -ADEBP15913F	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/03/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	23/03/2022	
(11) अनुक्रमांक, खंड व पृष्ठ	5711/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2342600	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेंरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील.		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Sales Instance

40941520 15/04/2023 Note:-Generated Through eSearch Module For original report please contact concern SRO off.ice	<b>सूची क्र.2</b>	दुय्यम निबंधक . सह दु.नि.कुर्ला 5 दस्त क्रमांक - 4094/2023 नोंदणी Regn:63m
<b>गावाचे नाव : घाटकोपर</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	21600000	
(3) बाजारभाव; भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15265887.5	
(4) भू-मापन, पोटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं. ए - 402.ए विंग, माळा नं: चौथा मजला, इमारतीचे नाव: स्कायलाईन मॅग्रेस, ब्लॉक नं: .. रोड : देरासर लेन,घाटकोपर पूर्व,मुंबई - 400 077. इतर माहिती: सदनिकेचे क्षेत्रफळ 813 चौ. फूट रेरा कारपेट व बाल्कनी चे एकूण क्षेत्रफळ 50 चौ फूट कारपेट आणि त्याच सोबत कव्हर्ड मेकॅनिकल कार पार्किंग मध्ये एक कार पार्किंग आहे.मौजे - घाटकोपर किरोळ.(( C.T.S. Number 5121 to 5129 and 5151 Part . ))	
(5) क्षेत्रफळ	813 चौ फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1). नाव:-दिनेश दलीचंद मटालिया वय:-68 पत्ता -फ्लॉट नं: 10/199, माळा नं: .. इमारतीचे नाव: पर्णकुटीर, ब्लॉक नं: रोड नं आर बी मेहता मार्ग,घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI पिन कोड:-400077 पॅन नं:-AADPM11468P 2). नाव:-रीता दिनेश मटालिया वय:-61 पत्ता -फ्लॉट नं: 10/199, माळा नं: .. इमारतीचे नाव: पर्णकुटीर, ब्लॉक नं: रोड नं. आर. बी मेहता मार्ग,घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI पिन कोड:-400077 पॅन नं:-AAEPM3999N	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव -कल्पेश महेंद्र शाह वय:-44, पत्ता -फ्लॉट नं: फ्लॉट नं. 3 , माळा नं: .. इमारतीचे नाव कोटमहाल सी एच एस एल. महाराष्ट्र स्टेट को - ऑफ बँक च्या वर, ब्लॉक नं: फ्लॉट नं 148 , रोड नं गरोडिया नगर,घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI पिन कोड -400077 पॅन नं:-AULPS2062B 2): नाव -निशा कल्पेश शाह वय:-41, पत्ता -फ्लॉट नं फ्लॉट नं. 3 , माळा नं: .. इमारतीचे नाव कोटमहाल सी एच एस एल. महाराष्ट्र स्टेट को - ऑफ बँक च्या वर, ब्लॉक नं: फ्लॉट नं 148 , रोड नं गरोडिया नगर,घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI पिन कोड -400077 पॅन नं -BSLPS6439N	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	24/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	4094/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1296000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Price Indicators

The screenshot shows a property listing on the Magicbricks website. The main heading is "₹4.42 Cr" followed by "3 BHK Apartment in Bandra West, Mumbai". Below this is a large image placeholder with a "Request Photos" button. To the right, there is a "Contact Agent" section for Kinjal Patel and a "Contact Details" button. The property details are listed as follows:

Area:	145 sq ft
Age:	5 Year Old
Floor:	14 (Out of 21 Floors)
Property Type:	Apartment
Furnishing:	Unfurnished
View:	Sea View

Additional features mentioned include "New Possibility" and "Call Home Info". A "Download Brochure" button is also present.

The screenshot shows a property listing on the Housing.com website. The main heading is "4 BHK Apartment" followed by "₹3.95 Cr". Below this is a grid of interior photos of the apartment. To the right, there is a "Contact Seller" button. The property details are listed as follows:

Area:	143 sq ft
Build Up Area:	143 sq ft
Avg. Price:	₹27.95 K/sq ft
Age of Property:	5 Year Old
Ready To Move/ Possession Status:	Ready To Move
Floor:	Level 11 of 18 floors
Facing:	East Facing
Furnishing:	Fully Furnished

Additional features mentioned include "Special Highlights" and "Contact Seller".

## **Justification for price /rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value

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(Annexure-I)

### DECLARATION-CUM-UNDERTAKING

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. The information furnished in my valuation report dated 18.04.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 14.04.2023 the work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of **Conduct** for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration).
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957
- j. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.
- l. Valuer/authorized representative have visited & valued the right property.

Sr No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr. Prashant Babulal Singhavi & Mr. Mukesh Babulal Singhavi from M/s. Skyline Ventures vide Agreement for Sale dated 31.03.2023.
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, PLP BKC, Mumbai to assess Fair Market value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Shyam Kajvilkar – Technical Officer Vaishali Sarmalkar – Technical Manager
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 14.04.2023 Valuation Date – 18.04.2023 Date of Report – 18.04.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 14.04.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential flat size, location, upswing in real estate prices, sustained demand for Commercial Godown, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached





or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

#### **Remuneration and Costs.**

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

#### **Occupation, employability and restrictions.**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

#### **Miscellaneous**

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

#### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18<sup>th</sup> April 2023**.

The term **Fair Market Value** is defined as

*"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

### VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and for this particular purpose at **₹ 5,60,17,500.00 (Rupees Five Crore Sixty Lakh Seventeen Thousand Five Hundred Only)**. As per site inspection 50% of construction work is completed.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar  
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CRMO, email=smid@vastukala.org, c=IN  
Date: 2023.04.18 12:57:31 +05'30'

C.M.D.

Auth. Sign

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

PNB Empanelment No. ZO:SAMD:1138



**Vastukala Consultants (I) Pvt. Ltd.**

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