

# Valuation Report of the Immovable Property



## Details of the property under consideration:

**Name of Owner: Mrs. Parveen Iqbal Parekh & Mr. Mohammed Iqbal Parekh**

Residential Flat No. 3401, 34<sup>th</sup> Floor, Wing - B, "**Klassic Towers**", Dr. Anandrao Nair Road, Agripada, Byculla, Mumbai, PIN Code - 400 011, State - Maharashtra, Country - India

**Latitude Longitude: 18°58'33.6"N 72°49'23.3"E**

## Valuation Done for:

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**State Bank of India**

**SME Goregaon (East) Branch**

Block No. 101, First Floor, Kohinoor Industrial Estate, Western Express Highway, Goregaon (East), Mumbai – 400 063, State - Maharashtra, Country - India

**Vastukala Consultants (I) Pvt. Ltd.**  
**Mumbai • Delhi NCR • Aurangabad • Nanded**

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 3401, 34<sup>th</sup> Floor, Wing - B, "**Klassic Towers**", Dr. Anandrao Nair Road, Agripada, Byculla, Mumbai, PIN Code - 400 011, State - Maharashtra, Country - India a belongs to **Mrs. Parveen Iqbal Parekh & Mr. Mohammed Iqbal Parekh .**

Boundaries of the property.

North : Bharat Petrol Pump  
South : Elite Residency  
East : Dr. Anandrao Nair Road  
West : Residential Building

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 **Realizable Value** for this particular purpose at **₹ 5,76,07,200.00 (Rupees Five Crore Seventy Six Lakh Seven Thousand Two Hundred Only).**

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.**

**C.M.D.**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178

Encl: Valuation report.



### Mumbai

121, 1<sup>st</sup> Floor, Ackruti Star,  
Central Road, MIDC,  
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Haryana - 122018, INDIA

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Mobile : +91 9167204062  
+91 9860863601  
aurangabad@vastukala.org

**Vastukala Consultants (I) Pvt. Ltd.**121, 1<sup>st</sup> Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,

**The Branch Manager,****State Bank of India****SME Goregaon (East) Branch**

Block No. 101, First Floor, Kohinoor Industrial Estate,

Western Express Highway, Goregaon (East),

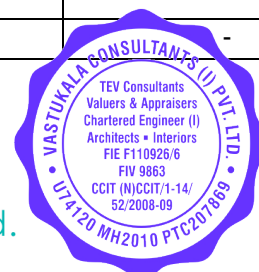
Mumbai – 400 063, State - Maharashtra, Country - India

**VALUATION REPORT (IN RESPECT OF FLAT)**

I		General	
1.	Purpose for which the valuation is made	:	To assess Realizable value of the property for Housing Loan Purpose.
2.	a)	Date of inspection	: 11.09.2020
	b)	Date on which the valuation is made	: 16.09.2020
3.	List of documents produced for perusal:		
	i) Copy of Deed of Allotment dated 07.12.2006 (8 pages from Documents) ii) Copy of Commencement Certificate Document No. EEBPC / 8880 / E / A dated 04.07.2003 issued by Municipal Corporation of Greater Mumbai iii) Copy of Building Completion Certificate Document No. EB / 8880 / E / A dated 14.10.2009 issued by Municipal Corporation of Greater Mumbai iv) Copy of Car parking allotment letter dated 07.08.2006 issued by Decor Real Estate Pvt. Ltd. v) Copy of previous valuation report dated 20.09.2017 issued by Pravin Kulkarni & Associates		
4.	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>Mrs. Parveen Iqbal Parekh &amp; Mr. Mohammed Iqbal Parekh</b>  Address: Residential Flat No. 3401, 34th Floor, Wing - B, "Klassic Towers", Dr. Anandrao Nair Road, Agripada, Byculla, Mumbai, PIN Code - 400 011, State - Maharashtra, Country - India  <u>Contact Person :</u> Mrs. Parveen Iqbal Parekh Mobile No. 9821378679  Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential flat No. 3401 is located on 34 <sup>th</sup> Floor interconnected with Flat no. 3301 on 33 <sup>rd</sup> Floor by staircase. The Composition of Flat No. 3401 is 2 Bedrooms + Hall + Kitchen + Pray Room + 2 Toilets. The property is at 850 Mtr. distance from nearest railway station Mumbai Central.



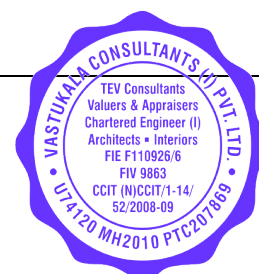
6.	Location of property	:	
	a) Plot No. / Survey No.	:	CTS No. 1900, 1/1900, 2/1900
	b) Door No.	:	Residential Flat No. 3401
	c) T.S. No. / Village	:	Byculla Division
	d) Ward / Taluka	:	E Ward
	e) Mandal / District	:	District - Mumbai
	f) Date of issue and validity of layout of approved map / plan	:	Approved Building Plans were not provided and not verified
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A. (R)
7.	Postal address of the property	:	Residential Flat No. 3401, 34 <sup>th</sup> Floor, Wing - B, " <b>Klassic Towers</b> ", Dr. Anandrao Nair Road, Agripada, Byculla, Mumbai, PIN Code - 400 011, State - Maharashtra, Country - India
8.	City / Town	:	Mumbai City
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Higher Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property	:	
	North	:	Bharat Petrol Pump
	South	:	Elite Residency
	East	:	Dr. Anandrao Nair Road
	West	:	Residential Building
13	Dimensions of the site	:	N. A. as property under consideration is a flat in an apartment building.
		A	B
		As per the Deed	Actuals
	North	:	-
	South	:	-
	East	:	-



	West	:	-
14.	Extent of the site	:	<b>Built up Area Sq. Ft. = 148.06 Sq. Mtr. i.e. 1,600.00 Sq. Ft. (Area as per Deed of Allotment)</b>
14.1	Latitude, Longitude & Co-ordinates of flat	:	18°58'33.6"N 72°49'23.3"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built up Area Sq. Ft. = 148.06 Sq. Mtr. i.e. 1,600.00 Sq. Ft. (Area as per Deed of Allotment)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	CTS No. 1900, 1/1900, 2/1900
	Block No.	:	-
	Ward No.	:	E Ward
	Village / Municipality / Corporation	:	Byculla Division Municipal Corporation of Greater Mumbai.
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 3401, 34th Floor, Wing - B, "Klassic Towers", Dr. Anandrao Nair Road, Agripada, Byculla, Mumbai, PIN Code - 400 011, State - Maharashtra, Country - India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2009 (As per building completion Certificate)
5.	Number of Floors	:	Ground + 2 Podiums + Amenity Floor + 4 to 35 upper floors.
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	2 flats on 34 <sup>th</sup> Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	3 lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with Car parking space no. 208 on Podium level no. 2
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the flat is situated	:	34 <sup>th</sup> Floor
2	Door No. of the flat	:	Residential Flat No. 3401
3	Specifications of the flat	:	



	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified flooring
	Doors	:	Teak Wood door frame with Flush doors
	Windows	:	Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plastering and POP false ceiling
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of :	:	Details not available
	Tax amount :	:	Details not available
5	Electricity Service connection No. :	:	Details not available
	Meter Card is in the name of :	:	Details not available
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	<b>Mrs. Parveen Iqbal Parekh &amp; Mr. Mohammed Iqbal Parekh</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	<b>Built up Area Sq. Ft. = 148.06 Sq. Mtr. i.e. 1,600.00 Sq. Ft. (Area as per Deed of Allotment)</b>
10	What is the floor space index (app.)	:	As per local norms
11	What is the Carpet Area of the flat?	:	-
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?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 1,33,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring 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 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)	:	₹ 39,000.00 to ₹ 44,000.00 per Sq. Ft. on Built up area



2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 40,500.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 37,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 2,50,690.00 per Sq. M. i.e. ₹ 23,290.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's office (After Depreciation)	:	₹ 2,44,232.00 per Sq. M. i.e. ₹ 22,690.00 per Sq. Ft.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 3,000.00
	Age of the building	:	11 years
	Life of the building estimated	:	49 years Subject to proper, preventive periodic maintenance & structural repairs
	Depreciation percentage assuming the salvage value as 10%	:	16.50%
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,505.00
	Rate for Land & other V (3) ii	:	₹ 37,500.00
	<b>Total Composite Rate</b>	:	<b>₹ 40,005.00 per Sq. Ft.</b>
	<b>Remarks:</b>		
	<p>1. As per site inspection, Flat Nos. 3301 &amp; 3302 are internally amalgamated to form a single flat with separate entrance &amp; flat no. 3301 is internally connected with Flat No. 3401 is located on 34<sup>th</sup> floor by staircase. For the purpose of valuation, we have considered area as per agreement of flat no. 3401 only.</p> <p>2. At the time of visit the owner has not allowed for site measurement of the flat.</p>		



**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	1,600.00 Sq. Ft.	40,005.00	<b>6,40,08,000.00</b>
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	<b>Total (Including Car Parking)</b>			<b>6,40,08,000.00</b>
	<b>The realizable value of the property</b>			<b>5,76,07,200.00</b>
	<b>Distress value of the property</b>			<b>5,12,06,400.00</b>
	<b>Insurable value of the property</b>			<b>48,00,000.00</b>
	<b>Guideline value of the property (1,600.00 X 22,690.00)</b>			<b>3,63,04,000.00</b>

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 ₹ 39,000.00 to ₹ 44,000.00 per Sq. Ft. on Built up area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 40,005.00 per Sq. Ft. for valuation.



Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Normal
ii) Likely rental values in future in	₹ 1,33,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178

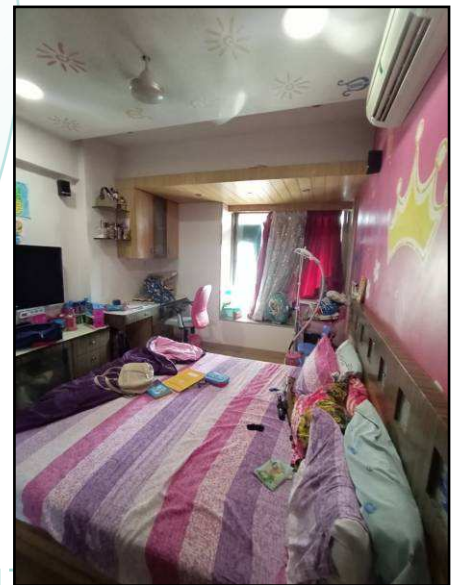
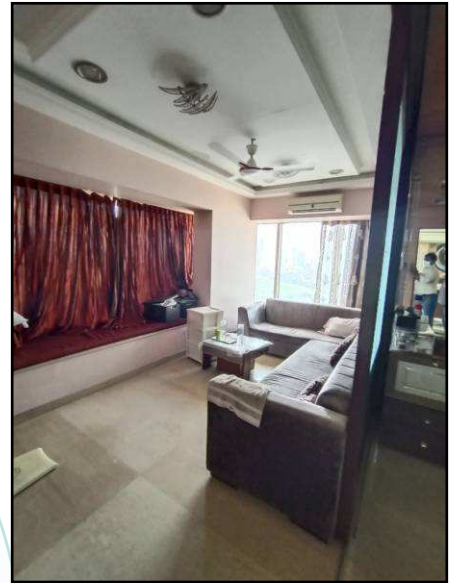
Place : Mumbai

Date : 16.09.2020

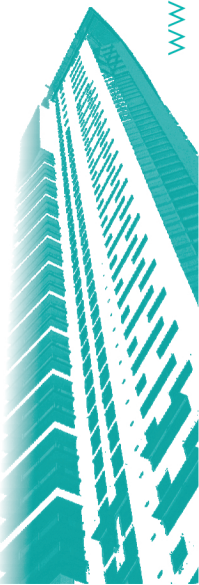
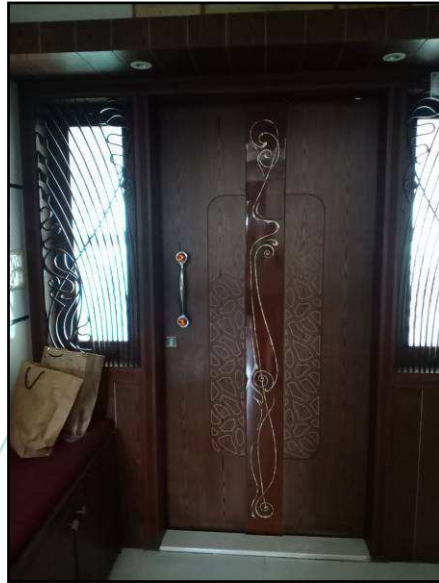


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## Actual site photographs (Flat no. 3401)

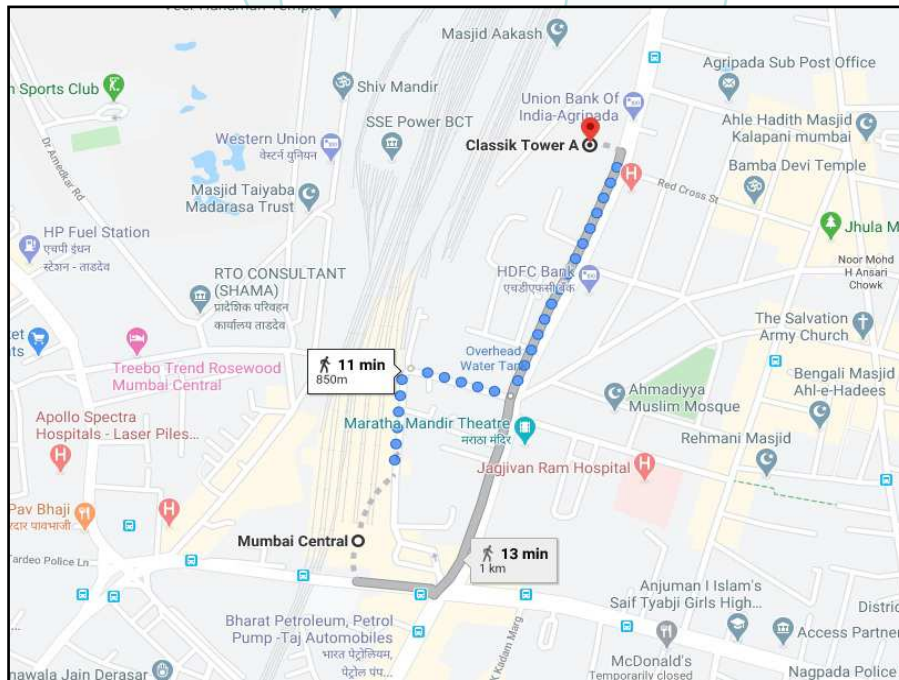


## Actual site photographs



## Route Map of the property

### Site u/r




**Latitude Longitude: 18°58'33.6"N 72°49'23.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Mumbai Central Railway Station – 850 Mtr.)




## Ready Reckoner Rate



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

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

सद्य स्थितीत पुढे

बाजारमूल्य दर पत्रक

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**Year** 20192020 **Language** English

**Annual Statement of Rates**

**Selected District** मुंबई(मेन)

**Select Village** भायखळा डिव्हिजन

**Search By**  Survey No  Location

**Enter Survey No** 1900

उपविभाग	खुची जमीन	निवासी सदनिका	ऑफिस	दुकाने	बौचोणिक	एकक (Rs./)	Attribute
9/74 -भुभाग : पुर्वेस मी. आझाद रोड,पश्चिमेस रेल्वे लाईन, उत्तरेस खाडे मार्गे व दक्षिणेस जहांगीर बोमन बेहराम मार्गे यामधील भुभाग	103000	227900	279700	335400	227900	चौरस मीटर	सि.टी.एस. नंबर



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## Sale Indicators

354450		<b>सूची क्र.2</b>		दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3	
06/08/2020				दस्त क्रमांक : 354/2020	
Note :-Generated Through eSearch Module,For original report please contact concern SRO office.				नोंदणी : Regn:63m	
<b>गावाचे नाव : भायखळा</b>					
(1)विलेखाचा प्रकार	करारनामा				
(2)मोबदला	7632000				
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7632000				
(4) भू-मापन,पॉटहिस्सा व घरकामांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 804, माळा नं: 8वा मजला ए विंग, इमारतीचे नाव: क्लासिक टावर कॉप ही सो लिमिटेड, ब्लॉक नं: 16-20 आग्निपाडा, रोड नं: 14ए -14बी डॉ ए आर नायर रोड मुंबई 400011( ( C.T.S. Number : 1900 ; ) )				
(5) क्षेत्रफळ	286 चौ.फूट				
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.					
(7) दस्तऐवज करून देणा-या सिल्लू ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रियाझ गुलामदुसैन पटनी -- वय:-37; पत्ता:-प्लॉट नं: 804, माळा नं: 8वा मजला ए विंग, इमारतीचे नाव: क्लासिक टावर कॉप ही सो लिमिटेड, ब्लॉक नं: 16-20 आग्निपाडा, रोड नं: 14ए -14बी डॉ ए आर नायर रोड मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400011 पॅन नं:-AHOPP3387L				
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहम्मद बशीर हुसन मुकादम -- वय:-49; पत्ता:-29, 2वा मजला, अलबिओन प्लेस, विकटोरिया रोड ग्लोरिया घर्चे, भायखळा इस्ट मुंबई, वी जे वी उद्ययान, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400027 पॅन नं:-AFNPM4024L 2): नाव:-यास्मीन मो बशीर मुकादम -- वय:-52; पत्ता:-प्लॉट नं: 29, माळा नं: 2वा मजला, इमारतीचे नाव: अलबिओन प्लेस, ब्लॉक नं: विकटोरिया रोड ग्लोरिया घर्चे, रोड नं: भायखळा इस्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400027 पॅन नं:-AKJPM0672M				
(9) दस्तऐवज करून दिल्याचा दिनांक	09/01/2020				
(10)दस्त नोंदणी केल्याचा दिनांक	09/01/2020				
(11)अनुक्रमीक,खंड व पृष्ठ	354/2020				
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	458000				
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000				
(14)शेरा					

1988450		<b>सूची क्र.2</b>		दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3	
06/08/2020				दस्त क्रमांक : 1988/2020	
Note :-Generated Through eSearch Module,For original report please contact concern SRO office.				नोंदणी : Regn:63m	
<b>गावाचे नाव : भायखळा</b>					
(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल				
(2)मोबदला	20100000				
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	16789100				
(4) भू-मापन,पॉटहिस्सा व घरकामांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 701, माळा नं: 7, इमारतीचे नाव: वी विंग क्लासीक टॉवर को ओ हाउसींग सो लो, रोड नं: 11 डॉ ए नायर रोड आग्निपाडा मुंबई 400011( ( C.T.S. Number : 1900, 1/1900,2/1900 ; ) )				
(5) क्षेत्रफळ	79.18 चौ.मीटर				
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.					
(7) दस्तऐवज करून देणा-या सिल्लू ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शब्बीर मोहम्मद गनी वय:-44; पत्ता:-801-802, 8, क्लासीक टॉवर वी विंग, डॉ ए नायर रोड आग्निपाडा मुंबई 400011, आग्निपाडा, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400011 पॅन नं:-AGGPG5054L 2): नाव:-आरिफा शब्बीर गनी वय:-38; पत्ता:-प्लॉट नं: 801/802, माळा नं: 8, इमारतीचे नाव: क्लासीक टॉवर वी विंग, ब्लॉक नं: -, रोड नं: डॉ ए नायर रोड आग्निपाडा मुंबई 400011, महाराष्ट्र, MUMBAI. पिन कोड:-400011 पॅन नं:-AKVPG5901C				
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनीस रहमान एम यासीन अन्सारी वय:-46; पत्ता:-प्लॉट नं: 702, माळा नं: 7, इमारतीचे नाव: क्लासीक टॉवर वी विंग, ब्लॉक नं: -, रोड नं: डॉ ए नायर रोड आग्निपाडा मुंबई 400011, महाराष्ट्र, MUMBAI. पिन कोड:-400011 पॅन नं:-ADRP19457 2): नाव:-आबीदा अनीस रहमान अन्सारी वय:-44; पत्ता:-प्लॉट नं: 702, माळा नं: 7, इमारतीचे नाव: क्लासिक टावर वी विंग, ब्लॉक नं: -, रोड नं: डॉ ए नायर रोड आग्निपाडा मुंबई 400011, महाराष्ट्र, MUMBAI. पिन कोड:-400011 पॅन नं:-AFWPA0392C				
(9) दस्तऐवज करून दिल्याचा दिनांक	15/02/2020				
(10)दस्त नोंदणी केल्याचा दिनांक	15/02/2020				
(11)अनुक्रमीक,खंड व पृष्ठ	1988/2020				
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1206000				
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000				
(14)शेरा					





## Price Indicators

**magicbricks** Buy - Rent - Sell - Tools & Advice - What's New - Home Loans - News - Help - Sign In My Activity - Post Property FREE

Property ID: 46568383

**2.25 Cr** | **1 BHK Flat for sale in Mumbai Centra...**  
 See Other Charges for sale in Klassic Towers, Mumbai Central, Mumbai | What's Nearby | Owner **zaid** | [Contact Now](#)

**PROPERTY DETAILS** | PROJECT DETAILS | LOCALITY DETAILS | PRICE TRENDS | Posted on: Apr 28, '20

 11 photos |  See Location

Bedroom	Bathroom	Store Room
1	1	1

Carpet area: 450 sqft  
 = 50,000/sqft

Developer: Motiwala Builder | Project: Klassic Towers

Status	Transaction type	Floor	Car parking
Ready to Move	Resale	14 (Out of 35 Floors)	None



[Contact Owner](#) | [Save for Later](#) | [Share Property Feedback](#)

**magicbricks** Buy - Rent - Sell - Tools & Advice - What's New - Home Loans - News - Help - Sign In My Activity - Post Property FREE

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Mumbai Central > 1 BHK Flats for Sale in Mumbai Central > 800 Sq-ft | Property ID: 49533228

**2.50 Cr** | **1 BHK 800 Sq-ft Flat**  
 For Sale Mumbai Central, Mumbai | What's Nearby | Agent **Shoeb Abdul Gaffer Rangoo...** | 100+ Buyers Served | [Contact Now](#)

**PROPERTY DETAILS** | PROJECT DETAILS | LOCALITY DETAILS | PRICE TRENDS | AGENT DETAILS | Posted on: Jun 23, '20

 11 photos |  See Location

Bedroom	Bathrooms	Balconies	Servant Room
1	2	3	1

Super area: 800 sqft  
 = 31,250/sqft | Carpet area: 550 sqft  
 = 45,455/sqft | Loading: 31%

Developer: Motiwala Builder | Project: Klassic Towers

Status	Transaction type	Floor	Car parking
Ready to Move	New Property	25 (Out of 34 Floors)	None


[Contact Agent](#) | [Save for Later](#) | [Share Property Feedback](#)

### Price Trends in Klassic Towers

Other projects in Mumbai Central - Price Trends for Jul'20

Project Name	Avg Rate per sqft	Rental Yield
<input checked="" type="checkbox"/> Locality Average	₹ 28701	2.71 %

**Price History**



Rs per sqft vs Time

Jul'20 Mumbai Central: 28 701

**VASTUKALA CONSULTANTS (P) PVT. LTD.**  
 TEV Consultants  
 Valuers & Appraisers  
 Chartered Engineer (I)  
 Architects • Interiors  
 FIE F110926/8  
 FIV 9863  
 CCIT (N)CCIT/1-14/  
 52/2008-09  
 UJ 4120 APR 2010 PFC201089

## 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 more 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 irrespective of any factors in market.

We hope this will satisfy your requirements.



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As a result of my appraisal and analysis, it is my considered opinion that the **Relizable value** of the above property in the prevailing condition with aforesaid specifications is **₹ 5,76,07,200.00 (Rupees Five Crore Seventy Six Lakh Seven Thousand Two Hundred Only).**

Place: Mumbai

Date: 16.09.2020

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

**C.M.D. Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178



The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_ on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is ₹ \_\_\_\_\_ (Rupees \_\_\_\_\_ only).

Date

Signature  
(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure- IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached

**(Annexure-IV)****DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 16.09.2020 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 11.09.2020. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AEAPC0117Q
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. 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.
- s. 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. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.



SI No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by <b>Mrs. Parveen Iqbal Parekh &amp; Mr. Mohammed Iqbal Parekh</b> from Décor Real Estate Pvt. Ltd. vide Deed of Allotment dated 07.12.2006
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, SME Goregaon (East) Branch, to assess Realizable 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 Dashrath – Valuation Engineer Sonal Ambekar – Processing Officer Akhilesh Yadav – Processing Head & Coordinator
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 – 02.09.2020 Valuation Date - 16.09.2020 Date of Report - 16.09.2020
6.	inspections and/or investigations undertaken;	Physical Inspection done on 11.09.2020
7.	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative 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 Residential Flat, 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

Date: 16.09.2020

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178



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## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **16<sup>th</sup> September 2020** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring area 148.06 Sq. Mtr. i.e. 1,600.00 Sq. Ft. (Built up area) in the name of **Mrs. Parveen Iqbal Parekh & Mr. Mohammed Iqbal Parekh** . Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mrs. Parveen Iqbal Parekh & Mr. Mohammed Iqbal Parekh**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

### Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring area 148.06 Sq. Mtr. i.e. 1,600.00 Sq. Ft. (Built up area).

### Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

### Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trend in the



subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

### **Not a Structural Survey**

We state that this is a valuation report and not a structural survey

### **Other**

All measurements, areas and ages quoted in our report are approximate

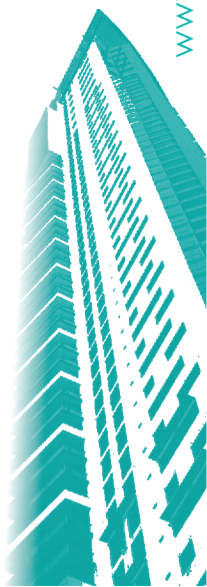
### **Legal**

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring area 148.06 Sq. Mtr. i.e. 1,600.00 Sq. Ft. (Built up area)

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### **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.
7. **The impact on real estate market due to pandemic Covid-19 is not considered for this valuation report.**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178



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

121, 1st Floor, Ackruti Star, Central Road,  
MIDC, Andheri (E), Mumbai - 400 093

Date: 16.09.2020

Place: Mumbai

**(Annexure - II)****MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

**Professional Competence and Due Care**

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

**Independence and Disclosure of Interest**

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.



15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

### Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

### Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant



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.



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### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Realizable Value** of the property under reference as on **16<sup>th</sup> September 2020**.

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 knowledgeable and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are: <sup>®</sup>

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 **Realizable value** for this particular purpose at **₹ 5,76,07,200.00 (Rupees Five Crore Seventy Six Lakh Seven Thousand Two Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**C.M.D.**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178

