

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Ideal Apartments CHSL"

"Ideal Apartments CHSL", CTS No. 195/139, 195/140, 195/170 & 195/169 of Village - Andheri,
Gulmohar Road, J.V. P.D Scheme, Juhu, Andheri (West), Mumbai – 400 049,
State - Maharashtra, Country - India

Latitude Longitude: 19°06'59.2"N 72°49'54.6"E

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Valuation Done for:

State Bank of India

HLST Ground Floor, Synergy Building, C – 6, G Block
Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051

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

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MASTER VALUATION REPORT OF “Ideal Apartments CHSL”

“Ideal Apartments CHSL”, CTS No. 195/139, 195/140, 195/170 & 195/169 of Village - Andheri, Gulmohar Road, J.V. P.D Scheme, Juhu, Andheri (West), Mumbai – 400 049, State - Maharashtra, Country - India

Latitude Longitude: 19°06'59.2"N 72°49'54.6"E

NAME OF DEVELOPER: M/s. Neumec Infrastructure LLP

Pursuant to instructions from State Bank of India, Home Loan Sales Team, BKC, Mumbai, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **21st November 2018** for approval of Advance Processing Facility.

1. Location Details:

The property is situated CTS No. 195/139, 195/140, 195/170 & 195/169 at Village - Andheri, Gulmohar Road, J.V.P.D. Scheme, Juhu, Andheri (West). It is about 5 to 10 minutes travel distance from Andheri railway station of Western Railway line. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is Higher class & developed.

2. Developer Details:

Name of builder	M/s. Neumec Infrastructure LLP
Registered Certificate of Project	P51800001084
Register office address	Office No. 807 / 808, 8th Floor, Hubtown Solaris, N. S. Phadke Marg, Opposite Telli Gully, Near Regency Hotel, Andheri (East), Mumbai - 400 069, State - Maharashtra, Country - India
Contact Numbers	Contact Person : Mr. Desai - 8291862623 Mrs. Tripti Saraf - 7045453458 Mr. Vishal Malohtra - 9152010713 Shila - 8369022169
E – mail ID and website	tripti@chandakgroup.com www.chandakgroup.com

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road & Open Land
On or towards South	Gulmohar Road
On or towards East	Shiv Krupa Building
On or towards West	Nirman Bungalow



Mumbai

121, 1st Floor, Akruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

Tel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

Mobile : +91 9216912225
+91 9819670183
delhincr@vastukala.org

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org

Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org

Project Valuation Report

1. Introduction	
a)	<p>Project Name (with address & phone nos.)</p> <p>"Ideal Apartments CHSL", CTS No. 195/139, 195/140, 195/170 & 195/169 of Village - Andheri, Gulmohar Road, J.V. P.D Scheme, Juhu, Andheri (West), Mumbai – 400 049, State - Maharashtra, Country - India</p> <p>Contact Person : Mr. Desai - 8291862623 Mrs. Tripti Saraf - 7045453458 Mr. Vishal Malohtra - 9152010713 Shila - 8369022169</p>
b)	<p>Purpose of Valuation</p> <p>As per request from State Bank of India, HLST Branch to assess fair market value of the property for bank loan purpose.</p>
c)	<p>Date of Inspection of Property</p> <p>21.11.2018</p>
d)	<p>Date of Valuation Report</p> <p>30.11.2018</p>
e)	<p>Name of the Developer of Property (in case of developer built properties)</p> <p>M/s. Neumec Infrastructure LLP</p> <p>Office No. 807 / 808, 8th Floor, Hubtown Solaris, N. S. Phadke Marg, Opposite Telli Gully, Near Regency Hotel, Andheri (East), Mumbai - 400 069, State - Maharashtra, Country - India</p>
2. Physical Characteristics of the Property	
a)	<p>Location of the Property</p> <p>"Ideal Apartments CHSL", CTS No. 195/139, 195/140, 195/170 & 195/169 of Village - Andheri, Gulmohar Road, J.V. P.D Scheme, Juhu, Andheri (West), Mumbai – 400 049, State - Maharashtra, Country - India</p>
Brief description of the property	
<p>ABOUT 49 IDEAL</p> <p>Presenting 49 Ideal - a beautiful project, a well-planned living space which is the hallmark of thoughtfully laid out flats at reasonable prices. 49 Ideal brings a lifestyle that befits royalty with its beautiful apartments at Juhu. Your home will now serve as a perfect get-away after a tiring day at work, as Ideal will make you forget that you are living in the heart of the city. These residential apartments in Juhu offer luxurious homes that amazingly escape the noise of the city center. In addition to that, there are number of benefits of living in apartments with a good locality. 49 Ideal is conveniently located at Juhu to provide unmatched connectivity from all the important landmarks and places of everyday utility such as various well known hospitals, educational institutions, super-marts, parks, entertainment spots, recreational centres.</p>	
TYPE OF THE BUILDING	
Wing	Number of Floors
A	3 Basements + Stilt + 4th to 15th Upper floors.
B	3 Basements + Stilt + 1st to 16th (part) Upper floors.



LEVEL OF COMPLETEION:			
Building works are fully completed	100%		
DATE OF COMPLETION & FUTURE LIFE:			
Yea of Construction – 2018 (Just Completed)			
60 years Subject to proper, preventive periodic maintenance & Structural repairs.			
PROJECT AMENITIES:			
Vitrified tiles flooring in all rooms			
Granite Kitchen platform with Stainless Steel Sink			
Powder coated aluminum sliding windows with M.S. Grills			
Laminated wooden flush doors with Safety door			
Concealed wiring			
Concealed plumbing			
Clubhouse			
Swimming Pool			
Gymnasium			
Jogging Track			
Childers's Play Area			
Nearby landmark	Near Ark Hospital		
Postal Address of the Property	"Ideal Apartments CHSL", CTS No. 195/139, 195/140, 195/170 & 195/169 of Village - Andheri, Gulmohar Road, J.V. P.D Scheme, Juhu, Andheri (West), Mumbai – 400 049, State - Maharashtra, Country - India		
Area of the plot/land (supported by a plan)	Plot Area: 1576.50 Sq. M.		
Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.	Solid land		
Independent access/approach to the property etc.	Yes		
Google Map Location of the Property with a neighborhood layout map	Provided		
Details of roads abutting the property	18 wide B.M. Road		
Description of adjoining property	Located in middle class locality		
Plot No. Survey No.	CTS No. 195/139, 195/140, 195/170 & 195/169		
Ward/Village/Taluka	Andheri		
Sub-Registry/Block	Mumbai Suburban District		
District	Andheri		
Any other aspect	-		
b)	Plinth Area, Built up Area, and Saleable are to be mentioned separately and clarified	As per table attached to the report	
c)	Boundaries of the Plot	As per Sale Deed/TIR	Actual
	North	Access Road forming part of Airport Authority Vacant Land	Road & Open Land



	South	90ft Road Gulmohar Road	Gulmohar Road
	East	Juhu Sadan Khadi Building	Shiv Krupa Building
	West	Nirman Bungalow	Nirman Bungalow
3. Town Planning parameters			
a)	Master Plan provisions related to property in terms of land use	Residential	
	FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed	FSI permitted: 3.00 Consumed: 2.991	
	Ground coverage	As per Approved Plans	
	Comment on whether OC-Occupancy Certificate has been issued or not	Copy of Full Occupancy Certificate No. MH / EE (B.P.) / GM / MHADA -104 / 112 dated 20.10.2018 issued by Building Permission Cell / Greater Mumbai / MHADA	
	Comment on unauthorized constructions if any	Completed	
	Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	Nil	
	Planning area/zone	Residential	
	Developmental controls	Copy of Approved Plan No. CHE / WS / 1761 / K / 337 (NEW) dated 08.07.2016 issued by Municipal Corporation of Greater Mumbai	
	Zoning regulations	Residential	
	Comment on the surrounding land uses and adjoining properties in terms of uses	Land used for Residential	
	Comment on demolition proceedings if any	No	
	Comment on compounding / regularization proceedings	Information not available	
	Any other Aspect	-	
4. Document Details and Legal Aspects of Property			
a)	Ownership Documents (Building Permission, Commencement Certificate & Status of Plan)		
	Sale Deed, Gift Deed, Lease Deed		
	1. Copy of Affidavit Cum Declaration of Mr. Abhay Shamsundar Chandak dated 14.07.2017		
	2. Copy of Encumbrance Certificate of M/s. Neumec Infrastructure LLP		
	3. Copy of Development Agreement Registered with Sub Registrar No. BDR-1/ 9863 / 2015 dated 31.10.2015 between Ideal Apartments CHSL (the First Part) AND Neumec Infrastructure LLP (the Second part)		
	4. Copy of Supplementary LLP Agreement for December 2015 between Ratnaakar Infrastructure Ltd., Mr. Chandak Landmark LLP, Mr. Vinod Sukhraj Mehta (the Continuing Partners) AND Mr. Rajesh Ghewarchand Jain , Neumec Development And Allied Services Pvt. Ltd. (the Retiring Partners)		
	5. Copy of Registered Certificate of Project No. P51800001084		
	6. Copy of Architect's Certificate dated 26.10.2018 issued by Architecture Plus		
	7. Copy of Agreement of LLP dated 06.12.2010 between Rajesh Ghewarchand Jain (the First part) AND M/s. Neumec Infrastructure LLP(the second part)		
	8. Copy of Title Certificate from Adv. Dhaval Vussonji & Associates dated 23.05.2016		
	9. Copy of Commencement Certificate No. CHE / WS / 1761 / K / W / 337 (NEW) dated 02.12.2016 issued by Municipal Corporation of Greater Mumbai. This CC is for carrying out the work upto top of		



	3rd podium as per approved plans dated 08.07.2016	
	10. Copy of Approved Plan No. CHE / WS / 1761 / K / 337 (NEW) dated 08.07.2016 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Five - Sheet No. 1/5 to 5/5)	
	11. Copy of Full Occupancy Certificate No. MH / EE (B.P.) / GM / MHADA -104 / 112 dated 20.10.2018 issued by Building Permission Cell / Greater Mumbai / MHADA	
	TIR of the Property	Yes
b)	Name of the Owner/s	M/s. Neumec Infrastructure LLP
c)	Ordinary status of freehold or leasehold including restrictions on transfer	Free hold
d)	Agreement of easement if any	As per TIR
e)	Notification of acquisition if any	As per TIR
f)	Notification of road widening if any	As per approved plan (R)
g)	Heritage restriction, if any	No
h)	Comment on transferability of the property ownership	As per TIR
i)	Comment on existing mortgages/charges/encumbrances on the property, if any	As per TIR
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Information not available
k)	Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan	Copy of Approved Plan No. CHE / WS / 1761 / K / 337 (NEW) dated 08.07.2016 issued by Municipal Corporation of Greater Mumbai
l)	Whether Property is Agricultural Land if yes, any conversion is contemplated	No
m)	Whether the property is SARFAESI compliant	As per TIR
n)	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	All the provided documents are enclosed with the valuation report.
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	Take Legal Opinion
p)	Qualification in TIR/mitigation suggested if any.	As per TIR
q)	Any other aspect	-
5. Economic Aspects of the Property		
a)	Reasonable letting value	As per table attached to the report
	If property is occupied by tenant	Partly owner & partly vacant
	Number of tenants	N. A.



	Since how long (tenant- wise)	N. A.
	Status of tenancy right	Information not available
	Rent received per month (tenant-wise) with a comparison of existing market rent	Information not available
	Taxes and other outings	Information not available
	Property Insurance	Information not available
	Monthly maintenance charges	Information not available
	Security charges	Information not available
	Any other aspect	-
6. Socio-cultural Aspects of the Property		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Strategic Location ®
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
7. Functional and Utilitarian Aspects of the Property		
a)	Description of the functionality and utility of the property in terms of:	
	Space allocation	Provided
	Storage Spaces	Provided
	Utility spaces provided within the building	Provided
	Car Parking facility	Provided
	Balconies, etc.	Yes
b)	Any other aspect	-
8. Infrastructure Availability		
a)	Description of aqua infrastructure availability in terms of i.	
	Water supply	Municipal Corporation
	Sewerage/sanitation System Underground or Open	Underground Sewerage connected to municipal Corporation line
	Storm water drainage	Yes
b)	Description of other physical infrastructure facilities viz.	
	Solid waste management	Yes
	Electricity	Yes
	Road and public transport connectivity	All well connected with public transport like taxi, bus, private vehicles etc.
	Availability of other public utilities nearby	All available near by
c)	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	All available near by



9. Marketability of the Property		
a)	Marketability of the property in terms of	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate
	Locational attributes	Developed Area
	Scarcity	Excellent
	Demand and supply of the kind of subject property	Excellent
	Comparable sale prices in the locality	Price Indicators from online property portals attached.
b)	Any other aspect which has relevance on the value or marketability of the property	No
10. Engineering and Technology Aspects of the Property		
a)	Type of construction	R.C.C. framed structures
b)	Material & technology used	A Grade
c)	Specifications,	Standard
d)	Maintenance issues	No
e)	Age of the building	Just Completed
f)	Total life of the building	2018
g)	Extent of deterioration	60 years Subject to proper, preventive periodic Maintenance & structural repairs.
h)	Structural safety	As per requirement
i)	Protection against natural disaster viz. earthquakes,	As per requirement
j)	Visible damage in the building	No
k)	System of air-conditioning	Yes
l)	Provision of firefighting	Provided in building premises
m)	Copies of the plan and elevation of the building to be included	Provided
11. Environmental Factors		
a)	Use of environment friendly building materials, Green Building techniques if any	Yes
b)	Provision of rain water harvesting	Yes
c)	Use of solar heating and lightening systems, etc.,	Information not available
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	Normal
12. Architectural and aesthetic quality of the Property		
a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Modern Looking



13. Valuation	
a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.
b)	Composite Method is used for this valuation report.
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available
d)	Summary of Valuation
i.	Fair Market Value
	As per table attached
CONFIGURATION OF PROJECT AS PER APPROVED PLAN DATED 08.07.2016:	

1) Wing -A:

Sr. No.	Flat No.	Floor No.	Comp.	As per Plan Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Cost of flat in ₹	Expected Rent per month in ₹	
1	401	4	3 BHK	1057	1268	48000	5,07,36,000.00	105500	
2	402	4	3 BHK	1058	1270	48000	5,07,84,000.00	106000	
3	501	5	3 BHK	1057	1268	48000	5,07,36,000.00	105500	
4	502	5	3 BHK	1058	1270	48000	5,07,84,000.00	106000	
5	601	6	3 BHK	1057	1268	48000	5,07,36,000.00	105500	
6	602	6	3 BHK	1058	1270	48000	5,07,84,000.00	106000	
7	701	7	3 BHK	1057	1268	48000	5,07,36,000.00	105500	
8	702	7	3 BHK	1058	1270	48000	5,07,84,000.00	106000	
9	801	8	3 BHK	1057	1268	48000	5,07,36,000.00	105500	
10	802	8	Refuge Area						
11	901	9	3 BHK	1057	1268	48000	5,07,36,000.00	105500	
12	902	9	3 BHK	1058	1270	48000	5,07,84,000.00	106000	
13	1001	10	3 BHK	1057	1268	48000	5,07,36,000.00	105500	
14	1002	10	3 BHK	1058	1270	48000	5,07,84,000.00	106000	
15	1101	11	3 BHK	1057	1268	48000	5,07,36,000.00	105500	
16	1102	11	3 BHK	1058	1270	48000	5,07,84,000.00	106000	
17	1201	12	3 BHK	1057	1268	48000	5,07,36,000.00	105500	
18	1202	12	3 BHK	1058	1270	48000	5,07,84,000.00	106000	



Sr. No.	Flat No.	Floor No.	Comp.	As per Plan Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Cost of flat in ₹	Expected Rent per month in ₹
19	1301	13	3 BHK	1057	1268	48000	5,07,36,000.00	105500
20	1302	13	3 BHK	1058	1270	48000	5,07,84,000.00	106000
21	1401	14	3 BHK	1057	1268	48000	5,07,36,000.00	105500
22	1402	14	3 BHK	1058	1270	48000	5,07,84,000.00	106000
23	1501	15	3 BHK	1057	1268	48000	5,07,36,000.00	105500
24	1502	15	3 BHK	1058	1270	48000	5,07,84,000.00	106000
Total				24322	29186		1,16,74,56,000.00	

2) Wing -B:

Sr. No.	Flat No.	Floor No.	Comp.	As per plan Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Cost of flat in ₹	Expected Rent per month in ₹
1	101	1	3 BHK	1078	1294	48000	5,17,44,000.00	108000
2	102	1	3 BHK	814	977	48000	3,90,72,000.00	81500
3	103	1	3 BHK	1078	1294	48000	5,17,44,000.00	108000
4	201	2	3 BHK	1078	1294	48000	5,17,44,000.00	108000
5	202	2	3 BHK	814	977	48000	3,90,72,000.00	81500
6	203	2	3 BHK	1078	1294	48000	5,17,44,000.00	108000
7	301	3	3 BHK	1078	1294	48000	5,17,44,000.00	108000
8	302	3	3 BHK	814	977	48000	3,90,72,000.00	81500
9	303	3	3 BHK	1078	1294	48000	5,17,44,000.00	108000
10	401	4	3 BHK	1078	1294	48000	5,17,44,000.00	108000
11	402	4	3 BHK	814	977	48000	3,90,72,000.00	81500
12	403	4	3 BHK	1078	1294	48000	5,17,44,000.00	108000
13	501	5	3 BHK	1078	1294	48000	5,17,44,000.00	108000
14	502	5	3 BHK	814	977	48000	3,90,72,000.00	81500
15	503	5	3 BHK	1078	1294	48000	5,17,44,000.00	108000
16	601	6	3 BHK	1078	1294	48000	5,17,44,000.00	108000
17	602	6	3 BHK	814	977	48000	3,90,72,000.00	81500
18	603	6	3 BHK	1078	1294	48000	5,17,44,000.00	108000
19	701	7	3 BHK	1078	1294	48000	5,17,44,000.00	108000
20	702	7	3 BHK	814	977	48000	3,90,72,000.00	81500
21	703	7	3 BHK	1078	1294	48000	5,17,44,000.00	108000
22	801	8	3 BHK	1078	1294	48000	5,17,44,000.00	108000



Sr. No.	Flat No.	Floor No.	Comp.	As per plan Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Cost of flat in ₹	Expected Rent per month in ₹
23	802	8	3 BHK	814	977	48000	3,90,72,000.00	81500
24	803	8	Refuge Area					
25	901	9	3 BHK	1078	1294	48000	5,17,44,000.00	108000
26	902	9	3 BHK	814	977	48000	3,90,72,000.00	81500
27	903	9	3 BHK	1078	1294	48000	5,17,44,000.00	108000
28	1001	10	3 BHK	1078	1294	48000	5,17,44,000.00	108000
29	1002	10	3 BHK	814	977	48000	3,90,72,000.00	81500
30	1003	10	3 BHK	1078	1294	48000	5,17,44,000.00	108000
31	1101	11	3 BHK	1078	1294	48000	5,17,44,000.00	108000
32	1102	11	3 BHK	814	977	48000	3,90,72,000.00	81500
33	1103	11	3 BHK	1078	1294	48000	5,17,44,000.00	108000
34	1201	12	3 BHK	1078	1294	48000	5,17,44,000.00	108000
35	1202	12	3 BHK	814	977	48000	3,90,72,000.00	81500
36	1203	12	3 BHK	1078	1294	48000	5,17,44,000.00	108000
37	1301	13	3 BHK	1078	1294	48000	5,17,44,000.00	108000
38	1302	13	3 BHK	814	977	48000	3,90,72,000.00	81500
39	1303	13	3 BHK	1078	1294	48000	5,17,44,000.00	108000
40	1401	14	3 BHK	1078	1294	48000	5,17,44,000.00	108000
41	1402	14	3 BHK	814	977	48000	3,90,72,000.00	81500
42	1403	14	3 BHK	1078	1294	48000	5,17,44,000.00	108000
43	1501	15	3 BHK	1078	1294	48000	5,17,44,000.00	108000
44	1502	15	3 BHK	814	977	48000	3,90,72,000.00	81500
45	1503	15	3 BHK	1078	1294	48000	5,17,44,000.00	108000
46	1601	16	3 BHK	1078	1294	48000	5,17,44,000.00	108000
47	1602	16	3 BHK	814	977	48000	3,90,72,000.00	81500
48	1603	16	Terrace					
Total				45364	54437		2,17,74,72,000.00	

Wing	Carpet area in Sq. Ft.	Built up area in Sq. Ft	Market Value (₹)
1.	2.	3.	4.
A	24322	29186	1,16,74,56,000.00
B	45364	54437	2,17,74,72,000.00
Total	69686	83623	3,34,49,28,000.00



Particulars	Market Value (₹)
Value of the property	3,34,49,28,000.00
Cost of Construction (Total Built up area x Rate) 83623 Sq. Ft. x ₹ 3000	25,08,69,000.00

For VASTUKALA CONSULTANTS (I) PVT. LTD.


 C.M.D.


 Director
**Sharad B. Chalikwar**

Chartered Engineer (India)

Govt. Reg. Valuer

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

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e)	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.	Price Indicators Attached
	Details of last two transactions in the locality/area to be provided, if available.	Not available
	Remarks	

14. Declaration

I hereby declare that:

- The information provided is true and correct to the best of my knowledge and belief.
- The analysis and conclusions are limited by the reported assumptions and conditions.
- I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- I have no direct or indirect interest in the above property valued.
- I/ my authorized me / our representative, has inspected the subject property on 21.11.2018
- I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to no limit
- I am an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- I have submitted the Valuation Report (s) directly to the Bank.

For VASTUKALA CONSULTANTS (I) PVT. LTD.


 C.M.D.


 Director
**S. B. Chalikwar**

Govt. Reg. Valuer
 Chartered Engineer (India)
 Wealth Tax Reg. No.: (N) CCIT/1-14/52/2008-09

Address:

Vastukala Consultants (I) Pvt. Ltd.
 Office No. 121, 1st Floor, Ackruti Star,
 Central Road, MIDC, Andheri (East),
 Mumbai - 400 093

Name of Valuer association of which I am a bonafide member in good standing: Institution of Valuers & Practicing Valuers Association of India.

Date 30.11.2018

Tel No. - +91 22 28371324 /25

Mobile No. - +91 98195 97579

Email Id - mumbai@vastukala.org

15. Enclosures		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Latitude and longitude provided along with satellite image of the building
b)	Building Plan	Provided
c)	Floor Plan	Provided
d)	Site Photograph of the property	Site photographs of the property is provided
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Provided
f)	Google Map location of the property	Provided
g)	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com,99Acres.com, Makan.com etc.	Provided
h)	Any other relevant documents/ extracts	No



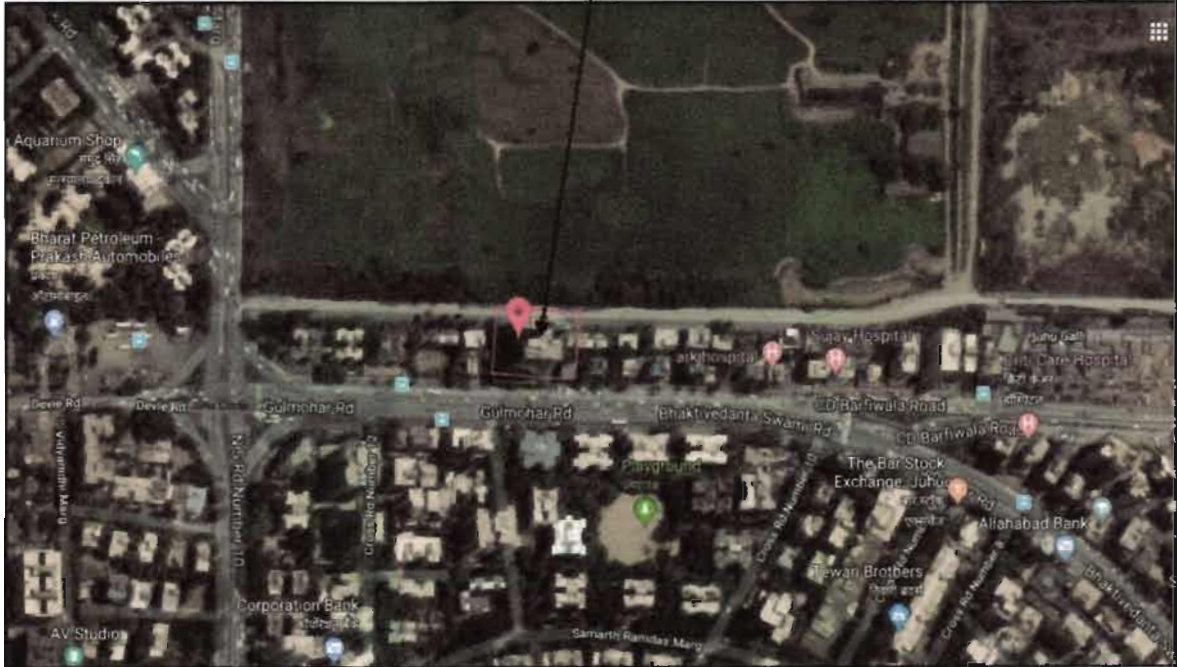
Think.Innovate.Create

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°06'59.2"N 72°49'54.6"E

Note: The Blue line shows the route to site from nearest railway station (Andheri– 1.8 Km.)



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2008 Certified Company

Price Indicators

SQUARE YARDS Search Buy Tools More

Chandak Ideal
Juhu, Mumbai | Share

Size: 1054 - 1054 Sq. Ft. | Unit Types: 3 BHK | Property Type: Apartment

₹ 5.06 Cr to 5.06 Cr
₹ 48,000 Per Sq. Ft Onwards

Status: New Launch

Square Yards RERA Reg. No: AS1800000454
Project RERA Reg. No: Not Available

Disclaimer
This website is only for the purpose of providing information regarding real estate projects in different geographies. Any information which is being provided on this website is not an advertisement or a solicitation. The company has not verified the information and the compliances of the projects. Further, the company has not checked the RERA registration status of the real estate projects listed herein. The company does not make any representation in regards to the compliances done against these projects. Please note that you should make yourself aware about the RERA registration status of the listed real estate projects.
**Real Estate (regulation & development) act 2016.*

Sulekha MUMBAI Search by keyword BUY RENT PG/ROOMMATES POST FREE AD LOGIN

Mumbai / Juhu / Apartments in Juhu / 3 BHK / 1110 Sq Feet, 1330 Sq Feet Apartments

3 BHK Flat for sale ₹ 5.9 Crore @ 37700 / sq feet
EMI Starts at ₹ 362927

Carpet Area	Buildup Area	Super Buildup Area	Status	Possession
1110 Sq Feet	1330 Sq Feet	1565 Sq Feet	Under Construction	Dec 2018

CONTACT BROKER SEND FREE SMS

Property Overview Contact Broker

Property Type: Apartments	Bedrooms: 3	Bathrooms: 3	Car Parking: Yes (Open)
Amenity: Gym	Amenity: Swimming Pool	Amenity: Security	Amenity: Intercom

Name: _____
+91 Mobile: _____
Email: _____



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **30th November 2018**.

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.

UNDER LYING ASSUMPTIONS

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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


Director



Sharad B. Chalikwar

Chartered Engineer (India)
Govt. Reg. Valuer
Reg. No. (N) CCIT/1-14/52/2008-09

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 valued for this particular purpose as per the details provided.

STATEMENT OF LIMITING CONDITIONS

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
3. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding traveling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
4. In no event shall the valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. **If it is proved that there is an apparent negligence on the part of a valuer**, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of ₹ 1,000/- (Rupees one Thousand Only). **All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.**
6. We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity.

For VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


Director



Sharad B. Chalikwar

Chartered Engineer (India)

Govt. Reg. Valuer

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