

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Reena Yogesh Popat & Smt. Heeraben D. Vadgama**

Residential Flat No. 1201, 12<sup>th</sup> Floor, "**Prime Marina**", Opposite Juhu Church Road, Juhu,  
Vile Parle (West), Mumbai – 400049, State – Maharashtra, Country - India.

Longitude Latitude: 19°06'24.9"N 72°49'31.4"E

### Valuation Done for:

**Bank of India**




**Retail Business Centre Belapur Branch**

Bank Of India, RBC, CBD Belapur, Bank of India Building, Ground Floor, Sector – 11, Plot No. 11,  
CBD Belapur, Navi Mumbai – 400 614, State – Maharashtra, Country – India.



#### **Our Pan India Presence at :**

 Mumbai	 Aurangabad	 Pune	 Rajkot
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 **Regd. Office** : B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
**Mumbai - 400 072, (M.S.), INDIA**  
 TeleFax : +91 22 28371325/24  
 [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

This is to certify that the under-construction property bearing Residential Flat No. 1201, 12<sup>th</sup> Floor, "Prime Marina", Opposite Juhu Church Road, Juhu, Vile Parle (West), Mumbai – 400049, State – Maharashtra, Country - India belongs to **M/s. Sea-King Club Pvt. Ltd.** Name of **Proposed Purchaser** is **Mrs. Reena Yogesh Popat & Smt. Heeraben D. Vadgama.**

Boundaries of the property.

North : Nippon Lane / Hotel Horizon  
South : Janki Kutir  
East : Hotel King's International  
West : Nippon Society

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 valued for this particular purpose at **₹ 16,87,40,000.00 (Rupees Sixteen Crore Eighty Seven Lakh Forty Thousand Only)**. As per site inspection 68% 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  
Chalikwar  
Director

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=cmcd@vastukala.org,  
c=IN  
Date: 2023.11.18 16:54:00 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
BOI Empanelment No.: MNZ:C&I:VAL19-20  
Encl: Valuation report.



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

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

To,  
**The Branch Manager,**  
**Bank of India**  
**Retail Business Centre Belapur Branch**  
 Bank Of India RBC Cbd Belapur,  
 Bank Of India Building Ground Floor,  
 Sector – 11, Plot No. 11, CBD Belapur,  
 Navi Mumbai – 400 614,  
 State – Maharashtra, Country – India.

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

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 17.11.2023
	b) Date on which the valuation is made	: 18.11.2023
3.	List of documents produced for perusal: 1. Copy of Draft Agreement for Sale between M/s. Sea-King Club Pvt. Ltd. (The Developer) and Mrs. Reena Yogesh Popat & Smt. Heeraben D. Vadgama (The Purchaser's). 2. Copy of Allotment Letter dated 25.09.2023 in the name of Mrs. Reena Yogesh Popat & Smt. Heeraben D. Vadgama issued by M/s. Sea-King Club Pvt. Ltd. 3. Copy of RERA Registration Certificate No. P51800050277 dated 01.04.2023. 4. Copy of Amended Commencement Certificate No. P – 6654 / 2021 / (564/1) / K / W Ward / JUHU-K / W / FCC / 3 / Amend dated 03.07.2023 issued by Municipal Corporation of Greater Mumbai. 5. Copy of Amended Plan No. P-6654 / 2021 / (564/1) / K / W Ward / JUHU-K / W / 337 / 9 / Amend dated 21.06.2023 issued by Municipal Corporation of Greater Mumbai.	
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)	<p><b>Name of Proposed Purchasers:</b>            Mrs. Reena Yogesh Popat &amp;            Smt. Heeraben D. Vadgama</p> <p><b>Name of Owner:</b>            M/s. Sea-King Club Pvt. Ltd.</p> <p><b>Address:</b> Residential Flat No. 1201, 12<sup>th</sup> Floor, “<b>Prime Marina</b>”, Opposite Juhu Church Road, Juhu, Vile Parle (West), Mumbai – 400049, State – Maharashtra, Country – India.</p> <p><b>Contact Person:</b>            Mr. Momin Iliyas (Admin)            Contact No. 9313402735</p> <p>Joint Ownership            Details of ownership share is not available</p>
5.	Brief description of the property (Including Leasehold / freehold etc.):	

The property is a residential flat in under construction building. The flat is located on 11<sup>th</sup> floor in the said under construction building. As per Draft Agreement the flat is sold as bare shell condition. Interior work has to be done by the individual flat owner at his own cost and requirement.

As per approved plan, the Flat No. 1101 on 11<sup>th</sup> Floor & 1201 on 12<sup>th</sup> Floor is a duplex flat.

i) As per approved plan, the composition of Flat on 11<sup>th</sup> Floor is Living Room + Dining + 4 Bedrooms + Kitchen + 5 Toilets + Servant Room + Store Room + Dry Balcony + Passage.

ii) As per approved plan, the composition of Flat on 12<sup>th</sup> Floor is Living Room + Dining + 4 Bedrooms + Kitchen + 5 Toilets + Servant Room + Store Room + Dry Balcony + Passage.

iii) As per approved plan, the Flat No. 1101 on 11<sup>th</sup> Floor and Flat No. 1201 on 12<sup>th</sup> Floor combinedly form a Duplex Flat with proposed Internal Staircase and Internal Lift.

As per site inspection, Flat No. 1101 on 11<sup>th</sup> Floor & 1201 on 12<sup>th</sup> Floor are separate flats on respective floors for which builder is executing separate registered agreements as per the drafts provided. Internal Lift & Internal Staircase proposed for Duplex Flat is not yet done. This valuation is for Flat No. 1201 on 12<sup>th</sup> Floor. For the purpose of valuation, we have considered the area as per Draft Agreement for Sale for Flat No. 1201 on 12<sup>th</sup> Floor.

**At the time of visit building was under construction. Extent of completion are as under:**

Foundation	<b>Completed</b>	RCC Plinth	<b>Completed</b>
Podium Floors	<b>Completed</b>	RCC Floors	<b>Completed</b>
Internal Brick Works	<b>Up to 10<sup>th</sup> Floors Completed</b>	External Brick Works	<b>Up to 10<sup>th</sup> Floors Completed</b>
External Plastering	<b>Up to 10<sup>th</sup> Floors Completed</b>	Flooring	<b>Up to 7<sup>th</sup> Floors Completed</b>
Total	<b>68% Work Completed</b>		

6.	Location of property	:	
a)	Plot No. / Survey No.	:	Survey No. 37 (Plot No 3) and 3/1 Hissa No. 4 (Part)
b)	Door No.	:	Residential Flat No. 1201
c)	C. T.S. No. / Village	:	C.T.S. No. 564/1 of Village – Juhu
d)	Ward / Taluka	:	Taluka – Andheri
e)	Mandal / District	:	District – Mumbai Suburban
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Amended Plan No. P-6654 / 2021 / (564/1) / K / W Ward / JUHU-K / W / 337 / 9 / Amend dated
g)	Approved map / plan issuing authority	:	21.06.2023 issued by Municipal Corporation of Greater
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Mumbai.
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	As per approved plan, the Flat No. 1101 on 11 <sup>th</sup> Floor & 1201 on 12 <sup>th</sup> Floor is a duplex flat.  i) As per approved plan, the composition of Flat on 11 <sup>th</sup> Floor is Living Room + Dining + 4 Bedrooms + Kitchen + 5 Toilets + Servant Room + Store Room + Dry Balcony + Passage.



			<p>ii) As per approved plan, the composition of Flat on 12<sup>th</sup> Floor is Living Room + Dining + 4 Bedrooms + Kitchen + 5 Toilets + Servant Room + Store Room + Dry Balcony + Passage.</p> <p>iii) As per approved plan, the Flat No. 1101 on 11<sup>th</sup> Floor and Flat No. 1201 on 12<sup>th</sup> Floor combinedly form a Duplex Flat with proposed Internal Staircase and Internal Lift.</p>	
7.	Postal address of the property	:	Residential Flat No. 1201, 12 <sup>th</sup> Floor, "Prime Marina", Opposite Juhu Church Road, Juhu, Vile Parle (West), Mumbai – 400049, State – Maharashtra, Country – India.	
8.	City / Town	:	Juhu, Vile Parle (West), Mumbai Suburban	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Juhu 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.	<b>Boundaries of the property</b>		<b>As per Site</b>	<b>As per Documents</b>
	North	:	Nippon Lane / Hotel Horizon	Hotel Horizon
	South	:	Janki Kutir	Janki Kutir
	East	:	Hotel King's International	Hotel King's International
	West	:	Nippon Society	Nippon Society
13.	Dimensions of the site		N: A. as property under consideration is a Residential Flat in a building.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	<b>RERA Carpet Area in Sq. Ft. = 3,068.00 (Area as per Allotment Letter &amp; Draft Agreement)</b>  Built Up Area in Sq. Ft. = 3,375.00 (RERA Carpet + 10%)	

14.1	Latitude, Longitude & Co-ordinates of flat	:	19°06'24.9"N 72°49'31.4"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>RERA Carpet Area in Sq. Ft. = 3,068.00</b> <b>(Area as per Allotment Letter &amp; Draft Agreement)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C. T.S. No.	:	Survey No. 37 (Plot No 3) and 3/1 Hissa No. 4 (Part), C.T.S. No. 564/1 of Village – Juhu
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Juhu Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1201, 12 <sup>th</sup> Floor, <b>"Prime Marina"</b> , Opposite Juhu Church Road, Juhu, Vile Parle (West), Mumbai – 400049, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	Building is under construction
5.	Number of Floors	:	Proposed Ground + 4 Podium + 5 <sup>th</sup> to 14 <sup>th</sup> Upper Floors
6.	Type of Structure	:	Proposed R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Proposed Single Flat on 11 <sup>th</sup> Floor
8.	Quality of Construction	:	Building is under construction
9.	Appearance of the Building	:	Building is under construction
10.	Maintenance of the Building	:	Building is under construction
11.	Facilities Available	:	
	Lift	:	Proposed 3 Lifts
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking	:	Proposed Along with 2 Car Parking Spaces on Ground Floor (As per Allotment Letter)
	Is Compound wall existing?	:	Proposed, yes
	Is pavement laid around the building	:	Proposed, yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the flat is situated	:	12 <sup>th</sup> Floor
2	Door No. of the flat	:	Residential Flat No. 1201
3	Specifications of the flat	:	
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door framed with flush doors
	Windows	:	Proposed Powder coated aluminum sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings.

		Concealed wiring
	Finishing	Proposed Cement plastering
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?	: Building is under construction
7	Sale Deed executed in the name of	: <b>Name of Proposed Purchasers:</b> Mrs. Reena Yogesh Popat & Smt. Heeraben D. Vadgama  <b>Name of Owner:</b> M/s. Sea-King Club Pvt. Ltd.
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the flat?	: Built Up Area in Sq. Ft. = 3,375.00 (RERA Carpet + 10%)
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. = 3,068.00</b> <b>(Area as per Allotment Letter &amp; Draft Agreement)</b>
12	Is it Posh / I Class / Medium / Ordinary?	: Middle Class
13	Is it being used for Residential or Commercial purpose?	: Residential
14	Is it Owner-occupied or let out?	: Building is under construction
15	If rented, what is the monthly rent?	: ₹ 4,22,000.00 Expected rental income per month after completion of building
<b>IV</b>	<b>MARKETABILITY</b>	:
1	How is the marketability?	: Good
2	What are the factors favoring 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 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)	: ₹ 53,000.00 to ₹ 56,000.00 per Sq. Ft. on RERA Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the	: ₹ 55,000.00 per Sq. Ft. on RERA Carpet Area

	specifications and other factors with the flat under comparison (give details).	
3	Break – up for the rate	:
	I. Building + Services	: ₹ 4,000.00 per Sq. Ft.
	II. Land + others	: ₹ 51,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 4,22,015.00 per Sq. M. i.e., ₹ 39,206.00 per Sq. Ft.
	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 RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / Regn. Fees. Thus the rates differs from place to place and location. amenities per se as evident from the fact that even RR rates decided by Govt. differs.
<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 per Sq. Ft.
	Age of the building	: Building is under construction
	Life of the building estimated	: 60 years after completion, subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: N.A. the building is under construction
	Depreciated Ratio of the building	: -
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 4,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 51,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	<b>: ₹ 55,000.00 per Sq. Ft. (Including Car Parking)</b>
	<b>Remarks:</b>	
	<ol style="list-style-type: none"> <li>As per Draft Agreement the flat is sold as bare shell condition. Interior work has to be done by the individual flat owner at his own cost and requirement.</li> <li>As per approved plan, the Flat No. 1101 on 11<sup>th</sup> Floor &amp; 1201 on 12<sup>th</sup> Floor is a duplex flat.</li> <li> <ol style="list-style-type: none"> <li>As per approved plan, the composition of Flat on 11<sup>th</sup> Floor is Living Room + Dining + 4 Bedrooms + Kitchen + 5 Toilets + Servant Room + Store Room + Dry Balcony + Passage</li> <li>As per approved plan, the composition of Flat on 12<sup>th</sup> Floor is Living Room + Dining + 4 Bedrooms + Kitchen + 5 Toilets + Servant Room + Store Room + Dry Balcony + Passage</li> <li>As per approved plan, the Flat No. 1101 on 11<sup>th</sup> Floor and Flat No. 1201 on 12<sup>th</sup> Floor combinedly form a Duplex Flat with proposed Internal Staircase and Internal Lift.</li> </ol> </li> <li>As per site inspection, Flat No. 1101 on 11<sup>th</sup> Floor &amp; 1201 on 12<sup>th</sup> Floor are separate flats on respective floors for which builder is executing separate registered agreements as per the drafts provided. Internal Lift &amp; Internal Staircase proposed for Duplex Flat is not yet done.</li> <li>This valuation is for Flat No. 1201 on 12<sup>th</sup> Floor.</li> <li>For the purpose of valuation, we have considered the area as per Draft Agreement for Sale for Flat No. 1201 on 12<sup>th</sup> Floor.</li> </ol>	



**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	3,068.00 Sq. Ft.	55,000.00	<b>16,87,40,000.00</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			
<b>Present market value of the property</b>				<b>16,87,40,000.00</b>
<b>The Realizable value of the property</b>				<b>15,18,66,000.00</b>
<b>The Distress value of the property</b>				<b>13,49,92,000.00</b>
<b>Insurable value of the property (3,375.00 X 4,000.00)</b>				<b>1,35,00,000.00</b>
<b>Govt. Value of the property (3,375.00 X 39,206.00)</b>				<b>13,23,20,250.00</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 ₹ 53,000.00 to ₹ 56,000.00 per Sq. Ft. on RERA Carpet 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 ₹ 55,000.00 per Sq. Ft. on RERA Carpet Area for valuation.

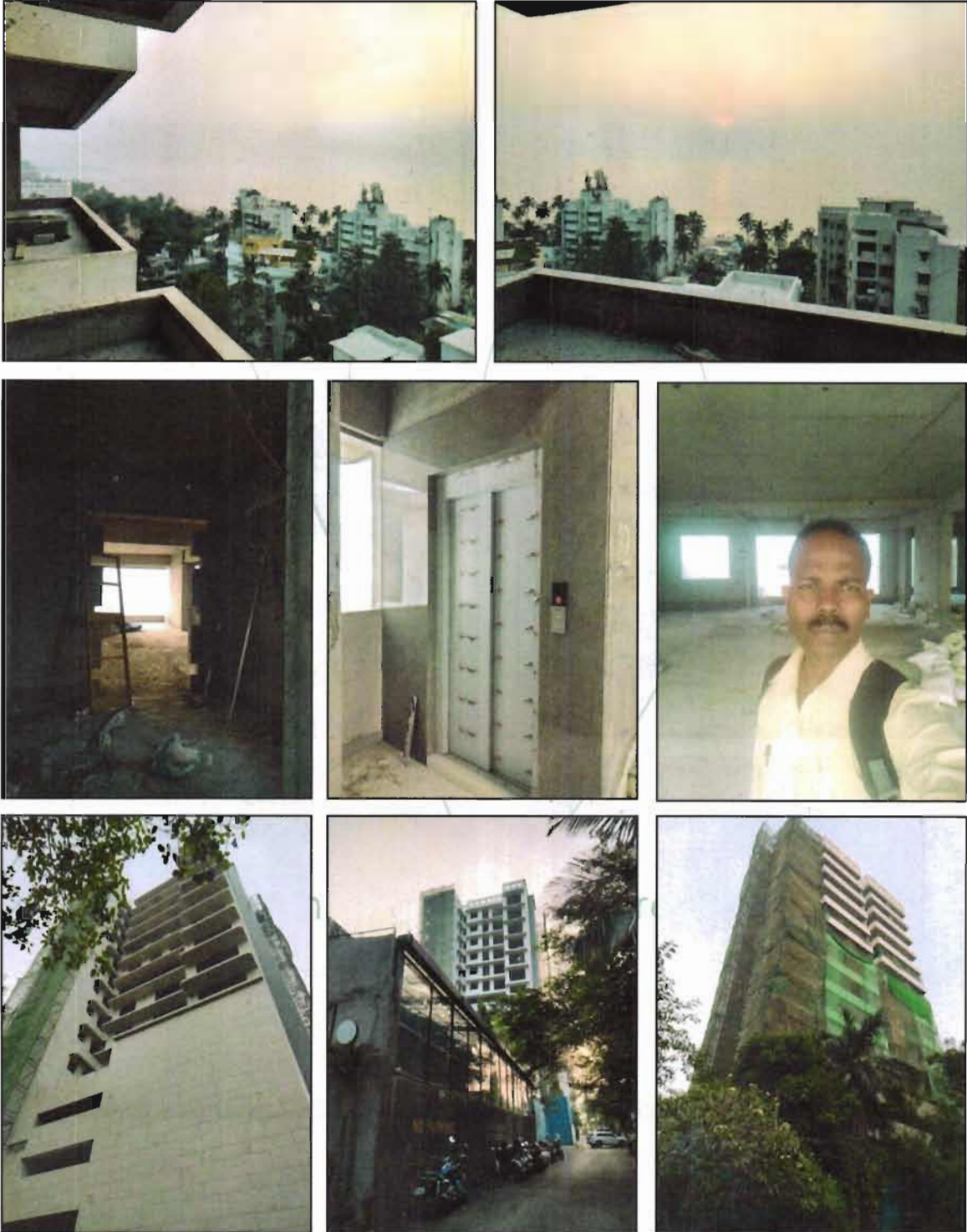
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 4,22,000.00 Expected rental income per month after completion
iii) Any likely income it may generate	Rental Income

## Actual Site Photographs





## Actual Site Photographs



## Route Map of the property

Site,ur



**Latitude Longitude: 19°06'24.9"N 72°49'31.4"E**

**Note:** The Blue line shows the route to site from nearest railway station (Vile Parle – 2.5 Km.)



## Ready Reckoner Rate

DIVISION / VILLAGE : JUHU Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation 'A' Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Juhu Lane to the North, Link Road, (Guru Nanak Marg) to the West, Valkunthial Mehta Marg to the South, and Sea to the West.					
Rate of Land + Building (₹ per sq. m. Built-Up)						
Zone	Sub-Zone	Land	Residential	Office	Shop	Industrial
38	38/193	203940	383650	441190	479560	383650
<small>478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 560, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819.</small>						
<a href="#">Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	3,83,650.00			
Increase by 10% on units located between 11 to 20 floors	38,365.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>4,22,015.00</b>	<b>Sq. Mtr.</b>	<b>3,818.00</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

### 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

## Sale Instance

12635401 29/09/2023 Note -Generated Through eSearch Module.For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुय्यम निबंधक सह दु.नि. अंधेरी 4 दस्त क्रमांक - 12635 2023 नोंदणी Regn 63m
<b>गावाचे नाव : जुहू</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	328500000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबलितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	323882692.7	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव.मुंबई मनपाइतर वर्णन : इतर माहिती: डुप्लेक्स सदनिका क्र. 1001.9 व 10 वा मजला.प्रोजेक्ट प्राईम मरीना.जुहू चर्च समोर.जुहू.मुंबई- 400049..... डुप्लेक्स सदनिकेचे एकूण क्षेत्र 6136 चौ.फूट रेरा कार्पेट म्हणजेच 627.28 चौ.मी बांधीव.....सोबत 1 कार पार्किंग तळ मजल्यावर आणि 5 कार पार्किंग 1 ला पोडीयम मध्ये.( ( C.T.S. Number : 564 1 : ) )	
(5) क्षेत्रफळ	627.28 चौ.मीटर	
(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 -मे सी.किंग क्लब प्रायव्हेट लिमिटेड चे संचालक पदमशी सोनी - वय -75 पत्ता -प्लॉट नं ऑफिस , माळा नं - इमारतीचे नाव हॉटेल गोल्डन मनोर , ब्लॉक नं जुहू. रोड नं जुहू चर्च समोर , महाराष्ट्र. MUMBAI पिन कोड -400049 पॅन नं -AAACSS781M	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव -बाळकृष्ण बिनानी वय -72, पत्ता -प्लॉट नं 2, माळा नं - इमारतीचे नाव बिल्डी हाऊस कंपाऊंड , ब्लॉक नं जुहू. रोड नं आर175, बिल्डी लेन, महाराष्ट्र. MUMBAI पिन कोड -400049 पॅन नं - AABPB7500R	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/07/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	28/07/2023	
(11) अनुक्रमांक खंड व पृष्ठ	12635 2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	19710000	
(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.	

## Price Indicators

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₹19.0 Cr EMI: ₹8,571 | [Get pre-approved loan](#) PREMIUM LOCALITY

4 BHK For Sale in Juhu, Mumbai




Photo not uploaded by advertiser

Request Photos

4 Beds
4 Baths
1 Balcony
Semi-Furnished

Carpet Area 3000 sqft ₹6333/sqft	Floor 4 (Out of 4 Floors)	Transaction Type Resale	Status Ready to Move
Additional Rooms 1 Store Room	Facing East	Lift 1	Furnished Status Semi-Furnished

Contact Agent
Get Phone No.
Last contact made 6 days ago

**Contact Agent**  
Chetan Narain +9198XXXXXXX

Get Phone No.




**More Details**

Price Breakup	₹19 Cr
Booking Amount	₹100000

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₹16.0 Cr EMI: ₹7,221 | [Get latest offers from 2+ banks](#) PREMIUM LOCALITY

4 BHK For Sale in Gazdar Apartments, Juhu, Mumbai

4 Beds
3 Baths
2 Balconies
2 Covered Parking
Bar/Lounge
Visitor Parking

Carpet Area 2900 sqft ₹5517/sqft	Project Gazdar Apartments	Floor 4 (Out of 7 Floors)	Transaction Type Resale
Status Ready to Move	Additional Rooms 1 Study Room	Facing East	Lifts 2

Contact Agent
Get Phone No.
Last contact made 6 days ago

**Contact Agent**  
Raghavendra +9198XXXXXXX

Get Phone No.

**More Details**

Price Breakup	₹16 Cr
Booking Amount	₹100000

## Allotment Letter

### **SEA-KING CLUB PRIVATE LIMITED**

Regd. Add: HOTEL GOLDEN MANOR, OPP JUHU CHURCH, JUHU, MUMBAI 400 049.  
Tel. No. 022-26242144 Email ID: - [accounts@ppdcl.com](mailto:accounts@ppdcl.com)  
CIN NO. U92190MH1974PTC017902  
GST No – 27AAACS5781M1ZT

Date: 25/09/2023

To,

**Ms. Karisma Y Popat (BMHPP6150J)**  
**Smt. Heeraben D Vadgama (ANXPV9270H)**  
C/o, Anandan 4<sup>th</sup> Floor, Plot 26,  
Presidency Society, N.S. Road 7  
JVPD scheme, Juhu, Vile Parle (W),  
Mumbai - 400049

Mobile number 9004304730

Dear Sir,

**Sub: Allotment of Flat in the project known as "PRIME MARINA", situated at Survey No. 37 (Plot No 3) and 3/1 Hissa No 4 (pt) and CTS No 564/1 at Opposite Juhu Church Road, Juhu, Mumbai 400049**

Please refer to the discussions had with you in regard to allotment of Flat No 1101, 11<sup>th</sup> Floor in our above project known as Prime Marina, situated at CTS No. 564/1 of Village Juhu, Off. Juhu Tara Road, Vile Parle (W), Mumbai


As per discussions, we hereby allot you area of 3068 sq. ft Rera Carpet Area in the above project alongwith Two (2) car parking spaces in the ground floor, for total consideration of Rs. 15,30,00,000/- (Rupees Fifteen Crore Thirty Lakhs Only).

Please return the duplicate of this letter duly signed, in token of your acceptance.

Thanking you,

Yours faithfully,

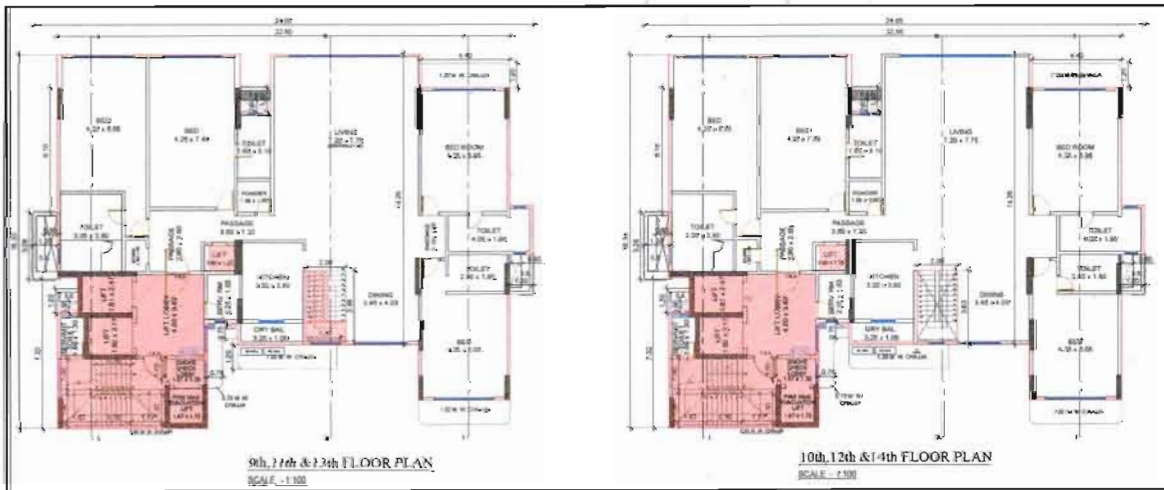
For Sea King Club Private Limited

  
P. L. Soni  
Director





## Approved Plan



As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 16,87,40,000.00 (Rupees Sixteen Crore Eighty Seven Lakh Forty Thousand Only). The Realizable Value of the above property is ₹ 15,18,66,000.00 (Rupees Fifteen Crore Eighteen Lakh Sixty Six Thousand Only). The Distress Value is ₹ 13,49,92,000.00 (Rupees Thirteen Crore Forty Nine Lakh Ninety Two Thousand Only). As per site inspection 68% of construction work is completed.

Place: Mumbai

Date: 18.11.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
Chalikwar

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=cmo@vastukala.org,  
c=IN  
Date: 2023.11.18 16:54:20 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

BOI Empanelment No.: MNZ:C&I:VAL19-20

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).

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Date: 18.11.2023

Signature  
(Name of the Branch Manager with office Seal)

### **DECLARATION FROM VALUERS**

- a. The information furnished in my valuation report dated 18.11.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. I have valued right property.
- b. I have no direct or indirect interest in the property valued;
- c. I/We have personally inspected the property on 17.11.2023 (Mr. Tushar Bhuvad) 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, Standard 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 Internal Valuation Standard (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in IVS in "General Standards" and "Asset Standards" as applicable.
- h. Past performance of Real Estate Market need not necessarily indicate the future trends. This valuation purely an estimate & has no legal or Contractual obligation on our part. Analysis & conclusions of the value of the property are based on assumptions & conditions prevailing at the time of date of valuation. The rates indicated are based on current market condition & these may vary with time.
- i. Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charges etc. if any, are not considered in the valuation. We have assumed that the assets are free of lien & encumbrances.
- j. Bank authorities are requested to contact valuers in case of any doubts or discrepancy. The opinion about valuation is true & fair to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- k. I abide by the Model Code of Conduct for empanelment of the valuer in the Bank.
- l. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- m. VCIPL, by reason of this report, are not required to give testimony or attendance in court or to any Government Agency with reference to the subject property unless prior arrangements and consent have been made.
- n. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property will be purchased by Mrs. Reena Yogesh Popat & Smt. Heeraben D. Vadgama frm M/s. Sea-King Club Pvt. Ltd.
2.	purpose of valuation and appointing authority	As per the request from Bank of India, RBC Belapur Branch to assess value of the property for Bank Loan purpose.
3.	identity of the valuer and any other experts involved in the valuation;	Sharad B. Chalikwar – Govt. Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Tushar Bhuvad – Valuation Engineer Vaishali Sarmalkar – Technical Manger Shyam Kajvilkar – Technical Officer
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 – 17.11.2023 Valuation Date – 18.11.2023 Date of Report – 18.11.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 17.11.2023
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 Residential Flat, all-round development of commercial and Commercial 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



## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **18<sup>th</sup> November 2023** 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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **RERA Carpet Area in Sq. Ft. = 3,068.00** in the name of **M/s. Sea-King Club Pvt. Ltd.** Name of Proposed Purchasers is **Mrs. Reena Yogesh Popat & Smt. Heeraben D. Vadgama.** 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's representative, we understand that the subject property is owned by **M/s. Sea-King Club Pvt. Ltd.** Name of Proposed Purchasers is **Mrs. Reena Yogesh Popat & Smt. Heeraben D. Vadgama.** 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.

### **Town Planning**

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

### **Area**

Based on the information provided by the Client's representative, we understand that the subject property is Residential Flat, admeasuring **RERA Carpet Area in Sq. Ft. = 3,068.00.**

### **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 Current use / Exiting use premise is considered for this assignment.

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 land 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 trends 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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **RERA Carpet Area in Sq. Ft. = 3,068.00.**

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### **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> November 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.

### **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.



### **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 at **₹ 16,87,40,000.00 (Rupees Sixteen Crore Eighty Seven Lakh Forty Thousand Only)**. As per site inspection 68% of construction work is completed.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
Chalikwar

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=msd@vastukala.org, c=IN  
Date: 2023.11.18 16:54:29 +05'30'

Auth. Sign.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

BOI Empanelment No.: MNZ:C&IC:VAL19-20

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