

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Nikhil R. Sahajwani & Mrs. Devika N. Sahajwani**

Residential Duplex Flat No. 1104, 11th & 12th Floor, Wing – A, Building No. 7, "Amalfi", Raheja Exotica Amalfi
Sicily Capri Co-op. Hsg. Soc. Ltd., Off. Malad Madh Road, Village – Erangal, Malad (West),
Mumbai – 400 061, State – Maharashtra, Country – India.

Latitude Longitude - 19°08'55.8"N 72°47'47.8"E

Valuation Done for:

The Zoroastrian Co-operative Bank Ltd.

Bandra (West) Branch

Darvesh Royal, Master Vinayak Road (Perry Road), Bandra (West), Mumbai – 400 050,
State – Maharashtra, Country – India.



Our Pan India Presence at :

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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

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Duplex Flat No. 1104, 11th & 12th Floor, Wing – A, Building No. 7, "Amalfi", Raheja Exotica Amalfi Sicily Capri Co-op. Hsg. Soc. Ltd., Off. Malad Madh Road, Village – Erangal, Malad (West), Mumbai – 400 061, State – Maharashtra, Country – India belongs to **Mr. Nikhil R. Sahajwani & Mrs. Devika N. Sahajwani.**

Boundaries of the property.

| | |
|-------|----------------------------------|
| North | Open Plot |
| South | Swimming Pool & Club house |
| East | Open Plot & Internal Road |
| West | Internal Road & Sorento Building |

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and **Fair Market Value** for this particular purpose at **₹ 2,03,36,000.00 (Rupees Two Crore Three Lakh Thirty Six Thousand 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.08 11:43:53 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

TZCBL Emp. No. Ref: ZCBL/CO/AUD/19-20/100

Encl.: Valuation report



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| | | | |
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VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

| | | | |
|----|---|---|---|
| 1 | Date of Inspection | : | 06.01.2024 |
| 2 | Purpose of valuation | : | As per request from The Zoroastrian Co-operative Bank Ltd, Bandra (West) Branch, Fair Market Value of the property under reference for Bank Loan Purpose |
| 3 | Name and address of the Valuer | : | Manoj B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072. |
| 4 | List of Documents Handed Over to The Valuer by The Bank | | |
| | <ol style="list-style-type: none"> 1. Copy of Agreement for Sale dated 28.12.2009 Between Raheja Universal Pvt. Ltd. (the Vendors) and Mr. Nikhil R. Sahajwani & Mrs. Devika N. Sahajwani (the Purchasers). 2. Copy of Full Occupancy Certificate No. CHE / 9452 / BP (WS) / AP dated 27.06.2014 issued by Municipal Corporation of Greater Mumbai for Residential Building No. 7, comprising of Wing A & Wing B of 2 Level Podium + Stilt + 1st to 20th Upper Floors & Wing C of 3 Level Podium + Stilt + 1st to 20th Upper Floors. 3. Copy of Commencement Certificate No. CHE / 9452 / BP (WS) / AP dated 29.01.2007 issued by Municipal Corporation of Greater Mumbai. | | |
| 5 | Details of enquiries made/ visited to government Office for arriving fair market value. | : | Market analysis and as per sub-registrar value. |
| 6 | Factors for determining its market value. | : | 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. |
| 7 | ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY | : | No |
| 8 | Present/Expected Income from the property | : | ₹ 51,000.00 Expected rental income per month |
| | Property Details | | |
| 9 | Name(s) of the Owner and Postal address of the property under consideration. | : | Mr. Nikhil R. Sahajwani & Mrs. Devika N. Sahajwani Address: Residential Duplex Flat No. 1104, 11 th & 12 th Floor, Wing – A, Building No. 7, "Amalfi", Raheja Exotica Amalfi Sicily Capri Co-op. Hsg. Soc. Ltd., Off. Malad Madh Road, Village – Erangal, Malad (West), Mumbai – 400 061, State – Maharashtra, Country – India. Contact Person: Mr. Arun Mishra (Staff) Contact No. 9321982247 |
| 10 | If the property is under joint ownership/ co-ownership share of each such owner/ are the | : | Joint Ownership Details of ownership share is not available |

| | share is undivided. | | | | | | | | | | | | | | | | | |
|-------|--|-----------------------|---|--|-------------|------------------|-------|-----------|-----------------------|-------|----------------------------|-----------------------|------|---------------------------|-----------------------|------|----------------------------------|-----------------------|
| 11 | Brief description of the property. | : | The Residential Duplex Flat under reference is situated on 11 th & 12 th Floor. The composition of flat on 11 th Floor is Living Room + Dining + 1 Bedroom + Kitchen + Toilet + Passage + Balcony + Dry Balcony Area Internal Staircase to the upper floor & on 11 th Floor is 1 Bedroom + Toilet + Balcony. The property is at 13.8 Km. travelling distance from nearest railway station Malad. | | | | | | | | | | | | | | | |
| 12 | Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.). | : | CTS No. 1965, 2053B, 2053C, 2053C-1, 2053D, 2053E, 2055B, 2055C of Village – Erangal | | | | | | | | | | | | | | | |
| 13 | Boundaries | : | <table border="1"> <thead> <tr> <th></th> <th>As per Site</th> <th>As per Documents</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>Open Plot</td> <td>Details not available</td> </tr> <tr> <td>South</td> <td>Swimming Pool & Club house</td> <td>Details not available</td> </tr> <tr> <td>East</td> <td>Open Plot & Internal Road</td> <td>Details not available</td> </tr> <tr> <td>West</td> <td>Internal Road & Sorento Building</td> <td>Details not available</td> </tr> </tbody> </table> | | As per Site | As per Documents | North | Open Plot | Details not available | South | Swimming Pool & Club house | Details not available | East | Open Plot & Internal Road | Details not available | West | Internal Road & Sorento Building | Details not available |
| | As per Site | As per Documents | | | | | | | | | | | | | | | | |
| North | Open Plot | Details not available | | | | | | | | | | | | | | | | |
| South | Swimming Pool & Club house | Details not available | | | | | | | | | | | | | | | | |
| East | Open Plot & Internal Road | Details not available | | | | | | | | | | | | | | | | |
| West | Internal Road & Sorento Building | Details not available | | | | | | | | | | | | | | | | |
| 14 | Matching of Boundaries | : | N.A. | | | | | | | | | | | | | | | |
| 15 | Route map | : | Enclosed | | | | | | | | | | | | | | | |
| 16 | Any specific identification marks | : | Near Saina Resort | | | | | | | | | | | | | | | |
| 17 | Whether covered under Corporation/ Panchayat/ Municipality. | : | Municipal Corporation of Greater Mumbai | | | | | | | | | | | | | | | |
| 18 | Whether covered under any land ceiling of State/ Central Government. | : | No | | | | | | | | | | | | | | | |
| 19 | Is the land freehold/ leasehold? | : | Freehold | | | | | | | | | | | | | | | |
| 20 | Are there any restrictive covenants in regard to use of Land? If so, attach a copy of the covenant. | : | As per Agreement | | | | | | | | | | | | | | | |
| 21 | Type of the property | : | Residential | | | | | | | | | | | | | | | |
| 22 | Year of acquisition/ purchase. | : | 28.12.2009 | | | | | | | | | | | | | | | |
| 23 | Purchase value as per document | : | ₹ 63,85,000.00 | | | | | | | | | | | | | | | |
| 24 | Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid. | : | Owner Occupied | | | | | | | | | | | | | | | |
| 25 | Classification of the site | : | | | | | | | | | | | | | | | | |
| | a. Population group | : | Urban | | | | | | | | | | | | | | | |
| | b. High/ Middle/ Poor class | : | Middle Class | | | | | | | | | | | | | | | |
| | c. Residential/ Non-Residential | : | Residential | | | | | | | | | | | | | | | |
| | d. Development of surrounding area | : | Developed Area | | | | | | | | | | | | | | | |
| | e. Possibility of any threat to the property (Floods, calamities etc.). | : | No | | | | | | | | | | | | | | | |
| 26 | Proximity of civic amenities (like school, | : | All Available near by | | | | | | | | | | | | | | | |

| | hospital, bus stop, market etc.). | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|------------------------|--|---|--|--|--|-----------------|------------------------|------------------------|--|-------------|--------|--------|--|--------------|-------|-------|--|------------------|-------|---|--|-------------------|---------------|---------------|--|
| 27 | Level of the land (Plain, rock etc.) | : | Plain | | | | | | | | | | | | | | | | | | | | | | | | |
| 28 | Terrain of the Land. | : | Levelled | | | | | | | | | | | | | | | | | | | | | | | | |
| 29 | Shape of the land (Square/ rectangle etc.). | : | Irregular | | | | | | | | | | | | | | | | | | | | | | | | |
| 30 | Type of use to which it can be put (for construction of house, factory etc.). | : | Residential purpose | | | | | | | | | | | | | | | | | | | | | | | | |
| 31 | Whether the plot is under town planning approved layout? | : | Information not Available | | | | | | | | | | | | | | | | | | | | | | | | |
| 32 | Whether the building is intermittent or corner? | : | Intermittent | | | | | | | | | | | | | | | | | | | | | | | | |
| 33 | Whether any road facility is available? | : | Yes | | | | | | | | | | | | | | | | | | | | | | | | |
| 34 | Type of road available (B.T/Cement Road etc.). | : | B.T. Road | | | | | | | | | | | | | | | | | | | | | | | | |
| 35 | Front Width of the Road? | : | 06.00 M. Wide Road | | | | | | | | | | | | | | | | | | | | | | | | |
| 36 | Source of water & water potentiality. | : | Municipal Water supply | | | | | | | | | | | | | | | | | | | | | | | | |
| 37 | Type of Sewerage System. | : | Connected to Municipal Sewerage System | | | | | | | | | | | | | | | | | | | | | | | | |
| 38 | Availability of power supply. | : | Yes | | | | | | | | | | | | | | | | | | | | | | | | |
| 39 | Advantages of the site. | : | Located in developed area | | | | | | | | | | | | | | | | | | | | | | | | |
| 40 | Disadvantages of the site. | : | No | | | | | | | | | | | | | | | | | | | | | | | | |
| 41 | Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold. | : | As per Sub-Registrar of Assurance records | | | | | | | | | | | | | | | | | | | | | | | | |
| Valuation of the property: | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 42 | Total area of the Residential Flat | : | <table border="1"> <thead> <tr> <th colspan="4">Area as per actual site measurement are as under:</th> </tr> <tr> <th>Area in Sq. Ft.</th> <th>11th Floor</th> <th>12th Floor</th> <th></th> </tr> </thead> <tbody> <tr> <td>Carpet Area</td> <td>524.00</td> <td>200.00</td> <td></td> </tr> <tr> <td>Balcony Area</td> <td>32.00</td> <td>17.00</td> <td></td> </tr> <tr> <td>Dry Balcony Area</td> <td>28.00</td> <td>-</td> <td></td> </tr> <tr> <td>Total Area</td> <td>584.00</td> <td>217.00</td> <td></td> </tr> </tbody> </table> <p> Carpet Area in Sq. Ft. = 734.00 Built Up Area in Sq. Ft. = 992.00 (Area as per Agreement for Sale) </p> | Area as per actual site measurement are as under: | | | | Area in Sq. Ft. | 11 th Floor | 12 th Floor | | Carpet Area | 524.00 | 200.00 | | Balcony Area | 32.00 | 17.00 | | Dry Balcony Area | 28.00 | - | | Total Area | 584.00 | 217.00 | |
| Area as per actual site measurement are as under: | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Area in Sq. Ft. | 11 th Floor | 12 th Floor | | | | | | | | | | | | | | | | | | | | | | | | | |
| Carpet Area | 524.00 | 200.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Balcony Area | 32.00 | 17.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dry Balcony Area | 28.00 | - | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Area | 584.00 | 217.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 43 | Prevailing market rate. | : | ₹ 20,500.00 per Sq. Ft. Rate on Built Up Area (Including Car Parking) | | | | | | | | | | | | | | | | | | | | | | | | |
| 44 | Floor Rise Rate per Sq. Ft. | : | ₹ 0.00 | | | | | | | | | | | | | | | | | | | | | | | | |
| 45 | PLC Rate per Sq. Ft. | : | ₹ 0.00 | | | | | | | | | | | | | | | | | | | | | | | | |
| 46 | Total Rate per Sq. Ft. | : | ₹ 20,500.00 per Sq. Ft. Rate on Built Up Area (Including Car Parking) | | | | | | | | | | | | | | | | | | | | | | | | |
| 47 | Guideline rate obtained from the Stamp Duty Ready Reckoner. | : | ₹ 1,33,276.00 per Sq. M. i.e. ₹ 12,382.00 per Sq. Ft. | | | | | | | | | | | | | | | | | | | | | | | | |
| 47a | Guideline rate (after deprecation) | : | ₹ 1,23,931.00 per Sq. M. i.e. | | | | | | | | | | | | | | | | | | | | | | | | |

| | | | | |
|------------|---|-------------------------|---|------------------|
| | | ₹ 11,513.00 per Sq. Ft. | | |
| 48 | Government Value | : | ₹ 1,14,20,896.00 | |
| | | | Area in Sq. Ft. | Rate |
| | Built up area | : | 992.00 | ₹ 11,513.00 |
| 49 | Value of the property | | | ₹ 1,14,20,896.00 |
| | | | Area in Sq. Ft. | Rate |
| | Carpet Area | : | 992.00 | ₹ 20,500.00 |
| | Total Value of the Property | | | ₹ 2,03,36,000.00 |
| 50 | The realizable value of the property | : | ₹ 1,83,02,400.00 | |
| 51 | Distress value of the property | : | ₹ 1,62,68,800.00 | |
| 52 | Insurable value of the property | : | ₹ 26,78,400.00 | |
| | Technical details of the building: | | | |
| 53 | Type of building (Residential / Commercial / Industrial). | : | Residential | |
| 54 | Year of construction. | : | 2014 (As per Occupancy Certificate) | |
| 55 | Future life of the property. | : | 50 years Subject to proper, preventive periodic maintenance & structural repairs. | |
| 56 | No. of floors and height of each floor including basement. | : | 2 Level Podium + Stilt + 1 st to 20 th Upper Floors 11 th Floor is having 13 Flats. | |
| | Type of construction | | | |
| 57 | (Load bearing/ R.C.C./ Steel framed) | : | R.C.C. Framed Structure | |
| | Condition of the building. | | | |
| 58 | External (excellent/ good/ normal/ poor) | : | Good | |
| 59 | Internal (excellent/ good/ normal/ poor). | : | Good | |
| 60 | Whether the Residential Flat is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation | : | As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan | |
| | Remarks: | | | |
| 61 | Specifications of Construction: | | | |
| sr. | Description | : | 11th Floor | |
| a | Foundation | : | R.C.C. Foundation | |
| b | Basement | : | No | |
| c | Superstructure | : | R.C.C. frame work with 9-inch-thick B. B. Masonry for external walls 6-inch thick B.B. Masonry for internal walls | |
| d | Joinery/Doors/Windows | : | Teak Wood door framed with flush door; Powder coated aluminium sliding windows | |
| e | RCC Work | : | R.C.C. Framed Structure | |
| f | Plastering | : | Cement Plastering with POP false ceiling | |

| | | | |
|--|---|---|--|
| g | Flooring, Skirting | : | All rooms are finished with Vitrified & Marble flooring. Toilets are finished with ceramic tiles flooring & full height glazed tiles dado. |
| h | Pantry Platform | : | Granit kitchen platform |
| i | Whether any proof course is provided? | : | Yes |
| j | Drainage | : | Connected to Municipal Sewerage System |
| k | Compound Wall (Height, length and type of construction) | : | 5'6" High, R.C.C. columns with B. B. Masonry wall |
| l | Electric Installation (Type of wire, Class of construction) | : | Concealed Electrification |
| m | Plumbing Installation (No. of closets and wash basins etc.) | : | Concealed Plumbing |
| n | Bore Well | : | Not found |
| o | Wardrobes, if any | : | No |
| p | Development of open area | : | Cemented road in open spaces, etc. |
| Valuation of proposed construction/ additions/ renovation if any: | | | |
| 62 | SUMMARY OF VALUATION: | : | |
| | Part I Land | : | ₹ 0.00 |
| | Part II Building | : | ₹ 2,03,36,000.00 |
| | Part III Other amenities/ Miscellaneous | : | ₹ 0.00 |
| | Part IV Proposed construction | : | ₹ 0.00 |
| | TOTAL. | : | ₹ 2,03,36,000.00 |
| Calculation: | | | |
| 1 | Construction | : | |
| 1.01 | Built Up Area of Residential Flat | : | 992.00 Sq. Ft. |
| 1.02 | Rate per Sq. Ft. | : | ₹ 2,700.00 |
| 1.03 | Cost of Construction = (1.01x1.02) | : | ₹ 26,78,400.00 |
| 2 | Value of property | : | |
| 2.01 | Built Up Area of Residential Flat | : | 992.00 Sq. Ft. |
| 2.02 | Rate per Sq. Ft. | : | ₹ 20,500.00 |
| 2.03 | Floor Rise Rate per Sq. Ft. | : | ₹ 0.00 |
| 2.04 | PLC Rate per Sq. Ft. | : | ₹ 0.00 |
| 2.05 | Total Rate per Sq. Ft. | : | ₹ 20,500.00 |
| 2.06 | Value of Residential Flat = (2.01x2.05) | : | ₹ 2,03,36,000.00 |
| 3 | The value of the property. | : | ₹ 2,03,36,000.00 |

I certify that,

I/ my authorized representative, has inspected the subject property on 06.01.2024. Mr. Arun Mishra (Staff) has shown the property.

The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

There is no direct/ indirect interest in the property valued.

The fair value of the property as on 06.01.2024 is ₹ 2,03,36,000.00 (Rupees Two Crore Three Lakh Thirty Six Thousand Only).



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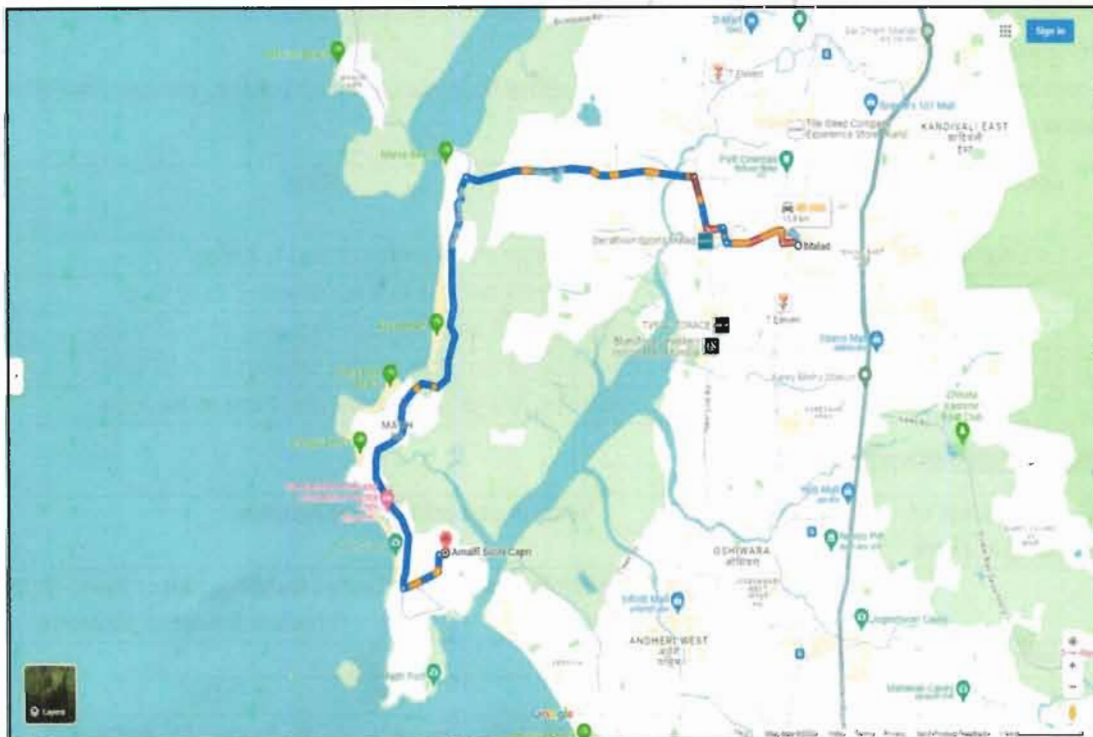


Actual site photographs



Route Map of the property

Site:ur



Latitude Longitude - 19°08'55.8"N 72°47'47.8"E

Note: The Blue line shows the route to site from nearest railway station (Goregaon – 13.8 Km.)

Ready Reckoner Rate

| DIVISION / VILLAGE : ERANGAL 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 | | | | | |
| Lead Map | Terrain: To the West Erangal Road to the East Side, Madh Village Boundary of the North Boundary, Malad Creek to the East, and Ward Boundary to the North, all the Portion of Land Surrounded. | | | | | |
| Rate of Land + Building in ₹ per sq. m. Built-Up | | | | | | |
| Zone | Sub Zone | Land | Residential | Office | Shop | Industrial |
| 65 | 65/318 | 39830- | 121160 | 139340 | 150720 | 121160 |
| <small>1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965PT, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010PT, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2020PT, 2021, 2022, 2023, 2024, 2025, 2026.</small> | | | | | | |
| Compare With Previous Year | | | | | | |

| | | | | |
|---|--------------------|-----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 1,21,160.00 | | | |
| Increase by 10% on Flat Located on 11 th Floor | 12,116.00 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A) | 1,33,276.00 | Sq. Mtr. | 12,382.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 39,830.00 | | | |
| The difference between land rate and building rate (A – B = C) | 93,446.00 | | | |
| Depreciation Percentage as per table (D) [100% - 10%] (Age of the Building – 10 Years) | 90% | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 1,23,931.00 | Sq. Mtr. | 11,513.00 | Sq. Ft. |

Multi-Storied building with Lift

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

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

Table – D: Depreciation Percentage Table

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

Price Indicators

99acres Buy - Enter Locality - Project - Society - Landmark

₹2.36 Cr 2BHK 3Baths
 Estimated EMR ₹ 1,68,454

Property (3) **Society (5)**

- Super Built up area 1321 sq.ft.
- Built up area: 1321 sq.ft.
- Carpet area: 982 sq.ft.
- 2.36 Crore
- 27th of 37 Floors
- Club Park/Garden Pool

Configuration: 2 Bedrooms, 3 Bathrooms, 3 Balconies with Servant Rooms

Project: Raheja Exotica Versha
 Malad West, Mumbai Andheri-Dahisar

Completion: Dec 2026

Places nearby: Malad West, Mumbai Andheri-Dahisar, Mumbai

99acres Buy - Enter Locality - Project - Society - Landmark

₹2.15 Cr 2BHK 2Baths
 Estimated EMR ₹ 77,121

Property (8) **Society (30)**

- Carpet area: 843 sq.ft.
- 2.15 Crore+ Govt Charges & Tax
- 36 Floors
- Others

Configuration: 2 Bedrooms, 2 Bathrooms, 2 Balconies with Others

Project: Raheja Exotica Suretha
 Malad West, Mumbai Andheri-Dahisar

Completion: 5 to 10 Year Old

Places nearby: Malad West, Mumbai Andheri-Dahisar, Mumbai

Price Indicator

magicbricks Buy Rent Sell Home Loans Post Property

₹2.0 Cr (EMI: ₹90k) [Get Loan offers from 3+ banks](#)

2 BHK 1050 sq.ft Flat For Sale **Madh, Mumbai**

2 Beds **2 Baths** **5 Balconies** **Semi-Furnished**

Carpet Area
792 sq.ft
₹25.25/sq.ft

Developer
Raheja Universal Pvt. Ltd.

Project
Raheja Exotica AMALP

Floor
11 (Out of 20 Floors)

Transaction Type
Resale

Status
Ready to Move

Facing
South

Furnished Status
Semi-Furnished

[Contact Agent](#) [Get Phone No.](#)

More Details

Price Breakup: ₹2 Cr

HOUSING.COM Buy in Mumbai Madh, Mumbai 3 more

1297 sq.ft Built Up Area | ₹19.66 K/sq.ft Avg. Price | 2 BHK Configuration | 30th Jun, 2027 Possession Status | Middle of 27 Floors | South-East facing Facing | Unfurnished Furnishing

OVERVIEW PROMOTIONS FURNISHINGS BUY-O-METER AMENITIES PRICE TRENDS LOCALITY CALCULATOR

Property Location
Raheja Exotica, Madh, Mumbai

Around This Property
Vandana Metro Station | Kamathenu Shopping Cen.

Property Overview

| | |
|----------------|----------|
| Brokerage | 72.55 Cr |
| No Charge | |
| ₹19.66 K/sq.ft | 3 |

Contact Seller
Shah | +9198208...
Please share your contact

I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc.
 I am interested in Home Loans

[Get Contact Details](#)

Still deciding? [View more properties like this](#)

Sale Instance

| गावाचे नाव : एरंगळ | |
|---|--|
| 223368 08-01-2024 Note -Generated Through eSearch Module.For original report please contact concern SRO office | सूची क्र.2 दुय्यम निबंधक . सह दु.नि. बोरीवली 3 दस्त क्रमांक 223-2024 नोंदणी Regn.63m |
| गावाचे नाव : एरंगळ | |
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 18803838 |
| (3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे। | 13270674.95 |
| (4) भू.मापन.पोटहिस्सा व धरकमांक(असल्यास) | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन .. इतर माहिती: सदनिका क्रमांक -1502.15 वा मजला.बिल्डिंग नंबर 6ए.सायप्रस बिल्डिंग रहेजा एजोटीका.पास्कल वाडी.मद मालाड रोड.मालाड वेस्ट.मुंबई-400061. सदनिकेचे क्षेत्रफळ 76.92 चौ मी रेरा कार्पेट. व सोबत डेक एरिया 6.41 चौ मी रेरा कार्पेट. सोबत 1कारपार्किंग स्पेस.((C.T.S. Number 1965. 2053 B. 2053 C. 2053 D. 2053 E. 2053 F. 2055 B. 2055 C .)) |
| (5) क्षेत्रफळ | 83.33 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या लिनून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता. | 1) नाव -रहेजा यूनिवर्सल प्रायव्हेट लिमिटेड चे सिनियर वाईस प्रेसिडेण्ट अनिता कटारिया तर्फे कबुलीजबाबासाठी मुखत्यार अवधूत शरद धामणस्कर वय -36 पत्ता -प्लॉट नं 294, माळा नं - इमारतीचे नाव- रहेजा सेंटर पॉइण्ट . ब्लॉक नं - . रोड नं सी एस टी रोड. नियर मुंबई यूनिवर्सिटी ऑफ बांद्रा कुर्ला कॉलेक्स सांताक्रूझ ईस्ट . महाराष्ट्र. मुम्बई पिन कोड -400098 पॅन नं - AABCG7955Q |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता | 1) नाव -हेमंत अग्रिहोत्री वय -42 पत्ता -प्लॉट नं. एच907 , माळा नं - इमारतीचे नाव रहेजा हाइट्स . ब्लॉक नं - . रोड नं इन्फिनिटी आय टी पार्क जवळ मालाड ईस्ट . महाराष्ट्र. मुम्बई पिन कोड -400097 पॅन नं -AIKPA3432E 2) नाव -साक्षी अरोरा वय -49 पत्ता -प्लॉट नं एच907 , माळा नं - . इमारतीचे नाव रहेजा हाइट्स . ब्लॉक नं - . रोड नं इन्फिनिटी आय टी पार्क जवळ मालाड ईस्ट . महाराष्ट्र. मुम्बई पिन कोड -400097 पॅन नं -AFGPA9002F |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 06 01 2024 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 06 01 2024 |
| (11) अनुक्रमांक.खंड व पृष्ठ | 223 2024 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 1128240 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेर | |
| मुल्यांकनासाठी विचारात घेतलेला तपशील :- | |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it. |



Sale Instance

| गावाचे नाव : एरंगळ | |
|---|---|
| 287367 | सूची क्र.2 |
| 08-01-2024 | दुय्यम निबंधक सह दु.नि. बोरीवली 2 |
| Note -Generated Through eSearch Module For original report please contact concern SRO office | दस्त क्रमांक 287:2024 |
| | नोदणी |
| | Regn 63m |
| गावाचे नाव : एरंगळ | |
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 19197463 |
| (3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 13270674.95 |
| (4) भू-मापन पोर्टहिसा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्रमांक -1503.15 वा मजला,बिल्डिंग नंबर 6ए.सायप्रस बिल्डिंग रहेजा एग्जोटीका.पास्कल वाडी.मढ मालाड रोड.मालाड वेस्ट.मुंबई-400061 सदनिकेचे क्षेत्रफळ 76.92 चौ मी रेरा कार्पेट. व सोबत डेक एरिया 6.41 चौ मी रेरा कार्पेट. सोबत 1 कारपार्किंग स्पेस.((C.T.S. Number 1965. 2053 B. 2053 C. 2053 D. 2053 E. 2055 B. 2055 C :)) |
| (5) क्षेत्रफळ | 83.33 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा | |
| (7) दस्तऐवज करून देणा-या पक्षकाराचे ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता | 1) नाव -रहेजा युनिवर्सल प्रायव्हेट लिमिटेड चे सिनियर वार्डस प्रेसिडेण्ट अनिता कटारिया तर्फे कबुलीजबाबासाठी मुखत्यार अवधूत शरद धामयस्कर वय -37 पत्ता -प्लॉट नं. 294, माळा नं. - इमारतीचे नाव रहेजा सेंटर पॉइण्ट , ब्लॉक नं. - , रोड नं सी एस टी रोड, नियर मुंबई युनिवर्सिटी ऑफ बॉन्डा कुर्ला कॉलेक्स. सांताक्रुझ ईस्ट , महाराष्ट्र, मुंबई पिन कोड -400098 पॅन नं. -AABCG7955Q |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता | 1) नाव -शिबीना मैकिजानी विनायक वय -47, पत्ता -प्लॉट नं बी 202, माळा नं. - इमारतीचे नाव रहेजा एग्जोटीका , ब्लॉक नं. - , रोड नं सोरेंटो 5 ऑफ मालाड मढ रोड मालाड वेस्ट , महाराष्ट्र, मुंबई पिन कोड -400061 पॅन नं. -ACRPM13556C 2) नाव -मुदित विनायक वय -44, पत्ता -प्लॉट नं बी 202, माळा नं. - इमारतीचे नाव रहेजा एग्जोटीका , ब्लॉक नं. - , रोड नं सोरेंटो 5 ऑफ मालाड मढ रोड मालाड वेस्ट , महाराष्ट्र, मुंबई पिन कोड -400061 पॅन नं. -ACZPV2164M |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 05/01/2024 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 05/01/2024 |
| (11) अनुक्रमांक खंड व पृष्ठ | 287/2024 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 1151850 |
| (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. |

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Fair Market Value** purpose as on dated **06th January 2024**.

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 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.
4. There is no direct/ indirect interest in the property valued.
5. 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 neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at ₹ 2,03,36,000.00 (Rupees Two Crore Three Lakh Thirty Six Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
TZCBL Emp. No. Ref: ZCBL/CO/AUD/19-20/100

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.08 11:44:28 +05'30'

Auth. Sign.

Think.Innovate.Create