

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Ashok Shankarrao Chavan, Ms. Sreejaya Ashok Chavan & Ms. Sujaya Ashok Chavan**

Residential Flat No. 2A, 2nd Floor, “**Swapnalok**”, The Nepean Sea Road Parag Prem Premises Co-op. Soc. Ltd.,
47, L. Jagmohandas Marg, Malabar, Mumbai – 400036, State – Maharashtra, Country – India.

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Longitude Latitude: 18°57'36.1"N 72°48'05.8"E

Valuation Prepared for:

Private Valuation



Nanded : 28, S.G.G.S. Stadium Complex, Nanded - 431 602, (M.S.), INDIA • E-mail : nanded@vastukala.org
Tel. : +91 2462 244288 +91 9422171100

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 mumbai@vastukala.org



Vastu/Mumbai/02/2024/6888/2304923
12/12-145-SKVSM
Date: 12.02.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2A, 2nd Floor, "Swapnalok", The Nepean Sea Road Parag Prem Premises Co-op. Soc. Ltd., 47, L. Jagmohandas Marg, Malabar, Mumbai – 400036, State – Maharashtra, Country – India belongs to **Mr. Ashok Shankarrao Chavan, Ms. Sreejaya Ashok Chavan & Ms. Sujaya Ashok Chavan.**

Boundaries of the property.

North : Kshitij Road
South : Jaldarshan Society
East : Slum Area
West : Nepeansea Road

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 for this particular purpose at specifications **₹ 32,51,50,000.00 (Rupees Thirty Two Crore Fifty One Lakh Fifty 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 valuation report.

Hence certified

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

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Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Encl: Valuation report.



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mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.**VALUATION REPORT (IN RESPECT OF FLAT)**

I		General									
1.	Purpose for which the valuation is made	:	As per client request, to assess Fair Market value of the property.								
2.	a) Date of inspection	:	06.02.2024								
	b) Date on which the valuation is Made	:	12.02.2024								
3.	List of documents produced for perusal	:	<ol style="list-style-type: none"> Copy of Deed of Sale dated 25.03.2021 between M/s. Alcove Construction Pvt. Ltd. (the Vendor) AND Mr. Ashok Shankarrao Chavan, Ms. Sreejaya Ashok Chavan & Ms. Sujaya Ashok Chavan (the Purchaser). Copy of Society NOC dated 25.03.2021. Copy of Share Certificate No. 62 bearing nos. 386 to 390 transfer dated 28.03.2015 in the name of M/s. Alcove Construction Pvt. Ltd. issued by The Nepean Sea Road Parag Prem Premises Co-op. Soc. Ltd. Copy of Share Certificate No. 88 bearing nos. 496 to 500 transfer dated 28.03.2015 in the name of M/s. Alcove Construction Pvt. Ltd. issued by The Nepean Sea Road Parag Prem Premises Co-op. Soc. Ltd. 								
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>Mr. Ashok Shankarrao Chavan, Ms. Sreejaya Ashok Chavan & Ms. Sujaya Ashok Chavan</p> <p>Address: Residential Flat No. 2A, 2nd Floor, "Swapnalok", The Nepean Sea Road Parag Prem Premises Co-op. Soc. Ltd., 47, L. Jagmohandas Marg, Malabar, Mumbai – 400036, State – Maharashtra, Country – India.</p> <p>Contact Person: Mr. Rakesh Kolbe (Employee of Owner) Contact No.: 8591617658</p> <p>Joint Ownership As per agreement details of ownership share are as under:</p> <table border="1"> <thead> <tr> <th>Name of Owner</th> <th>Percentage of Share (%)</th> </tr> </thead> <tbody> <tr> <td>Mr. Ashok Shankarrao Chavan</td> <td>60%</td> </tr> <tr> <td>Ms. Sreejaya Ashok Chavan</td> <td>20%</td> </tr> <tr> <td>Ms. Sujaya Ashok Chavan</td> <td>20%</td> </tr> </tbody> </table>	Name of Owner	Percentage of Share (%)	Mr. Ashok Shankarrao Chavan	60%	Ms. Sreejaya Ashok Chavan	20%	Ms. Sujaya Ashok Chavan	20%
Name of Owner	Percentage of Share (%)										
Mr. Ashok Shankarrao Chavan	60%										
Ms. Sreejaya Ashok Chavan	20%										
Ms. Sujaya Ashok Chavan	20%										
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 2 nd Floor. The composition of residential flat is 3 Bedrooms + Living Room + Dining Room + Kitchen + Servant Room + Cabin + 4 Toilets + Passage. The property is at 2.1								

			Km. travelling distance from nearest railway station Grant Road.	
6.	Location of property	:		
	a) Plot No. / Survey No.	:	-	
	b) Door No.	:	Residential Flat No. 2A	
	c) C.T.S. No. / Village	:	C.T.S. No. 448(Part) of Malabar Hill Division	
	d) Ward / Taluka	:	D Ward	
	e) Mandal / District	:	Mumbai	
	f) Date of issue and validity of layout of approved map / plan	:	Copy of approved building plan were not provided and not verified.	
	g) Approved map / plan issuing authority	:		
	h) Whether genuineness or authenticity of approved map/ plan is verified	:		
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No	
7.	Postal address of the property	:	Residential Flat No. 2A, 2 nd Floor, "Swapnalok", The Nepean Sea Road Parag Prem Premises Co-op. Soc. Ltd., 47, L. Jagmohandas Marg, Malabar, Mumbai – 400036, State – Maharashtra, Country – India.	
8.	City / Town	:	Malabar Hill, Mumbai	
	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	:	Malabar Hill Division Municipal Corporation of Greater Mumbai	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	Boundaries of the property		As per Site	As per Documents
	North	:	Kshitij Road	Details not available
	South	:	Jaldarshan Society	Details not available
	East	:	Slum Area	Details not available
	West	:	Nepeansea Road	Details not available
13.	Dimensions of the site		N. A. as property under consideration is a Flat in an apartment building.	
			A	B
			As per the Deed	Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-

14.	Extent of the site	:	Carpet Area in Sq. Ft. = 2,341.00 Terrace Area in Sq. Ft. = 1,780.00 Total Carpet Area in Sq. Ft. = 4,121.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 2,367.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 3,660.00 Terrace Built Up Area in Sq. Ft. = 2,150.00 5 Car Parking Space Area in Sq. Ft. = 500.00 (Area as per Deed of Sale)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	18°57'36.1"N 72°48'05.8"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 3,660.00 Terrace Built Up Area in Sq. Ft. = 2,150.00 5 Car Parking Space Area in Sq. Ft. = 500.00 (Area as per Deed of Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	C.T.S. No. 448(Part) of Malabar Hill Division
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Malabar Hill Division Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 2A, 2 nd Floor, "Swapnalok", The Nepean Sea Road Parag Prem Premises Co-op. Soc. Ltd., 47, L. Jagmohandas Marg, Malabar, Mumbai – 400036, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1977 (As per society NOC)
5.	Number of Floors	:	Ground + 4 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Single Flat on 2 nd Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	1 Lift
	Protected Water Supply	:	Municipal Water supply

Underground Sewerage	:	Connected to Municipal Sewerage System
Car parking - Open / Covered	:	5 Car Parking Spaces
Is Compound wall existing?	:	Yes
Is pavement laid around the building	:	Yes

III	FLAT	
1	The floor in which the Flat is situated	: 2 nd Floor
2	Door No. of the Flat	: Residential Flat No. 2A
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab
	Flooring	: Italian marble flooring
	Doors	: Teak wood door framed with flush doors
	Windows	: Powder coated aluminum sliding windows
	Fittings	: Concealed plumbing & electrical wiring with concealed.
	Finishing	: Cement Plastering with POP false ceiling
4	House Tax	:
	Assessment No.	: Details not available
	Tax paid in the name of:	: Details not available
	Tax amount:	: Details not available
5	Electricity Service connection No.:	: Details not available
	Meter Card is in the name of:	: Details not available
6	How is the maintenance of the Flat?	: Good
7	Sale Deed executed in the name of	: Mr. Ashok Shankarrao Chavan, Ms. Sreejaya Ashok Chavan & Ms. Sujaya Ashok Chavan
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. = 3,660.00 Terrace Built Up Area in Sq. Ft. = 2,150.00 5 Car Parking Space Area in Sq. Ft. = 500.00 (Area as per Deed of Sale)
10	What is the floor space index (app.)	: As per MCGM norms
11	What is the Carpet Area of the Flat?	: Carpet Area in Sq. Ft. = 2,341.00 Terrace Area in Sq. Ft. = 1,780.00 Total Carpet Area in Sq. Ft. = 4,121.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 2,367.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	: Middle Class
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Owner Occupied

15	If rented, what is the monthly rent?	:	₹ 6,77,000.00 Expected rental income from the property per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
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)	:	₹ 69,000.00 to ₹ 71,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 70,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 67,300.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 8,69,610.00 per Sq. M. i.e., ₹ 80,789.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 6,64,220.00 per Sq. M. i.e., ₹ 61,708.00 per Sq. Ft.
5	Age of the building	:	47 Years
6	Life of the building estimated	:	53 years Subject to proper, preventive periodic maintenance & structural repairs
Remark: Due to security reason, we were not allowed to take photographs of 2 Bedrooms.			

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Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	3,660.00 Sq. Ft.	70,000.00	25,62,00,000.00
2	Terrace Area	215.00 Sq. Ft.	28,000.00	6,02,00,000.00
3	5 Nos. Car Parking Area	500.00 Sq. Ft.	17,500.00	87,50,000.00
4	Wardrobes			
5	Showcases			
6	Kitchen arrangements			
7	Superfine finish			
8	Interior Decorations			
9	Electricity deposits / electrical fittings, etc.			
10	Extra collapsible gates / grill works etc.			

11	Potential value, if any			
12	Others			
	Fair Market Value of the property			32,51,50,000.00
	Insurance value of the property			1,56,87,000.00
	Guideline value of the property (Refer Page No. 12)			28,66,33,230.00

Justification for price / rate

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

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

Method of Valuation / Approach

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 ₹ 69,000.00 to ₹ 71,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 70,000.00 per Sq. Ft. on Built Up 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) Salability	Good
ii) Likely rental values in future in	₹ 6,77,000.00 Expected rental income from the property per month
iii) Any likely income it may generate	Rental Income

Actual Site Photographs



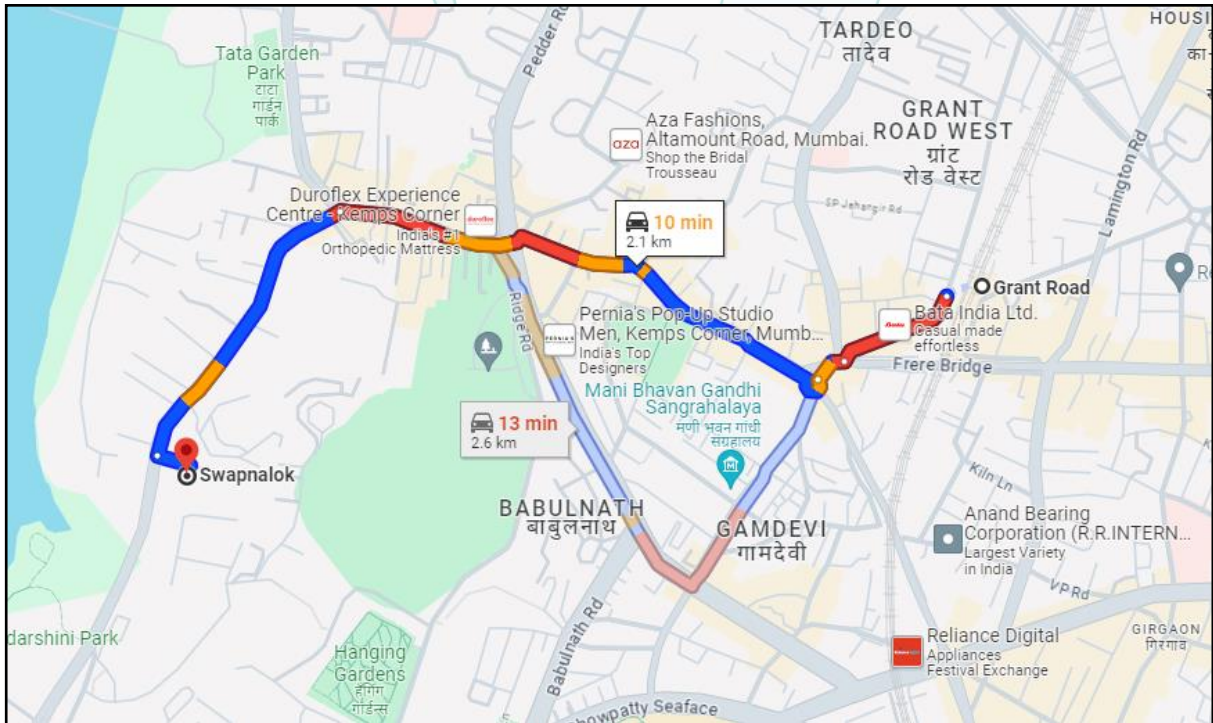
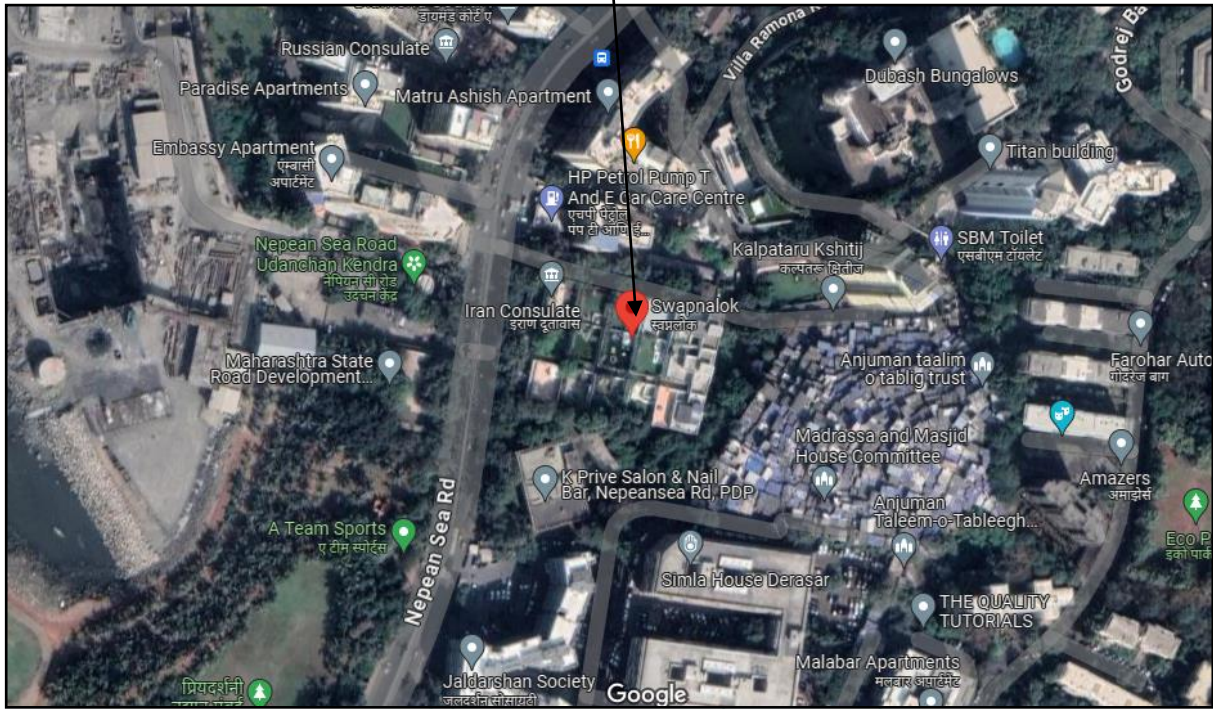
Actual Site Photographs



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Route Map of the property


Site.url



Longitude Latitude: 18°57'36.1"N 72°48'05.8"E


Note: The Blue line shows the route to site from nearest railway station (Grant Road – 2.1 Km.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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Year: Language:

Selected District:

Select Village:

Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
7/61A - रस्ता : जमनादास मेहता मार्ग व एल.जगमोहनदास मार्ग (नेपयन्ती रोड) - मुकेश चौक ते बी. जे. खेर मार्गापर्यंत.	432610	869610	856250	1017875	869610	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	8,69,610.00			
No increase for all floors from ground to 4 floors	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	8,69,610.00	Sq. Mtr.	80,789.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	4,32,610.00			
The difference between land rate and building rate (A – B = C)	4,37,000.00			
Depreciation Percentage as per table (D) [100% - 47%] (Age of the Building – 47 Years)	53%			
Rate to be adopted after considering depreciation [B + (C x D)]	6,64,220.00	Sq. Mtr.	61,708.00	Sq. Ft.

Guideline value of the property

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Built Up Area of Flat	3,660.00 Sq. Ft.	61,708.00	22,58,51,280.00
2	Terrace Area	215.00 Sq. Ft.	24,683.00	5,30,68,450.00
3	5 Nos. Car Parking Area	500.00 Sq. Ft.	15,427.00	77,13,500.00
	Guideline Value of the property			28,66,33,230.00

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

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Sale Instance

2/10/24, 4:11 PM	igr_23066
23066319 06-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2 दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2 दस्त क्रमांक : 23066/2023 नोंदणी : Regn.63m
गावाचे नाव : मलबार	
(1)विलेखाचा प्रकार	ट्रान्सफर डीड
(2)मोबदला	130000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	128846193.28
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं 291, माळा नं: 29 वा मजला, इमारतीचे नाव: क्षितिज बिल्डींग, ब्लॉक नं: मुंबई 400036, रोड : लेडी लक्ष्मीबाई जगमोहनदास मार्ग, इतर माहिती: सोबत 1 कार पार्किंग नं 9 बिल्डिंग च्या मागील बाजूस, ---सदर दस्तातील मिळकत महिला खरेदीदार असल्याने मुद्रांक शुल्कामध्ये शासन आदेश क्र मुद्रांक - 2021/ अनौ. संक्र. 12/ प्र. क्र. 107/ म -1(थोरण)दि 31/03/2021/ अन्वये 1 टक्के सवलत देण्यात आली आहे. --- व इतर माहिती दस्तात नमुद केल्याप्रमाणे.((C.T.S. Number : 448 ;))
(5) क्षेत्रफळ	167.28 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:-सिमेन्स लिमिटेड तर्फे ऑथो सिप्रेटरी सचिन उघडे -- वय:-43 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बिरला औरोरा लेवल २१, ब्लॉक नं: वरळी मुंबई, रोड नं: प्लॉट नं १०८०, डॉ एनी बेसेंट रोड, महाराष्ट्र, मुंबई. पिन कोड:-400030 पॅन नं:-AAACS0764L 2): नाव:-सिमेन्स लिमिटेड तर्फे ऑथो सिप्रेटरी प्रतीप सरकार -- वय:-28 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बिरला औरोरा लेवल २१, ब्लॉक नं: वरळी मुंबई, रोड नं: प्लॉट नं १०८०, डॉ एनी बेसेंट रोड, महाराष्ट्र, मुंबई. पिन कोड:-400030 पॅन नं:-AAACS0764L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-डेसिरी निमो पुनवाणी -- वय:-71; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं २५, मे फ्लावर, ब्लॉक नं: खंबाला हिल मुंबई, रोड नं: कार्मायकल रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400026 पॅन नं:-AAGPP2284H
(9) दस्तऐवज करून दिल्याचा दिनांक	07/11/2023
(10)दस्त नोंदणी केल्याचा दिनांक	07/11/2023
(11)अनुक्रमांक,खंड व पृष्ठ	23066/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	6500000
(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.
https://beta-rv.vastukala.co.in:8889/igrSearch/65987c5475924e577501bcfd	
1/1	

Sale Instance

2/10/24, 4:20 PM	sूची क्र.2	दुय्यम निबंधक : दु.नि.मुंबई शहर 1
5026318		
08-01-2024		दस्त क्रमांक : 5026/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : मलबार		
(1)विलेखाचा प्रकार	ट्रान्सफर डीड	
(2)मोबदला	155000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	149364008.12	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं - 12,6 वा मजला,सोनमर्ग,67 बी,लेडी लक्ष्मीबाई जगमोहनदास मार्ग,नेपियन्सी रोड,मुंबई - 400006,सोबत एक कारपार्किंग स्पेस नं -16.((C.T.S. Number : 2/359 ;))	
(5) क्षेत्रफळ	208.55 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:-प्रेम गुप्ता तर्फे मुखत्यार सुनिता विनायक नामजोशी . . वय:-70 पत्ता:-प्लॉट नं: 12, माळा नं: ., इमारतीचे नाव: सोनमर्ग, ब्लॉक नं: मुंबई , रोड नं: 67/बी,नेपियन्सी रोड,मलबार हिल, . . पिन कोड:-400006 पॅन नं:-AGCPG0917A	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जेतून जवेरी . . वय:-36; पत्ता:-प्लॉट नं: 16, माळा नं: 4 था मजला, इमारतीचे नाव: अविल्लीओन , ब्लॉक नं: मुंबई , रोड नं: लिटल गिब्स रोड,मलबार हिल, , MUMBAI. पिन कोड:-400006 पॅन नं:-AGOP13653Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	14/07/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	18/07/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	5026/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	9300000	
(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.	
https://beta-rv.vastukala.co.in:8889/igrSearch/659b41fb9ea1bf3e25ac7970		

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was owned by Mr. Ashok Shankarrao Chavan, Ms. Sreejaya Ashok Chavan & Ms. Sujaya Ashok Chavan.
2.	purpose of valuation and appointing authority	As per client request, to assess Fair Market value of the property.
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Bhavika Chavan – Valuation Engineer Vaishali Sarmalkar – Technical Manager 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 – 06.02.2024 Valuation Date – 12.02.2024 Date of Report – 12.02.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 06.02.2024
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales 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 residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **12th February 2024** 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 Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Built Up Area as per valuation table** in the name of **Mr. Ashok Shankarrao Chavan, Ms. Sreejaya Ashok Chavan & Ms. Sujaya Ashok Chavan** 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 inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is owned by **Mr. Ashok Shankarrao Chavan, Ms. Sreejaya Ashok Chavan & Ms. Sujaya Ashok Chavan** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Area

Based on the information provided by the Sales Executive representative, we understand that the Residential Flat, admeasuring **Built Up Area as per valuation table.**

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 / Existing 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 Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value 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 Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat, **Built Up Area as per valuation table.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **12th February 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.

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 Fair Market value for this particular purpose at **₹ 32,51,50,000.00 (Rupees Thirty Two Crore Fifty One Lakh Fifty Thousand Only)**.

Think.Innovate.Create

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

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763