

Rental Valuation of Immovable Property



Details of the property under consideration:

Name of Client: **India Exim Bank**

Property Address: Residential Flat No. 52, 5th Floor “**UTI Officer Staff Quarters**”, Opp. Lilawati Hospital,
K. C. Marg, HIG Colony, Bandra (West), Mumbai – 400050, State - Maharashtra, Country - India.

Think.Innovate.Create

Longitude Latitude: 19°02'59.2"N 72°49'42.8"E

Intended User:

India Exim Bank

Administration Group, Centre One Building, 21st Floor, World Trade Centre Complex,
Cuffe Parade, Mumbai 400 005, State – Maharashtra, Country – India.



www.vastukala.org

Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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

RENTAL VALUATION OPINION REPORT

Property under consideration: Residential Flat No. 52, 5th Floor "UTI Officer Staff Quarters", Opp. Lilawati Hospital, K. C. Marg, HIG Colony, Bandra (West), Mumbai – 400050, State - Maharashtra, Country - India.

Boundaries of the property.

North : K. C. Marg
South : Sahil Apartments
East : Sunrise Building
West : Samudra Darshan

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for rental valuation, we are of the opinion that,

Particulars	Rent Amount in ₹ (Excluding Outgoing Charges)
Rent per Sq. Ft.	92.00
Monthly Rent of the property	54,832.00
Yearly Rent of the property	6,57,984.00

The rental valuation of the property is based on the characteristics of property and comparables using market approach. Legal aspects have not been taken into considerations while preparing this valuation 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: 2024.03.11 10:37:20 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI / RV / 07/2018/10366
Reg. No. CAT-I-F-1763
Encl: Valuation report.



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Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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TeleFax : +91 22 28371325/24
mumbai@vastukala.org

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1.	Date of Inspection	:	01.03.2024
2.	Purpose of valuation	:	As per Client's request to assess Rental Value for the property under consideration
3.	Name and address of the Valuer.	:	Manoj B. Chalikwar
		:	Vastukala Consultants (I) Pvt. Ltd.
		:	B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India.
4.	List of Documents Handed Over to The Valuer by The Client		
	1. Copy of Work Order No. EXIM / ADMIN / 2023-24 / 177 dated 29.02.2024.		
5.	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. The rental valuation is calculated depending upon floating population & intended use of the respective premises
6.	ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY	:	No
Property Details:			
7.	Name(s) and Postal address of the Client (s).	:	India Exim Bank
		:	Residential Flat No. 52, 5 th Floor “ UTI Officer Staff Quarters ”, Opp. Lilawati Hospital, K. C. Marg, HIG Colony, Bandra (West), Mumbai – 400050, State - Maharashtra, Country - India
	Contact Person	:	Mr. Ashok Gaikwad (Caretaker) Mobile No.: 9870443686
8.	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	:	India Exim Bank
9.	Brief description of the property.	:	Residential Flat
		:	The property is a Residential Flat on 7 th floor. The composition of Flat is 2 Bedrooms + Living Room + Kitchen + WC + Bath + Balcony (2BHK Flat). The property is at 2.2 KM travelling distance from Bandra railway station of Western Railway line.
10.	Boundaries of the property.	:	As on site
	North	:	K. C. Marg
	South	:	Sahil Apartments
	East	:	Sunrise Building
	West	:	Samudra Darshan
11.	Route map	:	Enclosed
12.	Any specific identification marks	:	Opp. Lilawati Hospital
13.	Whether covered under Corporation/ Panchayat/ Municipality.	:	Municipal Corporation of Greater Mumbai
14.	Is the land freehold/ leasehold?	:	Information not available
15.	Are there any restrictive covenants in regard to use of Land? If so, attach a copy of the covenant.	:	Information not available
16.	Type of the property	:	Residential
17.	Year of acquisition/ purchase.	:	Information not available

18.	Purchase value as per document	:	Information not available
19.	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.	:	Vacant
20.	Classification of the site.	:	
	a. Population group.	:	Urban
	b. High/ Middle/ Poor class.	:	Higher Middle class
	c. Residential/ nonresidential.	:	Residential
	d. Development of surrounding area.	:	Good
	e. Possibility of any threat to the property. (Floods, calamities etc.).	:	No
21.	Proximity of civic amenities. (like school, hospital, bus stop, market etc.).	:	All available near by
22.	Level of the land (Plain, rock etc.).	:	Plain
23.	Terrain of the Land.	:	Levelled
24.	Shape of the land (Square/ rectangle etc.).	:	Irregular
25.	Type of use to which it can be put (for construction of house, factory etc.).	:	Residential purpose
26.	Any usage restrictions on the property.	:	As per development control rules
27.	Whether the plot is under town planning approved layout?	:	Yes, M.C.G.M. approved layout
28.	Whether the unit is intermittent or corner?	:	Intermittent
29.	Whether any road facility is available?	:	Yes
30.	Type of road available (B.T./ Cement Road etc.).	:	B. T. Road
31.	Front Width of the Road?	:	18.00 M. wide road
32.	Source of water & water potentiality.	:	Municipal Water supply
33.	Type of Sewerage System.	:	Connected to Municipal sewer
34.	Availability of power supply.	:	Yes
35.	Advantages of the site.	:	Located in developed area
36.	Disadvantages of the site.	:	No
37.	Give instances of rental agreements of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No., rent and area.	:	As per Sub-Registrar of Assurance records

Valuation of the property:

A) Fair Market Rent									
38.	Total area of the Residential Flat	Carpet Area in Sq. Ft. = 596.00 (Area as per actual site measurements)							
39.	Prevailing Market rent	₹ 90.00 to ₹ 110.00 per Sq. Ft. (Excluding Outgoing Charges)							
40.	Area	<table border="1"> <thead> <tr> <th>Admeasuring Area in Sq. Ft.</th> <th>Rent per Sq. Ft. (₹)</th> <th>Monthly Rent (₹)</th> </tr> </thead> <tbody> <tr> <td>596.00</td> <td>92.00</td> <td>54,832.00</td> </tr> </tbody> </table>		Admeasuring Area in Sq. Ft.	Rent per Sq. Ft. (₹)	Monthly Rent (₹)	596.00	92.00	54,832.00
Admeasuring Area in Sq. Ft.	Rent per Sq. Ft. (₹)	Monthly Rent (₹)							
596.00	92.00	54,832.00							
• Excluding Outgoing Charges									
41.	Monthly Rental Value of the property	: ₹ 54,832.00 (Excluding Outgoing Charges)							
42.	Yearly Rental Value of the property	: ₹ 6,57,984.00 (Excluding Outgoing Charges)							
Technical details of the building:									

43.	Type of building (Residential/ Commercial/ Education & Training Centre).	:	Residential
44.	Year of construction.	:	1986 (As per site information)
45.	Future life of the property.	:	22 years subject to proper, preventive periodic maintenance & structural repairs.
46.	No. of floors and height of each floor including basement.	:	Stilt + 7 Upper Floors. The building is having 1 Lift.
	Type of construction.		
47.	(Load bearing/ R.C.C./ Steel framed).	:	R.C.C. Framed Structure
	Condition of the building.		
48.	External (excellent/ good/ normal/ poor).	:	Normal
49.	Internal (excellent/ good/ normal/ poor).	:	Normal
50.	Whether the building/ property is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation.	:	Copy of approved building plans were not provided and not verified.
Specifications of Construction:			
Sr.	Description		
a	Foundation.	:	R.C.C. Footing
b	Basement.	:	No
c	Superstructure.	:	R.C.C. frame work with 9" thick B. B. Masonry for external walls. 6" thick B.B. Masonry for internal walls
d	Joinery/ Doors & Windows.	:	Teak wood door frames with flush doors, Wooden frame with glass paneled windows
e	RCC work.	:	Footing, Column, Beam, Slab
f	Plastering.	:	Cement plastering
g	Flooring, Skirting	:	Mosaic flooring
h	Kitchen Platform	:	Kota kitchen platform
i	Drainage.	:	Connected to Municipal Drainage
k	Compound wall	:	Provided, R.C.C. columns with B. B. Masonry.
l	Electric installation (Type of wire, Class of fittings)	:	Casing capping electrification
m	Plumbing installation (No. of water closets & wash basins etc.)	:	Open plumbing
n	Bore well.	:	Information not available
o	Wardrobes, if any.	:	No
p	Development of open area	:	Chequered tiles in open spaces, stilt parking etc.
q	Remarks: 1. Legal documents not provided for our verification; hence we have considered the area as per actual site measurement for the purpose of valuation.		

Actual site photographs



Actual site photographs



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Route Map of the property

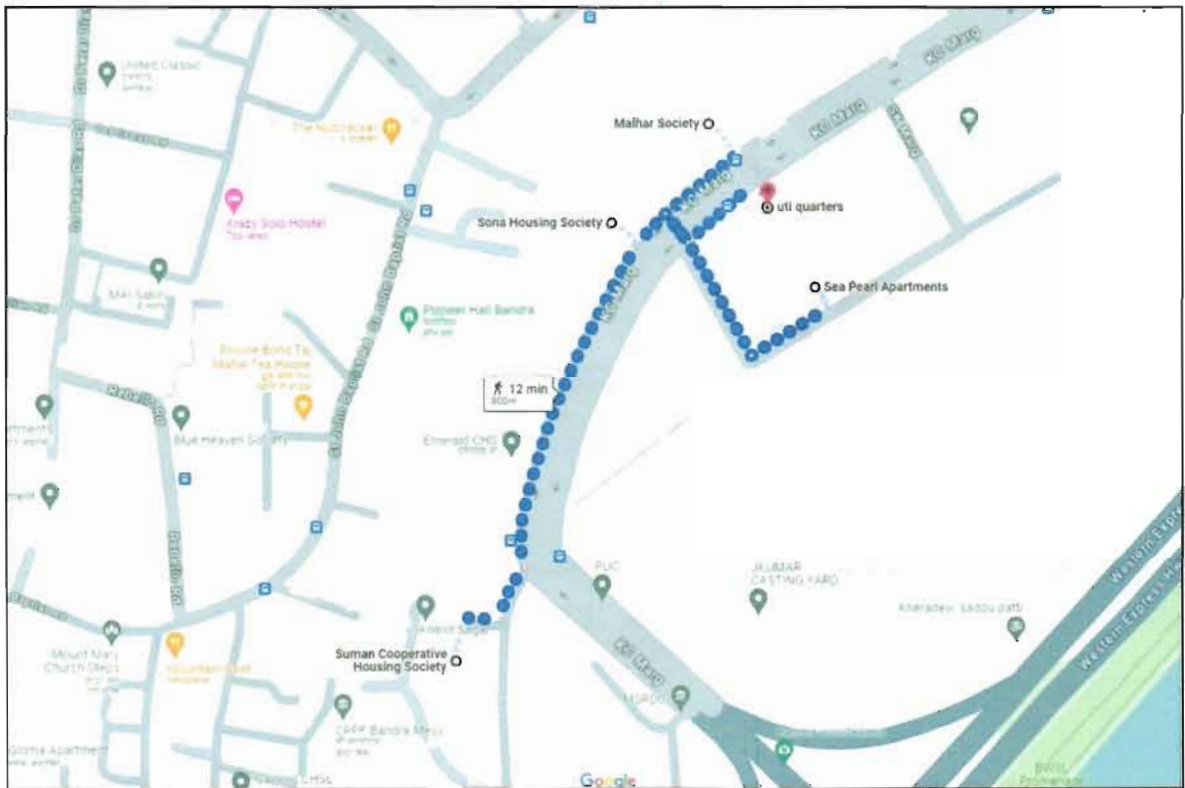
Site,u/r



Longitude Latitude: 19°02'59.2"N 72°49'42.8"E

Note: The Blue line shows the route to site from railway station (Bandra – 2.2 Km.)

Direction Map of the property



Annexure

Sr.	Index II No.	Date	Licensor	Licensee	Property Address	Monthly Rent	Area (Sq. Ft.)	Rate (₹)
1	1720/2024	01.02.2024	Anup Kiratrai Babani	Ankita Rajendra Kalasi & Bejad Sheriyar Ruhani	Flat No. 13, 1st Floor, Building No. 25, Bandra HIG Suman Co-op. Hsg. Soc. Ltd., Next to Bandra Reclamation Bus Depot, Krishna Chandra Road, Bandra (West), Mumbai - 400050.	78,000.00	799.00	97.62
2	17104/2023	14.12.2023	Anish Naval Makwani	Abhay Modi	Flat No. 61, 6th Floor, Building No. 7, Bandra HIG Sona Co-op. Hsg. Soc. Ltd., Bandra Reclamation Bus Depot, Krishna Chandra Road, Bandra (West), Mumbai - 400050.	45,000.00	400.00	112.50
3	11450/2023	26.10.2023	Arjun Shyam Sumaya & Shahnaz Arjun Sumaya	Uzma Aman Khan	Flat No. 61, 6th Floor, Building no. 1, Bandra HIG Malhar Co-op. Hsg. Soc. Ltd., MHB Colony, Bandra Reclamation, Bandra (West), Mumbai - 400050.	65,000.00	850.00	76.47
4	15738/2023	25.09.2023	Ajaykant Ramprasad Ruia (HUF)	Vishnu Gupta	Flat No. 31, 3rd Floor, Building No. 21, Bandra HIG Sea Pearl Co-op. Hsg. Soc. Ltd., Kishan Chandra Marg, Bandra (West), Mumbai - 400050.	50,000.00	640.00	78.13
5	13765/2022	27.09.2022	Lakshmi Govind Naik	Chandani Jigar Jhatakia & Amita Rahul Mehta	Flat No. 7/21, 2nd Floor, Bandra HIG Sona Co-op. Hsg. Soc. Ltd., MHB Colony, K. C. Marg, Bandra Reclamation, Bandra (West), Mumbai - 400050.	62,000.00	635.00	97.64
Average Rent per Month								92.47

IGR (Rental)

1720378	सूची क्र.2	दुय्यम निबंधक सह दु.नि. अंधेरी 3
01-02-2024		दस्त क्रमांक 1720 2024
Note -Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी Regn.६3m
गावाचे नाव : बांद्रा		
(1) विलेखाचा प्रकार	36-अ-लिक्ड अँड लायसन्सेस	
(2) मोबदला	78000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	200000	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक असल्यास.	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन :सदनिका नं: 13, माळा नं: 1 ला मजला,बिल्डींग नं 25. इमारतीचे नाव: बांद्रा एचआयजी सुमन को ऑप हौ सोसा लि. ब्लॉक नं: नेस्ट टु बांद्रा रिक्लेमेशन बस डेपो. रोड नं: कृष्णा चंद्रा रोड, बांद्रा पश्चिम मुंबई 400050((C.T.S. Number : 00 .))	
(5) क्षेत्रफळ	799 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -अनुप किशोरराय बाबानी वय -71 पत्ता -प्लॉट नं 374, माळा नं - इमारतीचे नाव कुनीता दे साओ जोकिम, ब्लॉक नं एक्समोडम कारामोना स्कॅलेट, रोड नं साऊथ गोवा, गोवा, गोवा, दक्षिण गोवा पिन कोड -403717 पिन नं -ADSPB78168	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -अंकीता राजेंद्र कलाशी वय -33, पत्ता -प्लॉट नं बी-180-1, माळा नं - इमारतीचे नाव प्रेंटर इस्टर्न गार्डन, ब्लॉक नं एलबीएस मार्ग, कॉजूरमारी प म् रोड नं अॅम्पे सेंट झेवीयर हाय स्कूल, भांडुप प म्, महाराष्ट्र, मुम्बई पिन कोड -400078 पिन नं -BQOPK48048 2) नाव -बेदाद शरीयर रहानी वय -35, पत्ता -प्लॉट नं 41, माळा नं 4 था मजला, इमारतीचे नाव युनियन बिल्डींग, ब्लॉक नं ओपो ग्रॅट रोड स्टेशन वेस्ट, रोड नं 54 स्लेटर रोड, ग्रॅड रोड प म्, महाराष्ट्र, मुम्बई पिन कोड -400007 पिन नं -AJAPK74780	
(9) दस्तऐवज करून दिल्याचा दिनांक	01/02/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	01/02/2024	
(11) अनुक्रमांक खंड व पृष्ठ	1720 2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	4900	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	1000	
(14) शेर		
मुल्यांकनासाठी विचारता घेतलेला तपशील -	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही	
मुद्रांक शुल्क आकारतास निवडलेला अनुकेद -	Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.	

IGR (Rental)

17104322	सूची क्र.2	दुयम निबंधक सह दु.नि. अंधेरी ।
10-01-2024		दस्त क्रमांक 17104 2023
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी Regn.63m
गावाचे नाव : बांद्रा		
(1) विलेखाचा प्रकार	36-अ-लिव्ह अँड लायसन्सेस	
(2) मोबदला	45000	
(3) बाजार भाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	200000	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक, असल्यास.	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन .. इतर माहिती: सदनिका क्रमांक 61 सहावा मजला बिल्डिंग क्रमांक 7 बांद्रा एच.आयजी सोना कॉ ऑप हौसिंग सोसायटी लिमिटेड.बांद्रा रिक्लमेशन.बांद्रा पश्चिम मुंबई 400050((C.T.S. Number - 01 . .))	
(5) क्षेत्रफळ	400 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा.या लिहून देवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -अनीष नवल मकवानी वय -43 पत्ता -फ्लॉट नं 61, माळा नं सहावा मजला बिल्डिंग क्रमांक 7, इमारतीचे नाव बांद्रा एच.आयजी सोना सोसायटी, ब्लॉक नं. बांद्रा पश्चिम मुंबई, रोड नं बांद्रा रिक्लामेशन, महाराष्ट्र, मुंबई पिन कोड -400050 पॅन नं -.	
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -अभय मोदी वय-56; पत्ता -फ्लॉट नं 518, माळा नं . इमारतीचे नाव केपिटल, ब्लॉक नं बांद्रा पूर्व मुंबई, रोड नं बांद्रा कुर्ला कॉम्प्लेक्स, महाराष्ट्र, मुंबई पिन कोड -400051 पॅन नं -.	
(9) दस्तऐवज करून दिल्याचा दिनांक	14/12/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	14/12/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	17104 2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1400	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	1000	
(14) शोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही	
मुद्रांक शुल्क आकारताना निवडलेला अन्वयेद -	Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state	



IGR (Rental)

11450323 04-01-2024 Note -Generated Through eSearch Module,For original report please contact concern. SRO office.	सूची क्र.2	दुय्यम निबंधक सह दु.नि. अंधेरी 2 दस्त क्रमांक 11450/2023 नोदणी Regn 63m
गावाचे नाव : बांद्रा		
(1) विलेखाचा प्रकार	36-अ-लिक्व अॅड लायसन्सेस	
(2) मोबदला	65000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	200000	
(4) भू-मापन पॉटहिस्सा व घरक्रमांक असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं. 61 बिल्डिंग नं 1, बांद्रा(एचआयजी)मल्हार को ऑपि. हाऊसिंग सोसायटी लि. एम एच बी कॉलनी. बांद्रा रेक्लेमेशन. बांद्रा पश्चिम मुंबई 400050((C.T.S. Number : F 657 ;))	
(5) क्षेत्रफळ	850 चौ.फूट	
(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 -अर्जुन श्याम सुमाया वय -42 पत्ता -प्लॉट नं अपार्टमेंट नं 14, माळा नं. 7 बा मजला, इमारतीचे नाव एलरोन गार्डन्स, ब्लॉक नं बांद्रा पश्चिम मुंबई, रोड नं टी पी एस 3, तीसावा रोड, महाराष्ट्र, MUMBAI पिन कोड -400050 पॅन नं -AZKPS4386G 2) नाव -शहनाज़ अर्जुन सुमाया वय -40 पत्ता -प्लॉट नं अपार्टमेंट नं 14, माळा नं. 7 बा मजला, इमारतीचे नाव एलरोन गार्डन्स, ब्लॉक नं बांद्रा पश्चिम मुंबई, रोड नं टी पी एस 3, तीसावा रोड, महाराष्ट्र, MUMBAI पिन कोड -400050 पॅन नं -AGAPJ6760E	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -उद्दामा अमन खान वय -38, पत्ता -प्लॉट नं हाऊस नं 308, माळा नं. - इमारतीचे नाव एस टी सी सन टॉवर, ब्लॉक नं गाजियाबाद, उत्तर प्रदेश, रोड नं काड रोड शिप्रा मॉल, शिप्रा सन सिटी, उत्तर प्रदेश, GHAZIABAD पिन कोड -201014 पॅन नं -ANQPK6483N	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/10/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	26/10/2023	
(11) अनुक्रमांक खंड व पृष्ठ	11450/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	6700	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	1000	
(14) शेंरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.	



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IGR (Rental)

15738378	सूची क्र.2	दुय्यम निबंधक - सह दु.नि. अंधेरी 3
04-01-2024		दस्त क्रमांक 15738 2023
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी Regn 63m
गावाचे नाव : बांद्रा		
(1) विलेखाचा प्रकार	36-अ.लिक्व अॅड लायसन्सेस	
(2) मोबदला	50000	
(3) बाजारभाव, भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	150000	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक असल्यास.	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन .. इतर माहिती: सदनिका नं 31.क्षेत्र 640 चौरस फूट बिल्ट-अप.बांद्रा(एचआयजी)सी पर्ल सीएचएस.बिल्डिंग नं 21.किशन चंद्र मार्ग,बांद्रा पश्चिम,मुंबई 400 050.कालावधी 12 महिने.मासिक भाडे 50,000.अनामत रक्कम 1,50,000.इतर माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे.((C.T.S. Number :-))	
(5) क्षेत्रफळ	640 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या स्थिहन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -अजयकांत रामप्रसाद रुईया एच यु एफ तर्फे मुखत्यार विकास अगरवाल वय -51 पत्ता - प्लॉट नं 901, माळा नं - इमारतीचे नाव मेकर वेबर 5, ब्लॉक नं मुंबई रोड नं नरिमन पॉईंट, महाराष्ट्र, MUMBAI पिन कोड -400021 पॅन नं -ACYPFR6G29E	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -विष्णू गुप्ता -- वय -26, पत्ता -प्लॉट नं 111-ए, माळा नं - इमारतीचे नाव शिवातिक, ब्लॉक नं उत्तर प्रदेश, रोड नं सेक्टर-35, नोएडा, गौतम बुद्ध नगर, उत्तर प्रदेश, गौतम बुद्ध नगर पिन कोड -201301 पॅन नं -CSG/PJG6210N	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/09/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	25/09/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	15738/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	1000	
(14) शेंरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.	

IGR (Rental)

13765378 15-01-2024 Note -Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक सह दु.नि. अंधेरी 3 दस्त क्रमांक 13765/2022 नोंदणी Regn.63m
गावाचे नाव : बांद्रा		
(1) विलेखाचा प्रकार	36-अ-लिव्ह अॅड लायसन्सेस	
(2) मोबदला	62000	
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	200000	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक, असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 7 21, माळा नं: 2 रा मजला, इमारतीचे नाव: बांद्रा एच.आय.जी सोना कॉ ऑप हौ सोसा लि. ब्लॉक नं: बांद्रा वेस्ट मुंबई - 400050, रोड नं: एमएचबी कॉलोनी.के सी मार्ग,बांद्रा रेक्लमेशन, इतर माहिती: कालावधी - 24 महिने((C.T.S. Number : A 791))	
(5) क्षेत्रफळ	635 चौ फूट	
(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 -लक्ष्मी गोविंद नाईक वय -76 पत्ता -प्लॉट नं 7/21, माळा नं 2 रा मजला, इमारतीचे नाव सोना बिल्डिंग,एमएचबी कॉलोनी, ब्लॉक नं बांद्रा वेस्ट, रोड नं के सी मार्ग, बांद्रा रेक्लमेशन, महाराष्ट्र, मुंबई पिन कोड -400050 पिन नं -	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -चांदणी जिगर झटाकिया वय -32 पत्ता -प्लॉट नं 13, माळा नं - इमारतीचे नाव शिवकृष्ण, ब्लॉक नं घाटकोपर वेस्ट, रोड नं करणी लेन, महाराष्ट्र, मुंबई पिन कोड -400086 पिन नं - 2) नाव -अमिता राहुल मेहता वय -60, पत्ता -प्लॉट नं 4 बी 124, माळा नं - इमारतीचे नाव मनी व्हिला, ब्लॉक नं घाटकोपर ईस्ट, रोड नं एम पी वेंच मार्ग, महाराष्ट्र, मुंबई पिन कोड -400077 पिन नं -	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/09/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	27/09/2022	
(11) अनुक्रमांक, खंड व पृष्ठ	13765/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	4000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	1000	
(14) शेर		
मुल्यांकनासाठी विचारत घेतलेला तपशील :-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही	
मुद्रांक शुल्क आकारताना निवडलेला अनुक्केद :-	Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.	



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Work Order



एक्झिम/प्रशासन/2023-24/177
EXIM/ADMIN/2023-24/177

दिनांक Date : 29/02/2024

मैसर्स वास्तुकला कंसल्टेंट्स (आई) प्रा. लि
बी1-001, बूमरैंग, चांदीवली फार्म रोड
पवई, अंधेरी (पूर्व),
मुंबई - 400072

M/s.Vastukala Consultants (I) Pvt. Ltd.
B1-001, Boomerang, Chandivai Farm
Road, Powai, Andheri (East),
Mumbai - 400072

प्रिय महोदय/महोदया Dear Sir/Madam,

बान्द्रा, मुंबई में स्थित यू.टी.आई. के फ्लैट्स का मूल्यांकन का कार्य करने के लिए कार्य आदेश

Work order for carrying out valuation of UTI's flats located at Bandra, Mumbai.

1. कृपया आपने 27 फरवरी, 2024 को भेजे हुए कोटेशन का संदर्भ लीजिए। हम आपको सूचित करते हैं कि बान्द्रा, मुंबई में स्थित यू.टी.आई. के फ्लैट्स का मूल्यांकन का कार्य करने के लिए आपके द्वारा दिए गए प्रस्ताव को कुल लागत ₹ 25,000/- (कर रहित) के खर्च पर स्वीकार कर लिया गया है।
2. कृपया इस कार्य आदेश के जारी होने के 10 दिनों के भीतर उपरोक्त कार्य पूर्ण करना होगा।
3. कृपया नोट करें कि इसका पूरा बिल निम्नलिखित पते पर भारतीय निर्यात-आयात बैंक के नाम पर होगा। टैक्स इनवॉइस में अपने जीएसटी नंबर का उल्लेख करने का अनुरोध है।

1. We invite reference to your quotation dated February 27, 2024, we are pleased to convey our acceptance to your above offer for carrying out valuations of UTI's flats located at Bandra, Mumbai at a total expenditure of ₹ 25,000/- (excl of taxes).
2. Please ensure the completion of the above-mentioned work within 10 days of issue of this Work order
3. You are requested to note that the entire billing will be in the name of the Export-Import Bank of India as per the address given below. Please ensure to mention your GST number in the Tax invoice.

सादर Regards,

(योगेश भांबीड Yogesh Bhambid)
मुख्य प्रबंधक - प्रशासन Chief Manager - Administration

भारतीय निर्यात-आयात बैंक | Export-Import Bank of India

केंद्र एक मकान, 21वीं मंजिल, विश्व व्यापार केंद्र मकान, बंधु बंधु, मुंबई - 400 005
Centre One Building, Floor-21, World Trade Centre Complex, Cuffe Parade, Mumbai - 400 005
श्री./Phone: +91 22-2217 2600 | शिफ्ट / Fax: +91 22-2218 3070
वेबसाइट / Website: www.eximbankindia.in, www.eximtrade.in, ईमेल / Email: administration@eximbankindia.in



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is proposed to be taken on rent by India Exim Bank.
2.	Purpose of valuation and appointing authority	As per Client's request to assess Rental Value per Month, for the given property
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Bhavika Chavan – Valuation Engineer 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.
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 01.03.2024 Valuation Date – 11.03.2024 Date of Report – 11.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 01.03.2024
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 • Online search for Registered Transactions • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by our organization
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Market Approach
9.	Restrictions on use of the report, if any;	This valuation is for the use of the client 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, location, sustained demand for residential properties, all round development 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 **11th March 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 documents / information received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 596.00** in the name of **India Exim Bank** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is under consideration of **India Exim Bank** for taking on rental basis. 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 documents / 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 document provided by the Client's representative, we understand that the Residential Flat, **admeasuring Carpet Area in Sq. Ft. = 596.00.**

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 Method of Market Approach and Existing Use Best Use model is used for rental potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been rented in arms - length transactions or are offered for occupation. This approach demonstrates what clients have historically been willing to pay (and owners 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 and site visit conducted, we understand that the subject property is Residential Flat, **admeasuring Carpet Area in Sq. Ft. = 596.00**

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Market Rental Value** of the property under reference as on **11th March 2024**.

The term **Fair Market Rent** 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 after reasonable exposure in a competitive market under all conditions requisite to a fair rent, with the Lessor and Lessee each acting prudently knowledgeable and for self-interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Lessor and Lessee are motivated by self-interest.
2. Lessor and Lessee 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, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for rental valuation, we are of the opinion that,

Particulars	Monthly Rent in ₹ (Excluding Outgoing Charges)
Rent per Sq. Ft.	92.00
Monthly Rent of the property	54,832.00
Yearly Rent of the property	6,57,984.00

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: 2024.03.11 10:37:54 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI / RV / 07/2018/10366Reg. No. CAT-I-F-1763

