

Valuation of Land at Kondivita and Dahisar for 11UA



Intended User : M/s. Conco Realty Private Limited (Client)

Report Prepared By : Mr. Manoj B. Chalikwar – Govt. Registered Valuer

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Executive Summary of Valuation

Determination of government ready reckoner value as on 29.03.2024 for below mentioned properties.

Unit Details	Type of Property
Land Bearing CTS No. 86, 86/1 to 8 And 88 of Village Kondivita, Taluka Andheri, Andheri (East), Mumbai - 400 059, State - Maharashtra, Country - India.	Land
Land Bearing CTS No. 106, 111, 120, 122, 132, 139, 148 and 161 of Village Dahisar, Taluka Borivali, Dahisar (West), Mumbai - 400 059, State - Maharashtra, Country - India.	Land

1.1. Appointment of Valuer:

Mr. Mahendra Pallan of M/s. Conco Realty Private Limited (Client) has appointed M/s. Vastukala Consultants (I) Pvt. Ltd. - **Manoj B. Chalikwar** - Registered Valuer - Immovable Property to provide an opinion on Determination of ready reckoner value as on 29.03.2024 for below mentioned properties -

Unit Details	Type of Property
Land Bearing CTS No. 86, 86/1 to 8 And 88 of Village Kondivita, Taluka Andheri, Andheri (East), Mumbai - 400 059, State - Maharashtra, Country - India.	Land
Land Bearing CTS No. 106, 111, 120, 122, 132, 139, 148 and 161 of Village Dahisar, Taluka Borivali, Dahisar (West), Mumbai - 400 059, State - Maharashtra, Country - India.	Land

Vide oral work order dated 25.01.2024

Type of Assets	Immovable Properties
Name of the Valuer	Manoj B. Chalikwar
Registration number of the Valuer	Reg. No. IBBI / RV / 07/2018/10366
E-mail Id	manoj@vastukala.org



Our Pan India Presence at :

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- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- 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



Address	Vastukala Consultants (I) Pvt. Ltd., B1-001, U/B Floor, Boomerang , Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.
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1.2. Assets to be Valued:

Determination of government ready reckoner value as on 29.03.2024 for below mentioned properties -

Unit Details	Type of Property
Land Bearing CTS No. 86, 86/1 to 8 And 88 of Village Kondivita, Taluka Andheri, Andheri (East), Mumbai - 400 059, State - Maharashtra, Country - India.	Land
Land Bearing CTS No. 106, 111, 120, 122, 132, 139, 148 and 161 of Village Dahisar, Taluka Borivali, Dahisar (West), Mumbai - 400 059, State - Maharashtra, Country - India.	Land

1.3. Details consider for valuation:

- We have considered land area as per the documents provided to us by the client.

1.4. Summary of Valuation:

Particulars	Kondivita	Dahisar
Area of Land	1,244.80	2,823.40
Land Ready Reckoner Rate for 2023 – 2024	As per the Valuation Table	
Value As on 29.03.2024	8,53,68,384.00	14,57,65,310.00
Grand Total Value of Kondivita & Dahisar Village	23,11,33,694.00	
Grand Total Value As on 08.03.2024 in Cr.	23.11	

2. Scope of Work:

- Mr. Mahendra Pallan of M/s. Conco Realty Private Limited (Client) has appointed M/s. Vastukala Consultants (I) Pvt. Ltd. - **Manoj B. Chalikwar** - Registered Valuer – Immovable Property to provide an opinion on Determination of government ready reckoner value as on 29.03.2024 for below mentioned properties -

Unit Details	Type of Property
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Land Bearing CTS No. 106, 111, 120, 122, 132, 139, 148 and 161 of Village Dahisar, Taluka Borivali, Dahisar (West), Mumbai - 400 059, State - Maharashtra, Country - India.	Land

3. Valuation Date and Report Date

Appointment Date	30.01.2024
Date of Visit	30.01.2024
Date of Valuation	29.03.2024
Date (last set of Data received)	30.01.2024
Date of Report	29.03.2024

4. Methodology

This Immovable Asset Valuation Report is carried out in the following sequence:

- Verification of the documents provided by Client.
- Identification of missing information and requesting for the revised list of documents.
- Overall Site inspection.
- Assessment of the value adopted or assessed or assessable by any authority of the Government for the purpose of payment of stamp duty in respect of the immovable property (**Stamp Duty Value**).
- The Ready Reckoner Rate for the year 2023-24 is considered for this assignment.

4.1. Basis (Bases) of Value – Stamp Duty Value

Bases of value (sometimes called standards of value) describe the fundamental premises on which the reported values will be based. It is critical that the basis (or bases) of value be appropriate to the terms and purpose of the valuation assignment, as a basis of value may influence or dictate a Valuer's selection of methods, inputs and assumptions, and the ultimate opinion of value. As per the appointment by Client, **the basis of value for**

this assignment is Dept. Of Registration & Stamps, Maharashtra Ready Reckoner rate for the year 2023-24 for calculation of Stamp Duty Value.

4.2. Premise of Value

Premise of Value or Assumed Use describes the circumstances of how an asset or liability is used. Different bases of value may require a particular premise of value or allow the consideration of multiple Premises of Value. Some common Premises of Value are:

- Highest and best use (HABU)
- Current use/existing use
- Orderly liquidation
- Forced sale

We have used the Premise of 'Current use/existing use' for this valuation assignment.

4.2.1. Current use/existing use

Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use.

5. Disclosure of Valuer's Interest

I, Manoj B. Chalikwar hereby declare that - I have no interest, either direct or indirect, in subject property. Further to state that I do not have relation or any connection with Promoters or Directors or any officer of the client company, directly or indirectly. Further to state that I am independent and in no way related to any officials of Company.

6. About the Assets:

6.1. About the Property: Village Kondivita

The land comes under Village Kondivita located at Andheri (East), Mumbai. Mumbai is one of the hotspots for residential development and therefore has a lot of growth potential.

Village Kondivita is suitable for various Shops, 1 BHK, 2 BHK, 3 BHK flats and a complete package of useful features and amenities for all residents.

6.2. Location Advantages: Village Kondivita

Village Kondivita comes under Andheri, A densely populated residential and shopping neighbourhood in Mumbai. It is also a prominent railway and bus service hub with local and national connectivity. Andheri holds the unique distinction of being Mumbai's planned area, and is a hub for the city's Marathi culture.

Prominent Residential Neighbourhoods

- JVLR Road
- Airport
- SEEPZ

Rail Transport

Andheri railway station

Andheri (station code: A (Western)/AD (Harbour)/ADH (Indian Railways)) is a passenger rail station located at Andheri suburb of Mumbai. It serves the Western line and Harbour lines of the Mumbai Suburban Railway. It is also a stop for some express trains and August Kranti Rajdhani Express. The station also inter-connects the Line 1 of the Andheri metro station. Andheri station first came under prominence after the development of Salsette-Trombay Railway services in 1928 by the British Empire of India during the pre-independence period.[5]

With a pre-eminent number of passengers boarding daily, it has been termed "one of the busiest stations" in Mumbai surpassing Ghatkopar station on the Central line. In 2014, the station, along with Jogeshwari and Goregaon stations, was re-developed and expanded. In addition, the station has two bus stations operating more than 30 bus routes.

Road Transport

Andheri East has been also a key interchange point for those coming from Out of Mumbai and Maharashtra by road transport through Western Express Highway. On the Highway many bus stops are there for many buses coming from out of Mumbai from all directions.

Metro

Currently Metro Line 1, 7 is running in Andheri East.

6.3. About the Property: Village Dahisar

The land comes under Village Dahisar located at Dahisar (West), Mumbai. Mumbai is one of the hotspots for residential development and therefore has a lot of growth potential. Village Kondivita is suitable for various Shops, 1 BHK, 2 BHK, 3 BHK flats and a complete package of useful features and amenities for all residents.

6.4. Location Advantages: Village Dahisar

Village Dahisar comes under Dahisar. Dahisar is the northernmost suburb (and railway station) of Mumbai. Dahisar is the first locality of Mumbai from the north. The suburb is a very cosmopolitan suburb, which has a large Marathi people in the suburb.

On the Mumbai Suburban Railway (which is part of the Indian Western Railway line), that runs from Churchgate to Virar, Dahisar is immediately north and next to the populous suburb of Borivali, which has a train station of the same name.

After Dahisar, when travelling northwards on the Churchgate - Virar Western Railway line the immediate next railway station or stop is Mira Road station.

Prominent Residential Neighbourhoods

- National Park

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Rail Transport

Dahisar railway station

Dahisar (station code: DIC) is a railway station on the Western line of the Mumbai Suburban Railway network. Dahisar station is the last station within the Brihanmumbai Municipal Corporation limits. The area around the station has heavy traffic and is congested.

With the construction of the railway line connecting Dahisar to the city of Mumbai in 1867,[1] came the first lot of migrants, the people from Sindhudurg region of Konkan. These migrants established the first planned residential areas of Dahisar - Maratha Colony in

Dahisar East and Mhatre Wadi in the West. The Railway authorities wanted to name the Railhead at Dahisar as Mount Poincur, but the locals opposed this move and forced the authorities to name it as Dahisar. Currently, it has 4 platforms with 2 for Slow line (Up and Down) and 2 for fast line (Up and Down). All platforms can handle 15-coach Suburban trains.

The station was originally named Mount Poincur, after the locality of the Our Lady of Immaculate Conception Church in Borivali. Due to demands from local residents who referred to the area as Dahisar, the Railways agreed to rename the station.[2]

Metro

Dahisar East is the elevated northern terminal station on the North-South corridor of the Yellow Line 2A of the Mumbai Metro in Mumbai, India. This metro station is located on the Western Express Highway in Northern Mumbai. This station is owned by the Mumbai Metropolitan Region Development Authority (MMRDA), and was opened to the public on 2 April 2022.

7. Conditions and Major Assumptions:

7.1. Conditions:

This report is prepared on the request of client and this report only to be used in its entirety, and for the purpose stated in the report. No third parties should rely on the information or data contained in this report without written permission from the Valuer.

We have acknowledged that we have no present or contemplated financial interest in the Company. Our fees for this valuation are based upon our normal billing rates, and not contingent upon the results or the value or any other manner. We have no responsibility to modify this report for events and circumstances occurring subsequent to the date of this report.

We have used conceptually sound and generally accepted method, principle and procedures of International Valuation Standard determining the Stamp Duty Value estimate included in this report.

7.2. Assumptions

The Opinion of valuer given in this report is based on information/ documents provided by client and we assumed the information to be accurate and complete.

We have not attempted to confirm whether or not the property has good title. We have assumed that the subject property has Good & Marketable Title which is free from any encumbrance.

7.3. Nature and Source of Information Used or Relied Upon:

We have relied on following information, data and documents to form our opinion in report:

For Village Kondivita

1. Copy of Index No. II dated 31.08.2005 registered on 31.08.2005 vide Reg. No. 8950/2005 of Property Sale
2. Copy of Index No. II dated 29.05.2008 registered on 10.06.2008 vide Reg. No. 4777/2008 of Correction Deed
3. Copy of Deed of Conveyance dated 06.07.2018 registered on date 06.07.2018 vide registration No. BDR -4/6846 /2018. (Transaction was not finally completed)
4. Old Property Cards
5. D.P. Plan
6. Extract of Greater Mumbai Development Plan - 2034
7. Explanation and other details provided by Client.

For Village Dahisar

1. Copy of Index No. II dated 29.12.2004 registered on 29.12.2004 vide Reg. No. 12438/2004 of Development Rights
2. Old Survey Plans and Location Plans
3. Old Property Cards
4. Letters of DP Remarks
5. D.P. Plan
6. Extract of Greater Mumbai Development Plan - 2034
7. Explanation and other details provided by Client.

7.4. Date of Site inspection / site Visit:

In view to have first-hand information regarding the assets to be valued following persons inspected **the** subject property as under:

Valuers Representative	Type of Property	Date of Visit
Manoj B. Chalikwar	Land	30.01.2024

7.5. Site Observation:Village Dahisar

At the time of site inspection, the land was occupied by slum dwellers. No proper demarcation on site was found.

Sr. No.	CTS No.	Remarks As per Site Visit
1	106	Playground
2	111	Playground
3	120	Road
4	122	Land Locked
5	132	Road and Slum Area
6	139	Land Locked
7	148	Shed Area
8	161	Fire Station

Village Kondivita

At the time of site inspection, the land was partly occupied by the existing tenants and partly tenants.

Sr. No.	CTS No.	Remarks As per Site Visit
1	86	Partly Old Residential Structures and Partly occupied by Tenants
2	86/1	
3	86/2	
4	86/3	

5	86/4	<i>Partly Old Residential Structures and Partly occupied by Tenants</i>
6	86/5	
7	86/6	
8	86/7	
9	86/8	
10	88	



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8. VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY (Village Kondivita)**8.1. Valuation Report**

I		General										
1.	Purpose for which the valuation is made	:	As per Client Request to the value adopted or assessed or assessable by any authority of the government for the purpose of payment of stamp duty in respect of the immovable property as on 29.03.2024									
2.	a) Date of inspection	:	30.01.2024									
3.	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><u>Name of the client:</u> M/s. Conco Realty Private Limited</p> <p><u>Property Address:</u> Land Bearing CTS No. 86, 86/1 to 8 And 88 of Village Kondivita, Taluka Andheri, Andheri (East), Mumbai - 400 059, State - Maharashtra, Country – India.</p> <p><u>Contact Person:</u> Mr. Hitesh Patel of M/s. Conco Realty Private Limited Mobile No. 8591751697</p>									
5.	Brief description of the property (Including Leasehold / freehold etc.)	:										
<p>The land comes under Village Kondivita located at Andheri (East), Mumbai. Mumbai is one of the hotspots for residential development and therefore has a lot of growth potential. Village Kondivita is suitable for various Shops, 1 BHK, 2 BHK, 3 BHK flats and a complete package of useful features and amenities for all residents.</p> <p>Village Kondivita comes under Andheri, A densely populated residential and shopping neighborhood in Mumbai. It is also a prominent railway and bus service hub with local and national connectivity. Andheri holds the unique distinction of being Mumbai's planned area, and is a hub for the city's Marathi culture.</p> <p>The Land areas per Index II is as below and considered for the purpose of valuation.</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>CTS No.</th> <th>Area in Sq. M.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>86</td> <td>827.60</td> </tr> <tr> <td>2</td> <td>86/1</td> <td>29.70</td> </tr> </tbody> </table>				Sr. No.	CTS No.	Area in Sq. M.	1	86	827.60	2	86/1	29.70
Sr. No.	CTS No.	Area in Sq. M.										
1	86	827.60										
2	86/1	29.70										

	3	86/2	33.70	
	4	86/3	30.60	
	5	86/4	20.60	
	6	86/5	25.60	
	7	86/6	25.60	
	8	86/7	25.60	
	9	86/8	25.60	
	10	88	200.20	
		Total Plot Area	1,244.80	
6.	<i>Location of property</i>			:
	a)	<i>Plot No. / Survey No.</i>		:
	b)	<i>Door No.</i>		:
	c)	<i>C. T.S. No. / Village</i>		:
	d)	<i>Ward / Taluka</i>		:
	e)	<i>Mandal / District</i>		:
7.	<i>Postal address of the property</i>			:
8.	<i>City / Town</i>			:
	<i>Residential area</i>			:
	<i>Commercial area</i>			:
	<i>Industrial area</i>			:
9.	<i>Classification of the area</i>			:
	<i>i) High / Middle / Poor</i>			:
	<i>ii) Urban / Semi Urban / Rural</i>			:
10.	<i>Coming under Corporation limit / Village Panchayat / Municipality</i>			:
11.	<i>Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/scheduled area / cantonment area</i>			:
12.	<i>In Case it is Agricultural land, any conversion to house site plots is contemplated</i>			:
13.	Boundaries of the property	As per Documents		As per Site
	North	Information not available		Other Properties
	South	Information not available		Sweena Apartment & Ram Mandir Road

	East	Information not available	Other Properties
	West	Information not available	Internal Galli & St. John Orthodox Syrian Charch
14.1	Dimensions of the site		N. A. as the land is irregular in shape
14.2	Latitude, Longitude & Co-ordinates of property	:	19°06'59.0"N 72°52'14.5"E
14.	Extent of the site	:	Plot area = 1,244.80 Sq. M. (As per Index II)
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area = 1,244.80 Sq. M. (As per Index II)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	As per site Visit Details
II	CHARACTERSTICS OF THE SITE		
1.	Classification of locality	:	Higher Middle class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	For residential purpose
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	Information not available
10.	Corner plot or intermittent plot?	:	Identification not available
11.	Road facilities	:	Yes
12.	Type of road available at present	:	B.T. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	30.00 M. wide DP Road
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Municipal Water supply
16.	Underground sewerage system	:	Connected to Municipal sewer
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developed area
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of plot	:	Plot area = 1,244.80 Sq. M. (As per Index II)
	North & South	:	N.A, the land is irregular in shape.
	East & West	:	

2	Total extent of the plot	:	Plot area = 1,244.80 Sq. M. (As per Index II)
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report
4	Guideline rate obtained from the Register's Office (Evidence thereof to be enclosed)	:	As per 8.5
5	Assessed / adopted rate of valuation	:	As per 8.5
6	Estimated value of land	:	As per 10
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	N.A, the property under consideration is land only.
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A, the property under consideration is land only.
	c) Year of construction	:	N.A, the property under consideration is land only.
	d) Number of floors and height of each floor including basement, if any	:	N.A, the property under consideration is land only.
	e) Plinth area floor-wise	:	N.A, the property under consideration is land only.
	f) Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A, the property under consideration is land only.
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A, the property under consideration is land only.
	g) Date of issue and validity of layout of approved map	:	N.A, the property under consideration is land only.
	h) Approved map / plan issuing authority	:	N.A, the property under consideration is land only.
	i) Whether genuineness or authenticity of approved map / plan is verified	:	N.A, the property under consideration is land only.
	j) Any other comments by our empaneled valuers on authentic of approved plan	:	N.A, the property under consideration is land only.

8.2. Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: N.A, the property under consideration is land only.
2.	Basement	: N.A, the property under consideration is land only.
3.	Superstructure	: N.A, the property under consideration is land only.
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: N.A, the property under consideration is land only.
5.	RCC Works	: N.A, the property under consideration is land only.
6.	Plastering	: N.A, the property under consideration is land only.
7.	Flooring, Skirting, dado	: N.A, the property under consideration is land only.
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A, the property under consideration is land only.
9.	Roofing including weather proof course	: N.A, the property under consideration is land only.
10.	Drainage	: N.A, the property under consideration is land only.
2.	Compound Wall	: N.A, the property under consideration is land only.
	Height	: N.A, the property under consideration is land
	Length	: only.
	Type of construction	:
3.	Electrical installation	: N.A, the property under consideration is land
	Type of wiring	: only.
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A, the property under consideration is land
	Fan points	: only.
	Spare plug points	:
	Any other item	: N.A, the property under consideration is land
		: only.
4.	Plumbing installation	: N.A, the property under consideration is land
		: only.
	a) No. of water closets and their type	: N.A, the property under consideration is land
	b) No. of wash basins	: only.
	c) No. of urinals	:
	d) No. of bath tubs	:
	e) Water meters, taps etc.	:
	f) Any other fixtures	:

8.3. Actual site photographs

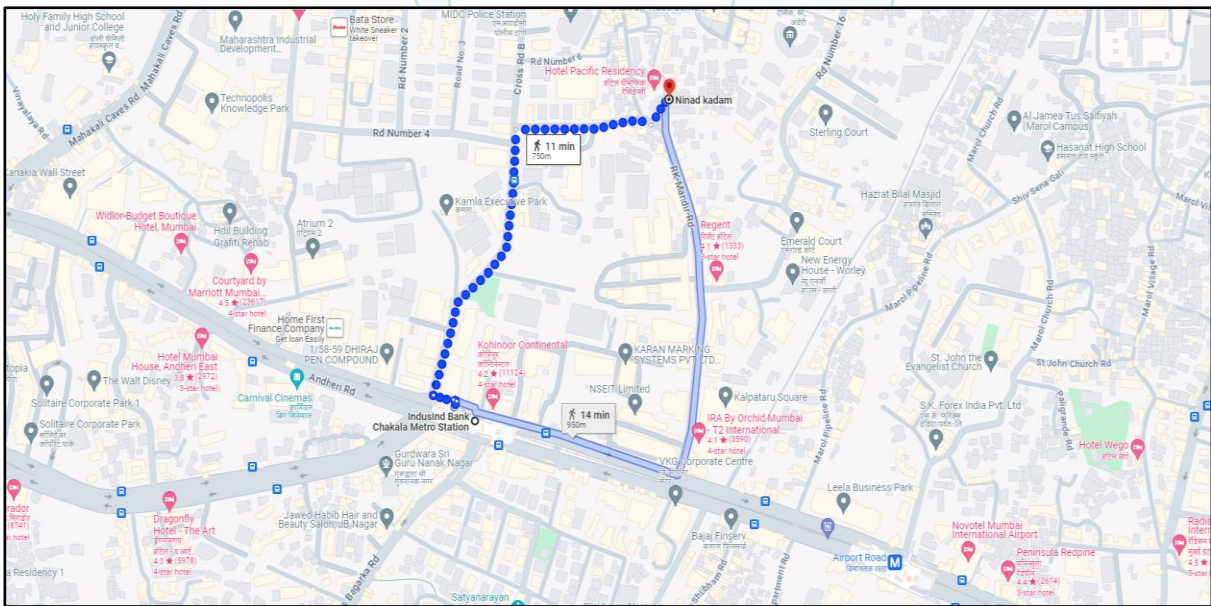
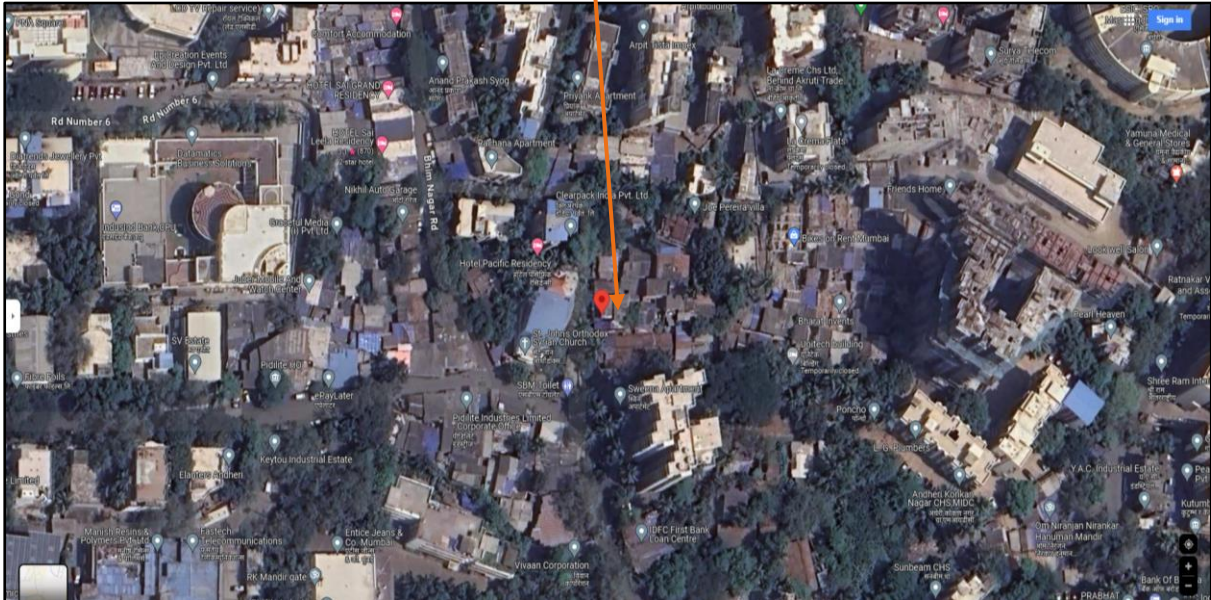


Actual Site Photographs



8.4. Route Map of the property

Site u/r



LATITUDE LONGITUDE: 19°06'59.0"N 72°52'14.5"E

Note: The Blue line shows the route to site from nearest Metro station (Chakala – 750 M.)

8.5. Ready Reckoner 2023 – 24



**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
Home
Rule Guidline
LOGOUT



Location Details

Select Type Development Agreement Tenant Occupied Other

Division Name Mumbai [Help on Division](#)

District Name मुंबई(उपनगर) Zone Name 42-कादीवेट (अंधेरी)

Attribute सि.टी.एस. नंबर 88 SubZone Name भुभाग: उत्तरेस गावाची हद्द

Open Land	Residence	Office	Shop	Industry	Unit
68580	142640	172230	187210	150280	Square Meter

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9. Details of assets:

Sr. No.	CTS No.	Area in Sq. M.
1	86	827.60
2	86/1	29.70
3	86/2	33.70
4	86/3	30.60
5	86/4	20.60
6	86/5	25.60
7	86/6	25.60
8	86/7	25.60
9	86/8	25.60
10	88	200.20
	Total Plot Area	1,244.80

10. Land Valuation:

Sr. No.	CTS No.	Area in Sq. M.	Ready Reckoner Rate for Land	Value	Zone
1	86	827.60	68,580.00	5,67,56,808.00	R-Zone
2	86/1	29.70	68,580.00	20,36,826.00	R-Zone
3	86/2	33.70	68,580.00	23,11,146.00	R-Zone
4	86/3	30.60	68,580.00	20,98,548.00	R-Zone
5	86/4	20.60	68,580.00	14,12,748.00	R-Zone
6	86/5	25.60	68,580.00	17,55,648.00	R-Zone
7	86/6	25.60	68,580.00	17,55,648.00	R-Zone
8	86/7	25.60	68,580.00	17,55,648.00	R-Zone
9	86/8	25.60	68,580.00	17,55,648.00	R-Zone
10	88	200.20	68,580.00	1,37,29,716.00	R-Zone
	Total Plot Area	1,244.80		8,53,68,384.00	

11. VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY (Village Dahisar)**11.1. Valuation Report**

I		General										
1.	Purpose for which the valuation is made	:	As per Client Request to the value adopted or assessed or assessable by any authority of the government for the purpose of payment of stamp duty in respect of the immovable property as on 29.03.2024									
2.	a) Date of inspection	:	30.01.2024									
3.	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><u>Name of the client:</u> M/s. Conco Realty Private Limited</p> <p><u>Property Address:</u> Land Bearing CTS No. 106, 111, 120, 122, 132, 139, 148 and 161 of Village Dahisar, Taluka Borivali, Dahisar (West), Mumbai - 400 059, State - Maharashtra, Country – India.</p> <p><u>Contact Person:</u> Mr. Hitesh Patel of M/s. Conco Realty Private Limited Mobile No. 8591751697</p>									
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	<p>The land comes under Village Dahisar located at Dahisar (West), Mumbai. Mumbai is one of the hotspots for residential development and therefore has a lot of growth potential. Village Dahisar is suitable for various Shops, 1 BHK, 2 BHK, 3 BHK flats and a complete package of useful features and amenities for all residents.</p> <p>Village Dahisar comes under Dahisar, A densely populated residential and shopping neighborhood in Mumbai. It is also a prominent railway and bus service hub with local and national connectivity. Dahisar is the northernmost suburb (and railway station) of Mumbai. Dahisar is the first locality of Mumbai from the north. The suburb is a very cosmopolitan suburb, which has a large Gujarati population, the Marathi are the second most visible group in the suburb.</p> <p>The Land areas per Index No. II is as below and considered for the purpose of valuation.</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>CTS No.</th> <th>Area in Sq. M.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>106</td> <td>606.50</td> </tr> <tr> <td>2</td> <td>111</td> <td>220.90</td> </tr> </tbody> </table>	Sr. No.	CTS No.	Area in Sq. M.	1	106	606.50	2	111	220.90
Sr. No.	CTS No.	Area in Sq. M.										
1	106	606.50										
2	111	220.90										

	3	120	262.60	
	4	122	503.40	
	5	132	553.00	
	6	139	112.00	
	7	148	225.00	
	8	161	340.00	
	Total Plot Area		2,823.40	
6.	Location of property			: (R)
	a)	Plot No. / Survey No.		: -
	b)	Door No.		: Not applicable
	c)	C. T.S. No. / Village		: CTS No. 106, 111, 120, 122, 132, 139, 148 and 161 of Village Dahisar
	d)	Ward / Taluka		: R/North Ward, Taluka Borivali
	e)	Mandal / District		: Mumbai Suburban District
7.	Postal address of the property			: Land Bearing CTS No. 106, 111, 120, 122, 132, 139, 148 and 161 of Village Dahisar, Taluka Borivali, Dahisar (West), Mumbai - 400 059, State - Maharashtra, Country – India.
8.	City / Town			: Mumbai
	Residential area			: Yes
	Commercial area			: No
	Industrial area			: No
9.	Classification of the area			:
	i) High / Middle / Poor			: Higher Middle Class
	ii) Urban / Semi Urban / Rural			: Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality			: 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.	In Case it is Agricultural land, any conversion to house site plots is contemplated			: N.A.
13.	Boundaries of the property			
	Particulars	North	South	East
	As per Documents			
	CTS No. 106, 111, 120, 122, 132, 139, 148 and 161	Information not available	Information not available	Information not available
	As per Site			

	CTS No. 106	Balance Parking Area	Open Space	Balance Parking Area then Road	Balance Parking Area and Other Properties
	CTS No. 111	Balance Garden area and Shree Bhavdevi Motors	Balance Garden area	Balance Garden area then Road	Balance Garden area
	CTS No. 120	Bhimshankar Heights	New Link Road	New Link Road	New Link Road
	CTS No. 122	Mahakaleshwar Society	Bhau Sonar Chawal	Open Land	Open Land
	CTS No. 132	Slum Area	New Link Road	Kandarpada Fire Station	Slum Area
	CTS No. 139	Slum Area	Slum Area	Slum Area	Slum Area
	CTS No. 148	Shed Area	Shed Area	Shed Area	Internal Road
	CTS No. 161	Slum Area	Slum Area	Slum Area	Slum Area
14.1	Dimensions of the site		N. A. as the land is irregular in shape		
14.2	Latitude, Longitude & Co-ordinates of property		<p>19°15'31.0"N 72°51'15.3"E Near Fire Brigade (Occupied by slum)</p> <p>19°15'34.6"N 72°51'16.8"E Plot occupied by Municipal Garden</p> <p>19°15'35.8"N 72°51'16.5"E Open Plot used for Bus Parking</p> <p>19°15'29.2"N 72°51'17.5"E Land locked open plot</p> <p>19°15'26.8"N 72°51'12.9"E Shed Area</p>		
14.	Extent of the site		Plot area = 2,823.40 Sq. M. (As per Index No. II)		
15.	Extent of the site considered for Valuation (least of 14A& 14B)		Plot area = 2,823.40 Sq. M. (As per Index No. II)		
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		As per site Visit Details		
II	CHARACTERSTICS OF THE SITE				
20.	Classification of locality		Higher Middle class		
21.	Development of surrounding areas		Good		
22.	Possibility of frequent flooding/ sub-merging		No		

23.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
24.	Level of land with topographical conditions	:	Plain
25.	Shape of land	:	Irregular
26.	Type of use to which it can be put	:	For residential purpose
27.	Any usage restriction	:	Residential
28.	Is plot in town planning approved layout?	:	Information not available
29.	Corner plot or intermittent plot?	:	Identification not available
30.	Road facilities	:	Yes
31.	Type of road available at present	:	B.T. Road
32.	Width of road – is it below 20 ft. or more than 20 ft.	:	30.00 M. wide DP Road
33.	Is it a Land – Locked land?	:	No
34.	Water potentiality	:	Municipal Water supply
35.	Underground sewerage system	:	Connected to Municipal sewer
36.	Is Power supply is available in the site	:	Yes
37.	Advantages of the site	:	Located in developed area
38.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of plot	:	Plot area = 2,823.40 Sq. M. (As per Index No. II)
	North & South	:	N.A, the land is irregular in shape.
	East & West	:	
2	Total extent of the plot	:	Plot area = 2,823.40 Sq. M. (As per Index No. II)
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report
4	Guideline rate obtained from the Register's Office (Evidence thereof to be enclosed)	:	As per 11.5
5	Assessed / adopted rate of valuation	:	As per 13
6	Estimated value of land	:	As per 13
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	k) Type of Building (Residential / Commercial / Industrial)	:	N.A, the property under consideration is land only.

	l) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A, the property under consideration is land only.
	m) Year of construction	:	N.A, the property under consideration is land only.
	n) Number of floors and height of each floor including basement, if any	:	N.A, the property under consideration is land only.
	o) Plinth area floor-wise	:	N.A, the property under consideration is land only.
	p) Condition of the building	:	
	iii) Exterior – Excellent, Good, Normal, Poor	:	N.A, the property under consideration is land only.
	iv) Interior – Excellent, Good, Normal, Poor	:	N.A, the property under consideration is land only.
	q) Date of issue and validity of layout of approved map	:	N.A, the property under consideration is land only.
	r) Approved map / plan issuing authority	:	N.A, the property under consideration is land only.
	s) Whether genuineness or authenticity of approved map / plan is verified	:	N.A, the property under consideration is land only.
	t) Any other comments by our empaneled valuers on authentic of approved plan	:	N.A, the property under consideration is land only.

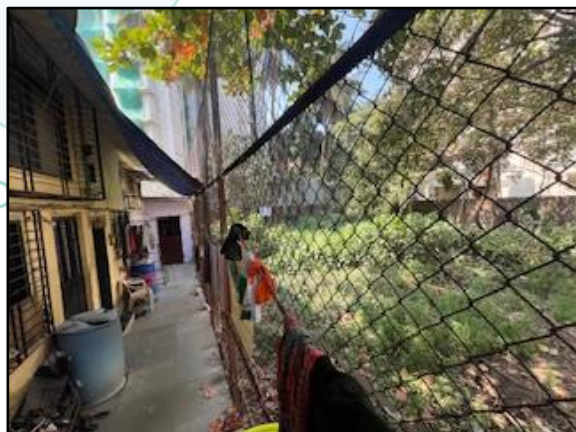
11.2. Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
11.	Foundation	:	N.A, the property under consideration is land only.
12.	Basement	:	N.A, the property under consideration is land only.
13.	Superstructure	:	N.A, the property under consideration is land only.
14.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	N.A, the property under consideration is land only.
15.	RCC Works	:	N.A, the property under consideration is land only.
16.	Plastering	:	N.A, the property under consideration is land only.
17.	Flooring, Skirting, dado	:	N.A, the property under consideration is land only.

18.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A, the property under consideration is land only.
19.	Roofing including weather proof course	:	N.A, the property under consideration is land only.
20.	Drainage	:	N.A, the property under consideration is land only.
2.	Compound Wall	:	N.A, the property under consideration is land only.
	Height	:	N.A, the property under consideration is land only.
	Length	:	N.A, the property under consideration is land only.
	Type of construction	:	
3.	Electrical installation	:	N.A, the property under consideration is land only.
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A, the property under consideration is land only.
	Fan points	:	
	Spare plug points	:	
	Any other item	:	N.A, the property under consideration is land only.
4.	Plumbing installation	:	N.A, the property under consideration is land only.
	g) No. of water closets and their type	:	N.A, the property under consideration is land only.
	h) No. of wash basins	:	
	i) No. of urinals	:	
	j) No. of bath tubs	:	
	k) Water meters, taps etc.	:	
	l) Any other fixtures	:	

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11.3. Actual site photographs



Actual Site Photographs



Actual Site Photographs



Actual Site Photographs



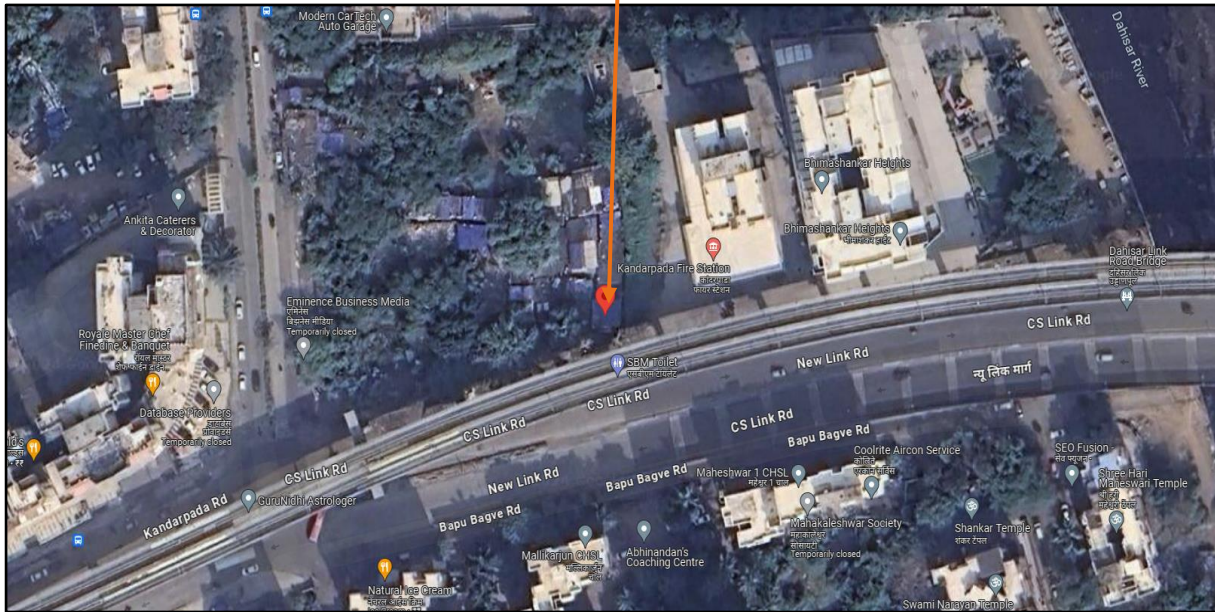
Actual Site Photographs



11.4. Route Map of the property

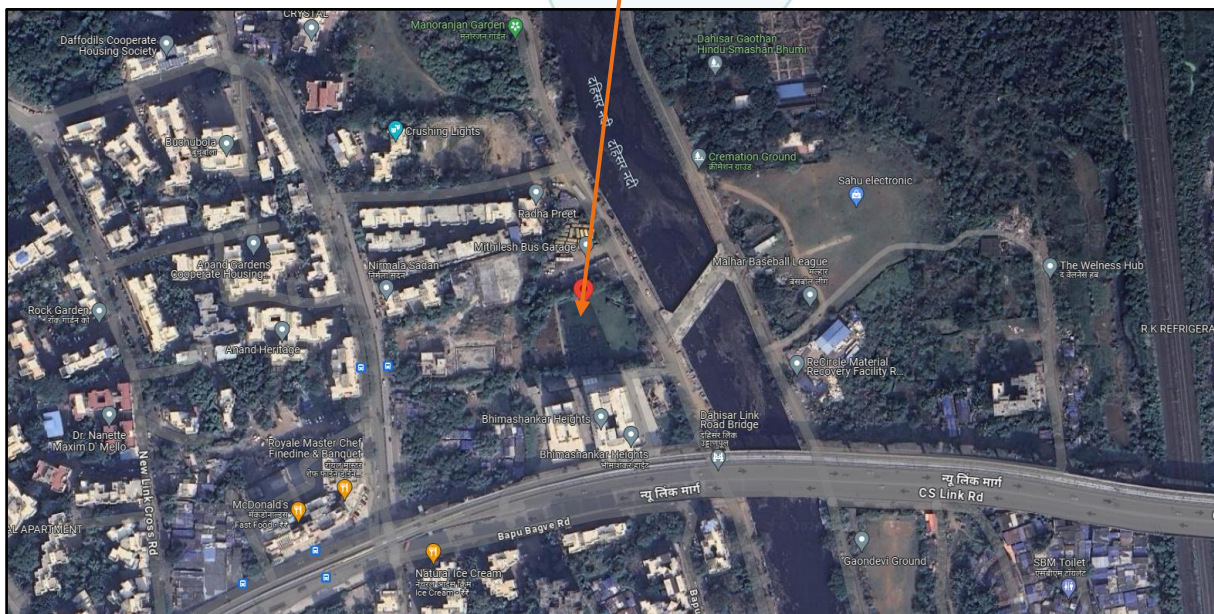
Site u/r

Near Fire Brigade (Occupied by slum)



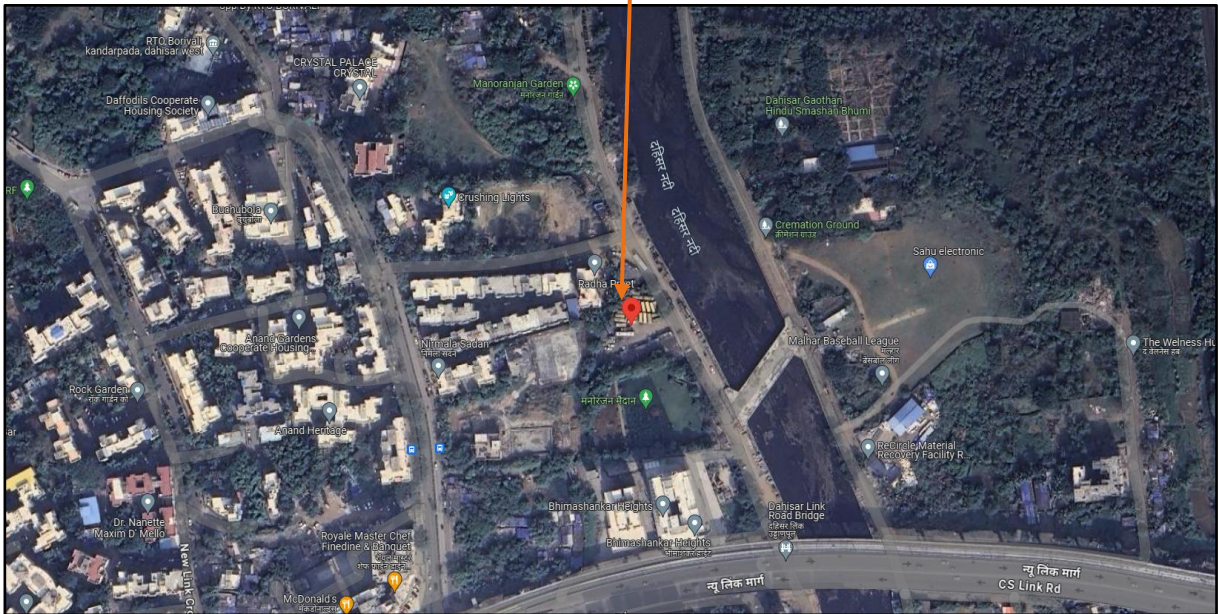
LATITUDE LONGITUDE: 19°15'31.0"N 72°51'15.3"E

Plot occupied by Municipal Garden



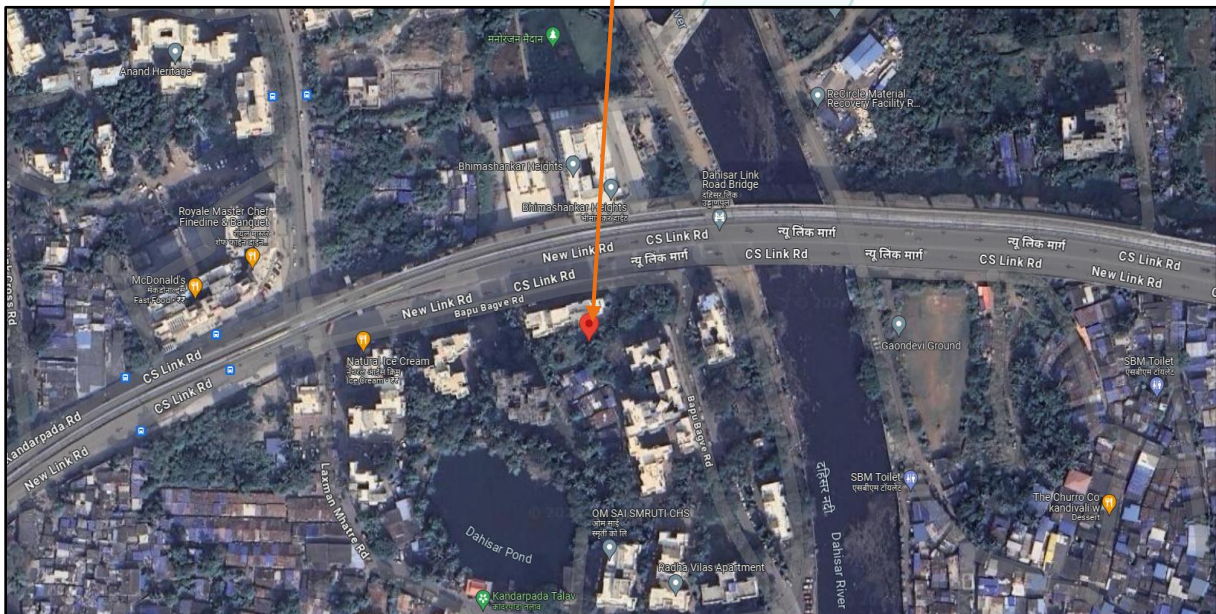
LATITUDE LONGITUDE: 19°15'34.6"N 72°51'16.8"E

Open Plot used for Bus Parking



LATITUDE LONGITUDE: 19°15'35.8"N 72°51'16.5"E

Land locked open plot

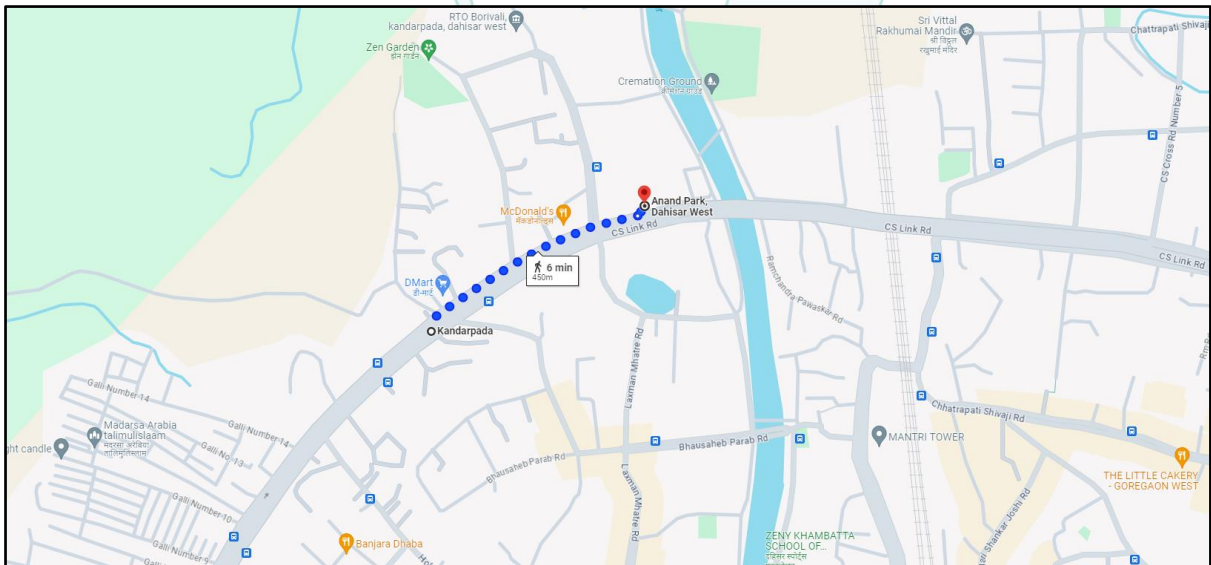


LATITUDE LONGITUDE: 19°15'29.2"N 72°51'17.5"E

Shed Area



LATITUDE LONGITUDE: 19°15'26.8"N 72°51'12.9"E



Note: The Blue line shows the route to site from nearest Metro station (Kandarpada – 450 M.)

11.5. Ready Reckoner 2023 - 24

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Valuation For Urban Area

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Location Details

Select Type Development Agreement Tenant Occupied Other Division Name Mumbai Help on Division

District Name मुंबई (उपनगर) Zone Name 89-दहीसर (बोरिवली)

Attribute सि.टी.एस. नंबर 106 SubZone Name भुभाग: पश्चिम व उत्तरस वं

Open Land	Residence	Office	Shop	Industry	Unit
60250	136100	156510	172900	136100	Square Meter

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Location Details

Select Type Development Agreement Tenant Occupied Other Division Name Mumbai Help on Division

District Name मुंबई (उपनगर) Zone Name 89-दहीसर (बोरिवली)

Attribute सि.टी.एस. नंबर 111 SubZone Name भुभाग: पश्चिम व उत्तरस वं

Open Land	Residence	Office	Shop	Industry	Unit
60250	136100	156510	172900	136100	Square Meter



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Location Details

Select Type Development Agreement Tenant Occupied Other

Division Name Mumbai [Help on Division](#)

District Name मुंबई(उपनगर)

Zone Name ८९-दहौसर (बोरीवली)

Attribute सि.टी.एस. नंबर

120


SubZone Name भुभाग: पश्चिम व उत्तरस वां

Open Land	Residence	Office	Shop	Industry	Unit
60250	136100	156510	172900	136100	Square Meter



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Location Details

Select Type Development Agreement Tenant Occupied Other

Division Name Mumbai [Help on Division](#)

District Name मुंबई(उपनगर)

Zone Name ८९-दहौसर (बोरीवली)

Attribute सि.टी.एस. नंबर

122

SubZone Name भुभाग: उत्तरस लिंक रोड,

Open Land	Residence	Office	Shop	Industry	Unit
55950	128550	147840	173500	122450	Square Meter



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Valuation For Urban Area

Location Details

Select Type Development Agreement Tenant Occupied Other

Division Name Mumbai

[Help on Division](#)

District Name मुंबई(उपनगर)


Zone Name ८९-दहीसर (बोरीवली)

Attribute सि.टी.एस. नंबर

132


SubZone Name भुभाग: पश्चिम व उत्तरेस वा

Open Land	Residence	Office	Shop	Industry	Unit
60250	136100	156510	172900	136100	Square Meter




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Valuation For Rural Area

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Location Details

Select Type Development Agreement Tenant Occupied Other

Division Name Mumbai

[Help on Division](#)

District Name मुंबई(उपनगर)


Zone Name ८९-दहीसर (बोरीवली)

Attribute सि.टी.एस. नंबर

139

SubZone Name भुभाग: उत्तरेस लिंक रोड,

Open Land	Residence	Office	Shop	Industry	Unit
55950	128550	147840	173500	122450	Square Meter



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Valuation For Urban Area


Location Details

Select Type Development Agreement Tenant Occupied Other Division Name Mumbai [Help on Division](#)

District Name मुंबई(उपनगर) Zone Name 89-दहिसर (बोरीवली)


Attribute सि.टी.एस. नंबर 148 SubZone Name भुभाग: उत्तरेस लिंक रोड,

Open Land	Residence	Office	Shop	Industry	Unit
55950	128550	147840	173500	122450	Square Meter




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Valuation For Urban Area

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Location Details

Select Type Development Agreement Tenant Occupied Other Division Name Mumbai [Help on Division](#)

District Name मुंबई(उपनगर) Zone Name 89-दहिसर (बोरीवली)

Attribute सि.टी.एस. नंबर 161 SubZone Name भुभाग: पश्चिम व उत्तरेस बो

Open Land	Residence	Office	Shop	Industry	Unit
60250	136100	156510	172900	136100	Square Meter

12. Details of assets:

Sr. No.	CTS No.	Area in Sq. M.
1	106	606.50
2	111	220.90
3	120	262.60
4	122	503.40
5	132	553.00
6	139	112.00
7	148	225.00
8	161	340.00
	Total Plot Area	2,823.40



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13. Land Valuation:

Sr. No.	CTS No.	Area in Sq. M.	Ready Reckoner Rate for Land	Discount Factor as per Government Guideline – 2023-24	Considered Rate for Valuation	Value	Zone
1	106	606.50	60,250.00	80%	48,200.00	2,92,33,300.00	ROS 1.4: Play Ground
2	111	220.90	60,250.00	80%	48,200.00	1,06,47,380.00	EOS 2.6: Recreational Ground
3	120	262.60	60,250.00	100%	60,250.00	1,58,21,650.00	R-Zone
4	122	503.40	55,950.00	100%	55,950.00	2,81,65,230.00	R-Zone
5	132	553.00	60,250.00	80%	48,200.00	2,66,54,600.00	Partly- R-Zone & Partly Fire Station
6	139	112.00	55,950.00	100%	55,950.00	62,66,400.00	R-Zone
7	148	225.00	55,950.00	100%	55,950.00	1,25,88,750.00	R-Zone
8	161	340.00	60,250.00	80%	48,200.00	1,63,88,000.00	RPU 1.1 - Fire Station
	Total Plot Area	2,823.40				14,57,65,310.00	

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14. Government Guideline – 2023-24

(b) Value of constructed area as per document which is the share of the developer.

Constructed area available to Developer for its use x Land rate.

Value which is higher of (a) and (b) is to be adopted as market value of the share of developer by way of development right. Stamp duty is to be charged assuming it to be value of the FSI available to that developer.

Note:

1. Basic permissible F.S.I. table, T.D.R. carpet area, premium as well as Fungible carpet area etc all development potential as certified by the Architect should be considered and percentage of distribution of constructed area between land owner and the developer is to be calculated.
2. Expenses relating to the TDR as well as the premium amount should be reduced from the share of Society or Developer depending upon who is spending on it.

22. Valuation of land reserved for public purpose as per approved Development plan.

(a) Land area reserved / affected by reservation and amenities spaces (excluding reservations in CRZ-1 Area) as per approved development plan should be valued at 80% of land rate.

(b) Under development plan the reservations which are build-able like for example school, dispensary, market etc., for such plots the valuation shall be done as per above point (a) and for net area of land, arrived after considering reductions in point 17, for development potential due to allowable use of T.D.R. 40% land rate for such TDR potential shall also be added to the value. For such reservation basic FSI Table and other increased FSI table except TDR should not be considered.

(c) If for CRZ-1 Land independent land rate is given then Land area reserved / affected by reservation as per approved development plan should be valued at 80% of such land rate considering reductions in point No.17 for vast land. In case for CRZ-1 Land no independent land rate is given then 30% of land rate in that value zone or value zone touching that plot considering reductions in point No.17 for vast land is to be taken for valuation.

23. Valuation of development agreement where built-up area / revenue is to be shared.

(a) Value of consideration to be received by the land owner.

i) Construction cost of land owners portion. +

ii) Cash consideration to be received by the owner, Interest on deposit, development fee, premium and other things recorded in the document is to be considered. If a rate of interest for deposit is more than 6% per annum as mentioned in document then that rate is to be adopted other wise 6% per annum simple interest rate is to be adopted for the period up to the completion of project.

(b) Value of developers portion.

(Area of developers portion x Land rate considering reductions in point No.17 for vast land) Less (TDR value and premium value etc)

Higher of the above two values i.e. (a) & (b) is to be considered as market value.

Note:

1. Basic FSI Table, TDR FSI Area and Premium FSI Area etc all development potential **certified by the Architect** should be considered for arriving at percentage share of owner and the developer in the area to be constructed.

2. Value of TDR should be considered at 30% of land rate mentioned in annual market value table. Premium, Fungible carpet area value rates should be as per actual Government rules in this regards.

24. Valuation of TDR.

As the TDR is an immovable property, during the sale of TDR, the Value of TDR should be considered 30% of land rate mentioned in annual market value table.

25. Development agreement- Points to be considered while Document Registration / Adjudication

(a) Fungible carpet Area Guideline valuation :- As per development control regulation No.31(3)

Fungible FSI is allowed hence the same is to be considered while valuing the land owners portion of constructed area as per development agreement. Developer also gets the benefit of fungible FSI hence while valuing his area fungible FSI area is to be included. However premium to be paid for the fungible FSI is to be deducted from above valuation.



15. Summary of Valuation:

Unit Details	Value in ₹
Land Bearing CTS No. 86, 86/1 to 8 And 88 of Village Kondivita, Taluka Andheri, Andheri (East), Mumbai - 400 059, State - Maharashtra, Country - India.	8,53,68,384.00
Land Bearing CTS No. 106, 111, 120, 122, 132, 139, 148 and 161 of Village Dahisar, Taluka Borivali, Dahisar (West), Mumbai - 400 059, State - Maharashtra, Country - India.	14,57,65,310.00
Total	23,11,33,694.00

The value adopted or assessed or assessable by any authority of the Government for the purpose of payment of stamp duty in respect of the immovable property shall be **₹23,11,33,694.00; Say (Rupee Twenty Three Crore Eleven Lakh Thirty Three Thousand Six Hundred Ninety Four Only).**

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16. Conclusion

Name of Client	M/s. Conco Realty Private Limited (Client)
Asset being Valued	Land
Intended Users	M/s. Conco Realty Private Limited (Client)
Valuation Currency	Indian Rupees (INR) / ₹
Purpose of Valuation	Stamp Duty Value
Valuation Standards Referred	Stamp Duty Value
Basis of Value	Stamp Duty Value
Premises for value	Highest and Best Use (HABU)
Valuation Date	08.03.2024
Valuation Approach	As per Guideline Standard of Year 2023 - 2024
Valuation Methodology	Market value (Stamp duty)
Value of Assets	₹ 23,11,33,694/-

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763