

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **M/s. Lloyd's Register of Shipping**

Residential Flat No. A/402A & A/402B, 4th Floor, Wing - A, "**Eternia Co-Op. Hsg. Soc. Ltd.**", Main Street,  
Hiranandani Gardens, Powai, Mumbai – 400 076, State – Maharashtra, Country – India

Latitude Longitude: 19°07'10.0"N 72°54'36.2"E

### Valuation Prepared for:

**Private Valuation**



#### Our Pan India Presence at :

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

**Regd. Office** : 121, 1st Floor, Ackruti Star,  
Central Road, MIDC, Andheri (E),  
**Mumbai** - 400 093, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A/402A & A/402B, 4th Floor, Wing - A, "Eternia Co-Op. Hsg. Soc. Ltd.", Main Street, Hiranandani Gardens, Powai, Mumbai – 400 076, State – Maharashtra, Country – India belongs to **M/s. Lloyd's Register of Shipping.**

### Boundaries of the property.

North	:	Odyssey – II Building
South	:	Main Street Road
East	:	B-Wing & Florentine Building
West	:	Solitaire Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for this particular purpose at **₹ 3,04,50,000.00 (Rupees Three Crore Four 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.**

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=INDIA, email=manojbaburao@vastukala.com, c=IN  
Date: 2023.02.04 10:54:33 +05'30'

Auth. Sign.



**Director**

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



### Our Pan India Presence at :

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

- Regd. Office :** 121, 1st Floor, Ackruti Star,  
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**Vastukala Consultants (I) Pvt. Ltd.**

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

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

I		General	
1.	Purpose for which the valuation is made	:	To assess fair market value of the property for Fair Market Value Purpose as on 04.02.2023
2.	a) Date of inspection	:	19.01.2023
	b) Date on which the valuation is Made	:	04.02.2023
3.	List of documents produced for perusal:		<ol style="list-style-type: none"> <li>1. Copy of Deed of Transfer dated January 2006.</li> <li>2. Copy of Society Share Certificate No. 172 &amp; 173 dated 29.01.2002.</li> <li>3. Copy of Old Valuation Report dated 08.04.2019.</li> </ol>
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p><b>M/s. Lloyd's Register of Shipping</b></p> <p><b>Address:</b> Residential Flat No. A/402A &amp; A/402B, 4th Floor, Wing - A, "Eternia Co-Op. Hsg. Soc. Ltd.", Main Street, Hiranandani Gardens, Powai, Mumbai - 400 076, State - Maharashtra, Country - India</p> <p><b>Contact Person:</b> Mr. Prashant Donvalkar (Senior Manager - Administration) Contact No. 9833251251</p> <p>Limited Company Ownership Details of ownership share is not available</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 4 <sup>th</sup> Floor. The composition of flat is 2 Bedroom + Living Room + Kitchen + Passage + Dining + 2 Toilets. (i.e. <b>2 BHK + 2 Toilet</b> ). Along with Stilt Car Parking Space No. B/7 on Ground Floor. The property is at 3.3 Km. traveling distance from nearest metro station Kanjurmarg.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Residential Flat No. A/402A & A/402B
	c) C.T.S. No. / Village	:	CTS No. 10(Part), 11(Part), 14(Part), 16(Part), 17(Part), 18(Part) & 19(Part) of Village - Powai
	d) Ward / Taluka	:	Taluka - Kurla
	e) Mandal / District	:	Mumbai Suburban District
	f) Date of issue and validity of layout of approved map / plan	:	Approved Building plans were not provided and not verified.
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.



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	i)	Any other comments by our empanelled valuers on authentic of approved plan	N.A.	
7.		Postal address of the property	Residential Flat No. A/402A & A/402B, 4th Floor, Wing - A, "Eternia Co-Op. Hsg. Soc. Ltd.", Main Street, Hiranandani Gardens, Powai, Mumbai - 400 076, State - Maharashtra, Country - India	
8.		City / Town	Powai, 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	Village - Powai Municipal Corporation of Greater Mumbai	
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	No	
12.		<b>Boundaries of the property</b>	<b>As per Site</b>	<b>As per Documents</b>
		North	Odyssey - II Building	Details not available
		South	Main Street Road	Details not available
		East	B-Wing & Florentine Building	Details not available
		West	Solitaire Building	Details not available
13		Dimensions of the site	N. A. as property under consideration is a flat in an apartment building.	
			A As per the Deed	B Actuals
		North	-	-
		South	-	-
		East	-	-
		West	-	-
14.		Extent of the site	<p>Carpet Area in Sq. Ft. = 784.00 Balcony Area in Sq. Ft. = 62.00 Total Carpet Area in Sq. Ft. = 846.00 (Area as per Previous Valuation Report)</p> <p><b>Built Up Area in Sq. Ft. = 1,015.00</b> <b>(Area as per Previous Valuation Report)</b></p> <p>Salable Area in Sq. Ft. = 1,218.00 (Area as per Previous Valuation Report)</p>	
14.1		Latitude, Longitude & Co-ordinates of flat	19°07'10.0"N 72°54'36.2"E	



15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built Up Area in Sq. Ft. = 1,015.00 (Area as per Previous Valuation Report)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	In the possession of company
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	CTS No. 10(Part), 11(Part), 14(Part), 16(Part), 17(Part), 18(Part) & 19(Part) of Village – Powai
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Powai Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat No. A/402A & A/402B, 4th Floor, Wing - A, "Eterna Co-Op. Hsg. Soc. Ltd.", Main Street, Hiranandani Gardens, Powai, Mumbai – 400 076, State – Maharashtra, Country – India
	Description of the locality Residential / Commercial / Mixed	:	Residential
	Year of Construction	:	1998 (Approx.)
	Number of Floors	:	Stilt + 17 <sup>th</sup> Upper Floor.
	Type of Structure	:	R.C.C. Framed Structure
	Number of Dwelling units in the building	:	4 Flats on 4 <sup>th</sup> Floor
	Quality of Construction	:	Good
	Appearance of the Building	:	Good
	Maintenance of the Building	:	Good
	Facilities Available	:	
	Lift	:	2 Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	One Stilt Car Parking Space No. B/7
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

<b>III</b>	<b>FLAT</b>		
1	The floor in which the flat is situated	:	4 <sup>th</sup> Floor
2	Door No. of the flat	:	Residential Flat No. A/402A & A/402B
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Wooden flooring
	Doors	:	Wooden door frame with Flush doors
	Windows	:	Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring



		:	with Concealed.
	Finishing	:	Cement Plastering and 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?	:	Average
7	Sale Deed executed in the name of	:	<b>M/s. Lloyd's Register of Shipping</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	<b>Built Up Area in Sq. Ft. = 1,015.00</b> <b>(Area as per Previous Valuation Report)</b>  Salable Area in Sq. Ft. = 1,218.00 (Area as per Previous Valuation Report)
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. = 784.00 Balcony Area in Sq. Ft. = 62.00 Total Carpet Area in Sq. Ft. = 846.00 (Area as per Previous Valuation Report)
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?	:	Company Occupied
15	If rented, what is the monthly rent?	:	₹ 76,000.00 expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
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
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 29,000.00 to ₹ 31,000.00 per Sq. Ft. on Built up area
2	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).	:	₹ 30,000.00 per Sq. Ft.
3	Break - up for the rate	:	







## Actual site photographs



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## Price Indicator

**HOUSING24** | Buy | Rent | Sell | Home Loans

**3 BHK Apartment** | ₹4.57 Cr | 131.03 sq ft

1070 sq ft Build Up Area | ₹27.56 K/sq ft Avg. Price | 15 Year Old Age of property | Ready to move Possession status | Middle of 16 floor | Semi Furnished Furnishing

Overview | SOCIETY AMENITIES | PROJECT G&A | LOCALITY | RATINGS AND REVIEWS | DEVELOPER | CALCULATOR

**magicbricks** | Buy | Rent | Sell | Home Loans

**₹2.80 Cr** | 1550 sq ft Flat | 3 BHK | Hiranandani Gardens, Mumbai

2 Beds | 2 Baths | 1 Balcony | 1 Covered Parking | Jogging path | Laundry Setup

600 sq ft | 15.50 sq ft | Hiranandani Group | Hiranandani Gardens, Eternia | 6 (Out of 16 Floors) | 3 | East | Ready to Move

Contact Agent: India Realty Services

Can Contact Details

**99acres** | Buy | Rent | Sell | Home Loans

**₹4.25 Cr** | 3BHK 3Baths | 131.03 sq ft

Overview | Society | Dealer Details | Price Trends | Registry Record | Recommendations

Property ID: 30454146

Carpet Area: 1150 sq ft | 3 Bedrooms, 3 Bathrooms, No Balcony | ₹4.25 Cr or ₹36,956 per sq ft (Average) | Hiranandani Eternia, Hiranandani Gardens - Powai, Central Mumbai suburbs | 15 Year Old



### Sale Instance

01021, 9:14 AM	http://santa.ignotraktra.gov.in/..._E08ARCHIVE/...	सूची क्र. २	दृश्य निष्काह सह दु.नि. कुर्ता 3
7320940	13-05-2023	दस्तावेज क्रमांक: 7320/2022	वेदणी
Note - Generated Through eSearch Module. For original report please contact concern SRO office.			
<b>गाव: पवई</b>			
(1)पट्टाविवरण क्रमांक	सेल डीडी		
(2)सीधदता	19700000		
(3)बाळाभाय (पॉलेट्युलान) बाळाभायदुकरा अकरावी डोले कि. पेट्टाव ते मनुषु करावे)	15670954.98		
(4) भूदानन, पॅट्रिऑन व पराक्रम (अनन्य)	सदनिष्ठा नं. 1701 ए, माळा नं. 17 ए विंग, इमारतीचे नाव, इटानिया सीएचएस लिमिटेड, बॉक्स नं. मेन स्ट्रीट हिरानवानी गार्डन्स, रोड - पवई मुंबई- 400076, इतर माहिती: एकूण क्षेत्र 64.59 चौरस मीटर विल्ट अप. P.U. SX1200280510000 मुंबई मनपा		
(5)क्षेत्रफळ	64.59 चौ.मीटर		
(6)अकरावी किंवा कुटी देवळा असेल कि?			
(7)पट्टाविकर करून देण्याचा विस्तृत ठिकाण व पत्रावलीचे नाव किंवा दिवशी न्यायनामच नुसत्याच किंवा अटीस अनन्य पत्रावलीचे नाव व पत्र	1) सॉलर पॉवरप्लान 50 पॉट नं. 1305-बी, माळा नं. 5, इमारतीचे नाव, वेदणी कार, बॉक्स नं. पत्र की रोड, पत्रावली, रोड नं. गुरुदाम, शिवाया, शिवाया, गुणाल: 122002 AADP981218 2) 2 नॉ असेली लॉकअप अडुन सॉलर पॉवरप्लान 50 पॉट नं. 1305-बी, माळा नं. 5, इमारतीचे नाव, वेदणी कार, बॉक्स नं. पत्र की रोड, पत्रावली, शिवाया, शिवाया, गुणाल: 122002 BAP9798020E		
(8)पट्टाविकर करून देण्याचा पत्रावलीचे नाव किंवा दिवशी न्यायनामच नुसत्याच किंवा अटीस अनन्य पत्रावलीचे नाव व पत्र	2) मधु जॉन 52 पॉट नं. ए-503, माळा नं. 5, इमारतीचे नाव, सिल्वर ओक विलिंज, बॉक्स नं. हिरानवानी गार्डन्स, रोड नं. एसाय पेट्टी हाय स्कूल बाजार, अपार्टमेंट पवई, म्हााराष्ट्र, MUMBAI 400076 AHDPM132G		
(9)पट्टाविकर करून दिवशी दिवस	25/04/2022		
(10)पत्रा वेदणी केलेला दिवस	25/04/2022		

50201, 9:02 AM	http://santa.ignotraktra.gov.in/..._E08ARCHIVE/...	सूची क्र. २	दृश्य निष्काह सह दु.नि. कुर्ता 3
7320940	30-05-2023	दस्तावेज क्रमांक: 7330/2022	वेदणी
Note - Generated Through eSearch Module. For original report please contact concern SRO office.			
<b>गाव: पवई</b>			
(1)पट्टाविवरण क्रमांक	सेल डीडी		
(2)सीधदता	19700000		
(3)बाळाभाय (पॉलेट्युलान) बाळाभायदुकरा अकरावी डोले कि. पेट्टाव ते मनुषु करावे)	15670954.98		
(4) भूदानन, पॅट्रिऑन व पराक्रम (अनन्य)	सदनिष्ठा नं. 1701 बी, माळा नं. 17 ए विंग, इमारतीचे नाव, इटानिया सीएचएस लिमिटेड, बॉक्स नं. मेन स्ट्रीट हिरानवानी गार्डन्स, रोड - पवई मुंबई- 400076, इतर माहिती: एकूण क्षेत्र 64.59 चौरस मीटर विल्ट अप. P.U. SX1200280510000 मुंबई मनपा		
(5)क्षेत्रफळ	64.59 चौ.मीटर		
(6)अकरावी किंवा कुटी देवळा असेल कि?			
(7)पट्टाविकर करून देण्याचा विस्तृत ठिकाण व पत्रावलीचे नाव किंवा दिवशी न्यायनामच नुसत्याच किंवा अटीस अनन्य पत्रावलीचे नाव व पत्र	1) सॉलर पॉवरप्लान 50 पॉट नं. 1305-बी, माळा नं. 5, इमारतीचे नाव, वेदणी कार, बॉक्स नं. पत्र की रोड, पत्रावली, रोड नं. गुरुदाम, शिवाया, शिवाया, गुणाल: 122002 AADP981218 2) 2 नॉ सॉलर लॉकअप अडुन सॉलर पॉवरप्लान 50 पॉट नं. 1305-बी, माळा नं. 5, इमारतीचे नाव, वेदणी कार, बॉक्स नं. पत्र की रोड, पत्रावली, शिवाया, शिवाया, गुणाल: 122002 BAP9798020E		
(8)पट्टाविकर करून देण्याचा पत्रावलीचे नाव किंवा दिवशी न्यायनामच नुसत्याच किंवा अटीस अनन्य पत्रावलीचे नाव व पत्र	2) मधु जॉन 52 पॉट नं. ए-503, माळा नं. 5, इमारतीचे नाव, सिल्वर ओक विलिंज, बॉक्स नं. हिरानवानी गार्डन्स, रोड नं. एसाय पेट्टी हाय स्कूल बाजार, अपार्टमेंट पवई, म्हााराष्ट्र, MUMBAI 400076 AHDPM132G		
(9)पट्टाविकर करून दिवशी दिवस	25/04/2022		
(10)पत्रा वेदणी केलेला दिवस	25/04/2022		

62232, 11:49 AM	http://santa.ignotraktra.gov.in/..._E08ARCHIVE/...	सूची क्र. २	दृश्य निष्काह सह दु.नि. कुर्ता 3
1735300	22-05-2023	दस्तावेज क्रमांक: 1735/2023	वेदणी
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<b>गाव: पवई</b>			
(1)पट्टाविवरण क्रमांक	करारनामा		
(2)सीधदता	14650000		
(3)बाळाभाय (पॉलेट्युलान) बाळाभायदुकरा अकरावी डोले कि. पेट्टाव ते मनुषु करावे)	12365386.39		
(4) भूदानन, पॅट्रिऑन व पराक्रम (अनन्य)	इतर माहिती: सदनिष्ठा नं. पॉट नं. ए-403-ए, माळा नं. 4 ए म्हााराष्ट्र विंग, एटानिया, इमारतीचे नाव, एटानिया को-ऑपरेटिव्ह हाउसिंग सोसायटी लिमिटेड, बॉक्स नं. मेन स्ट्रीट हिरानवानी गार्डन्स, रोड नं. अदि बाळाभाय रोड पवई मुंबई 400076, इतर माहिती: बांधकाम वर्ष 1996, प्लान 26%, सिटीफिक नं. 4 ते 11.16.17.19 अँड 20. सदनिष्ठा क्षेत्र 525 चौ.फुट बांधीव - P.U. SX1200280510013 मुंबई मनपा		
(5)क्षेत्रफळ	48.79 चौ.मीटर		
(6)अकरावी किंवा कुटी देवळा असेल कि?			
(7)पट्टाविकर करून देण्याचा विस्तृत ठिकाण व पत्रावलीचे नाव किंवा दिवशी न्यायनामच नुसत्याच किंवा अटीस अनन्य पत्रावलीचे नाव व पत्र	1) केसाव एअर 52 पॉट नं. ए-304, माळा नं. 5, इमारतीचे नाव, एटानिया को-ऑपरेटिव्ह हाउसिंग सोसायटी लिमिटेड, बॉक्स नं. मेन स्ट्रीट हिरानवानी गार्डन्स, रोड नं. पवई मुंबई, बाळार, MUMBAI 400076 AADP9728Q 2) वेदणी के. अकरा 52 पॉट नं. ए-304, माळा नं. 5, इमारतीचे नाव, एटानिया को-ऑपरेटिव्ह हाउसिंग सोसायटी लिमिटेड, बॉक्स नं. मेन स्ट्रीट हिरानवानी गार्डन्स, रोड नं. पवई मुंबई, बाळार, MUMBAI 400076 AADP9728Q		
(8)पट्टाविकर करून देण्याचा पत्रावलीचे नाव किंवा दिवशी न्यायनामच नुसत्याच किंवा अटीस अनन्य पत्रावलीचे नाव व पत्र	2) सुमित कुमार राव 38 पॉट नं. पॉट नं. ए/303, माळा नं. 5, इमारतीचे नाव, एटानिया को-ऑपरेटिव्ह हाउसिंग सोसायटी लिमिटेड, बॉक्स नं. मेन स्ट्रीट, हिरानवानी गार्डन्स, रोड नं. पवई मुंबई, म्हााराष्ट्र, MUMBAI 400076 AJTFR3453M 1) असेल बांधकामवर्ष 38 पॉट नं. पॉट नं. ए/303, माळा नं. 5, इमारतीचे नाव, एटानिया को-ऑपरेटिव्ह हाउसिंग सोसायटी लिमिटेड, बॉक्स नं. मेन स्ट्रीट हिरानवानी गार्डन्स, रोड नं. पवई मुंबई, बाळार, MUMBAI 400076 AADP981535E		
(9)पट्टाविकर करून दिवशी दिवस	30/01/2023		
(10)पत्रा वेदणी केलेला दिवस	30/01/2022		
(11)पत्रा वेदणी केलेला दिवस	17/5/2023		
(12)बाळाभायदुकरा कुटी व पत्र	879000		

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1740300	30-05-2023	दस्तावेज क्रमांक: 1740/2023	वेदणी
Note - Generated Through eSearch Module. For original report please contact concern SRO office.			
<b>गाव: पवई</b>			
(1)पट्टाविवरण क्रमांक	करारनामा		
(2)सीधदता	14650000		
(3)बाळाभाय (पॉलेट्युलान) बाळाभायदुकरा अकरावी डोले कि. पेट्टाव ते मनुषु करावे)	12365386.39		
(4) भूदानन, पॅट्रिऑन व पराक्रम (अनन्य)	इतर माहिती: सदनिष्ठा नं. पॉट नं. ए-403-बी, माळा नं. 4 ए म्हााराष्ट्र विंग, एटानिया, इमारतीचे नाव, एटानिया को-ऑपरेटिव्ह हाउसिंग सोसायटी लिमिटेड, बॉक्स नं. मेन स्ट्रीट हिरानवानी गार्डन्स, रोड नं. अदि बाळाभाय रोड पवई मुंबई 400076, इतर माहिती: बांधकाम वर्ष 1996, प्लान 26%, सिटीफिक नं. 4 ते 11.16.17.19 अँड 20. सदनिष्ठा क्षेत्र 525 चौ.फुट बांधीव - P.U. SX1200280510013 मुंबई मनपा		
(5)क्षेत्रफळ	48.79 चौ.मीटर		
(6)अकरावी किंवा कुटी देवळा असेल कि?			
(7)पट्टाविकर करून देण्याचा विस्तृत ठिकाण व पत्रावलीचे नाव किंवा दिवशी न्यायनामच नुसत्याच किंवा अटीस अनन्य पत्रावलीचे नाव व पत्र	1) केसाव एअर 52 पॉट नं. ए-304, माळा नं. 5, इमारतीचे नाव, एटानिया को-ऑपरेटिव्ह हाउसिंग सोसायटी लिमिटेड, बॉक्स नं. मेन स्ट्रीट हिरानवानी गार्डन्स, रोड नं. पवई मुंबई, बाळार, MUMBAI 400076 AADP9728Q 2) वेदणी के. अकरा 52 पॉट नं. ए-304, माळा नं. 5, इमारतीचे नाव, एटानिया को-ऑपरेटिव्ह हाउसिंग सोसायटी लिमिटेड, बॉक्स नं. मेन स्ट्रीट हिरानवानी गार्डन्स, रोड नं. पवई मुंबई, बाळार, MUMBAI 400076 AADP9728Q		
(8)पट्टाविकर करून देण्याचा पत्रावलीचे नाव किंवा दिवशी न्यायनामच नुसत्याच किंवा अटीस अनन्य पत्रावलीचे नाव व पत्र	2) सुमित कुमार राव 38 पॉट नं. पॉट नं. ए/303, माळा नं. 5, इमारतीचे नाव, एटानिया को-ऑपरेटिव्ह हाउसिंग सोसायटी लिमिटेड, बॉक्स नं. मेन स्ट्रीट, हिरानवानी गार्डन्स, रोड नं. पवई मुंबई, म्हााराष्ट्र, MUMBAI 400076 AJTFR3453M 1) असेल बांधकामवर्ष 38 पॉट नं. पॉट नं. ए/303, माळा नं. 5, इमारतीचे नाव, एटानिया को-ऑपरेटिव्ह हाउसिंग सोसायटी लिमिटेड, बॉक्स नं. मेन स्ट्रीट हिरानवानी गार्डन्स, रोड नं. पवई मुंबई, बाळार, MUMBAI 400076 AADP981535E		
(9)पट्टाविकर करून दिवशी दिवस	30/01/2023		
(10)पत्रा वेदणी केलेला दिवस	30/01/2023		
(11)पत्रा वेदणी केलेला दिवस	17/4/2023		
(12)बाळाभायदुकरा कुटी व पत्र	879000		



As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** of the above property in the prevailing condition with aforesaid specifications is **₹ 3,04,50,000.00 (Rupees Three Crore Four Lakh Fifty Thousand Only)**.

Place: Mumbai

Date: 04.02.2023

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

**MANOJ BABURAO  
CHALIKWAR**

**Director**

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763



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Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Lloyd's Register of Shipping vide Deed of Transfer dated January 2006.
2.	Purpose of valuation and appointing authority	As per the request of Mr. Prashant Donvalkar (Senior Manager - Administration) to assess fair market value of the property for Fair Market Value Purpose.
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Aniket Navale – Valuation Engineer Vaishali Sarmalkar – Technical Manager Aniket Navale – 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 – 19.01.2023 Valuation Date – 04.02.2023 Date of Report – 04.02.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 19.01.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.







**Property Title**

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Lloyd's Register of Shipping**. 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 Client, we understand that the Residential Flat, admeasuring **1,015.00 Sq. Ft. Built up Area**

**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





