



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Akshara Awasthi & Bajrangi Lal Gupta**

Residential Flat No. B-505, 5th Floor, Tower No. 11, Wing - B, “**Lodha Gardenia**”, New Cuffe Parade, Block – C,
Opp. Imax Dome Eastern Freeway, Wadala Truck Terminal, Wadala (East), Mumbai – 400 022,
State – Maharashtra, Country – India.

Longitude Latitude: 19°02'20.7"N 72°52'46.2"E

Intended User:

Private Valuation

Our Pan India Presence at :

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

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in



Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / Private Valuation / Akshara Awasthi & Bajrangi Lal Gupta (008862/2306492) Page 2 of 19

www.vastukala.co.in

Vastu/Mumbai/05/2024/008862/2306492
28/08-352-PRSK
Date: 28.05.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B-505, 5th Floor, Tower No. 11, Wing - B, "Lodha Gardenia", New Cuffe Parade, Block - C, Opp. Imax Dome Eastern Freeway, Wadala Truck Terminal, Wadala (East), Mumbai - 400 022, State - Maharashtra, Country - India belongs to **Akshara Awasthi & Bajrangi Lal Gupta**.

Boundaries of the property.

North : VIOS Tower
South : Mukundrao Ambedkar Road
East : Sewri Chembur Road
West : Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at specifications **₹ 1,79,90,000.00 (Rupees One Crore Seventy-Nine Lakh Ninety 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.

Director

Manoj B. Chalikwar

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

Auth. Sign.




Our Pan India Presence at :

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

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India

 +91 2247495919

 mumbai@vastukala.co.in

 www.vastukala.co.in



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

I	General	
1.	Purpose for which the valuation is made	: As per client request, to assess value of the property for private purpose
2.	a) Date of inspection	: 23.05.2024
	b) Date on which the valuation is Made	: 28.05.2024
3.	List of documents produced for perusal	:
	1. Copy of Agreement for Sale dated 17.05.2024 between M/s. Macrotech Developers Ltd. (The Company) AND Akshara Awasthi & Bajrangi Lal Gupta (The Purchasers). 2. Copy of RERA Registration Certificate No. P51900015715 dated 19.03.2018 issued by Maharashtra Real Estate Regulatory Authority.	
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)	: Akshara Awasthi & Bajrangi Lal Gupta. Address: Residential Flat No. B-505, 5 th Floor, Tower No. 11, Wing - B, “ Lodha Gardenia ”, New Cuffe Parade, Block – C, Opp. Imax Dome Eastern Freeway, Wadala Truck Terminal, Wadala (East), Mumbai – 400 022, State – Maharashtra, Country – India. Contact Person: Bajrangi Lal Gupta (Owner) Contact No. 9250810270 Joint Ownership (Details of ownership share not available)
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential flat located on 5 th floor. At the time of visit internal inspection was not allowed hence our report is based on external site visit and documents provided client only. As per agreement sale plan, the composition of flat is 1 Bedroom + Living Room + Kitchen + 1 Toilet. (i.e., 1BHK with 1 Toilet). The property is at 1.3 Km. walkable distance from nearest monorail station Wadala.
6.	Location of property	:
	a) Plot No. / Survey No.	: Block - C
	b) Door No.	: Residential Flat No. 505
	c) C.T.S. No. / Village	: C.T.S. No. 8(Part) of Salt Pan Division
	d) Ward / Taluka	: -
	e) Mandal / District	: District - Mumbai
	f) Date of issue and validity of layout of approved map / plan	: Copy of approved building plan were not provided and not verified.
	g) Approved map / plan issuing authority	:

	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.		Postal address of the property	:	Residential Flat No. B-505, 5 th Floor, Tower No. 11, Wing - B, "Lodha Gardenia", New Cuffe Parade, Block - C, Opp. Imax Dome Eastern Freeway, Wadala Truck Terminal, Wadala (East), Mumbai - 400 022, State - Maharashtra, Country - India.
8.		City / Town	:	Wadala (East), Mumbai
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Upper Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Salt Pan Division Municipal Corporation of Greater Mumbai
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		Boundaries of the property		As per Site As per Documents
		North	:	VIOS Tower Details not available
		South	:	Mukundrao Ambedkar Road Details not available
		East	:	Sewri Chembur Road Details not available
		West	:	Internal Road Details not available
13		Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
				A B
				As per the Deed Actuals
		North	:	- -
		South	:	- -
		East	:	- -
		West	:	- -
14.		Extent of the site	:	RERA Carpet Area in Sq. Ft. = 435.00 EBVT Area in Sq. Ft. = 79.00 Total Carpet Area in Sq. Ft. = 514.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 565.00 (Area as per Agreement for Sale)
14.1		Latitude, Longitude & Co-ordinates of flat	:	19°02'20.7"N 72°52'46.2"E
15.		Extent of the site considered for Valuation (least of 13A& 13B)	:	RERA Carpet Area in Sq. Ft. = 435.00 EBVT Area in Sq. Ft. = 79.00 Total Carpet Area in Sq. Ft. = 514.00

			(Area as per Agreement for Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	External site visit only
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	C.T.S. No. 8(Part) of Salt Pan Division
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Salt Pan Division Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat No. B-505, 5 th Floor, Tower No. 11, Wing - B, "Lodha Gardenia", New Cuffe Parade, Block - C, Opp. Imax Dome Eastern Freeway, Wadala Truck Terminal, Wadala (East), Mumbai - 400 022, State - Maharashtra, Country - India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2021 (As per site information)
5.	Number of Floors	:	4 Basements + Ground + 37 th Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	5 Flats on 5 th Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	5 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with One Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

III	FLAT		
1	The floor in which the flat is situated	:	5 th Floor
2	Door No. of the flat	:	Residential Flat No. B-505
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	External site visit only
	Doors	:	External site visit only
	Windows	:	External site visit only
	Fittings	:	External site visit only
	Finishing	:	External site visit only

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?	:	External site visit only
7	Sale Deed executed in the name of	:	Akshara Awasthi & Bajrangi Lal Gupta
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	Built Up Area in Sq. Ft. = 565.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	:	As per MMRDA norms
11	What is the Carpet Area of the flat?	:	RERA Carpet Area in Sq. Ft. = 435.00 EBVT Area in Sq. Ft. = 79.00 Total Carpet Area in Sq. Ft. = 514.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	External site visit only
15	If rented, what is the monthly rent?	:	₹ 37,000.00 Expected rental income from the property
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 33,000.00 to ₹ 36,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 35,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 32,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's	:	₹ 2,16,100.00 per Sq. M. i.e.,

	office (an evidence thereof to be enclosed)		₹ 20,076.00 per Sq. Ft.
5	Age of the building	:	3 Years
6	Life of the building estimated	:	57 Years
Remark: At the time of visit internal inspection was not allowed hence our report is based on external site visit and documents provided client only.			

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	514.00 Sq. Ft.	35,000.00	1,79,90,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
Fair Market Value of the property				1,79,90,000.00
Realizable Value of the property				1,61,91,000.00
Distress Value of the property				1,43,92,000.00
Insurance value of the property (565.00 X 3,000.00)				16,95,000.00
Guideline value of the property (As per Index II)				1,26,61,029.00

Justification for price / rate

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

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

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

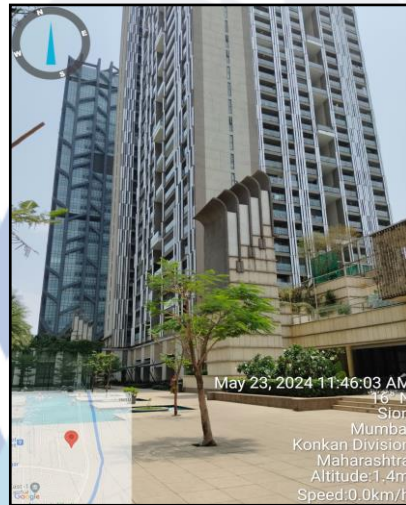
An ISO 9001 : 2015 Certified Company



the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 33,000.00 to ₹ 36,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 35,000.00 per Sq. Ft. on Carpet Area (Including Car Parking) for valuation.

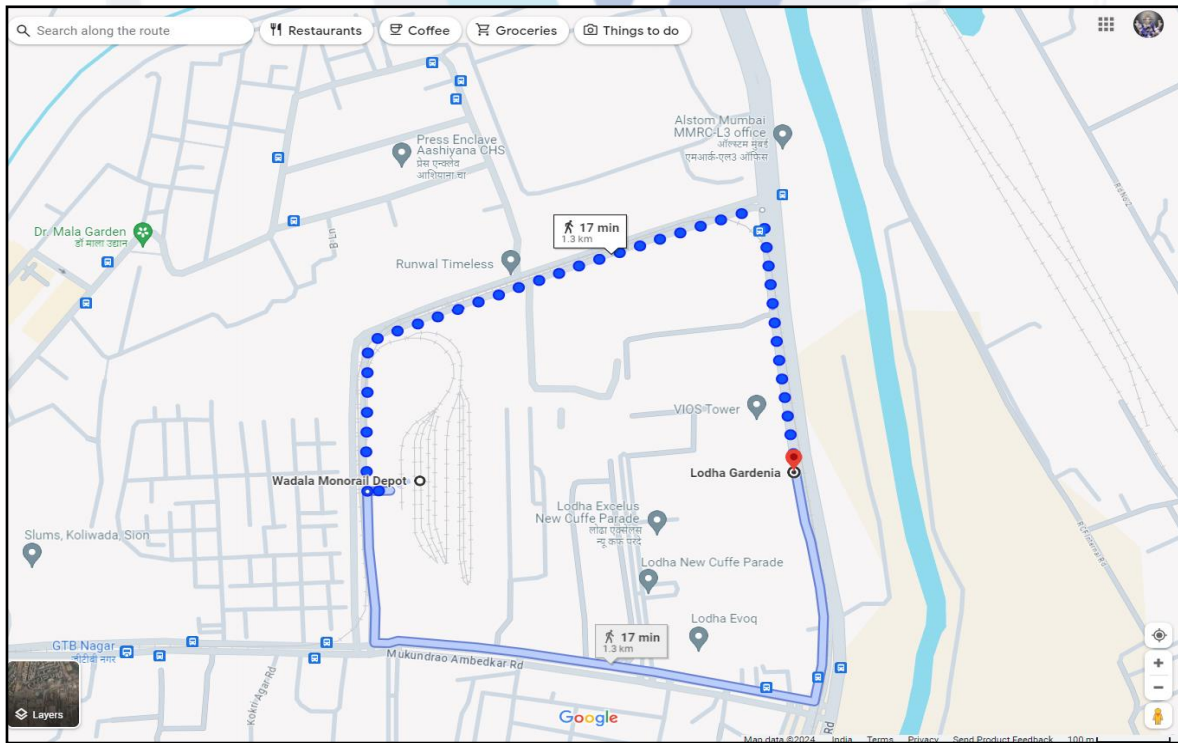
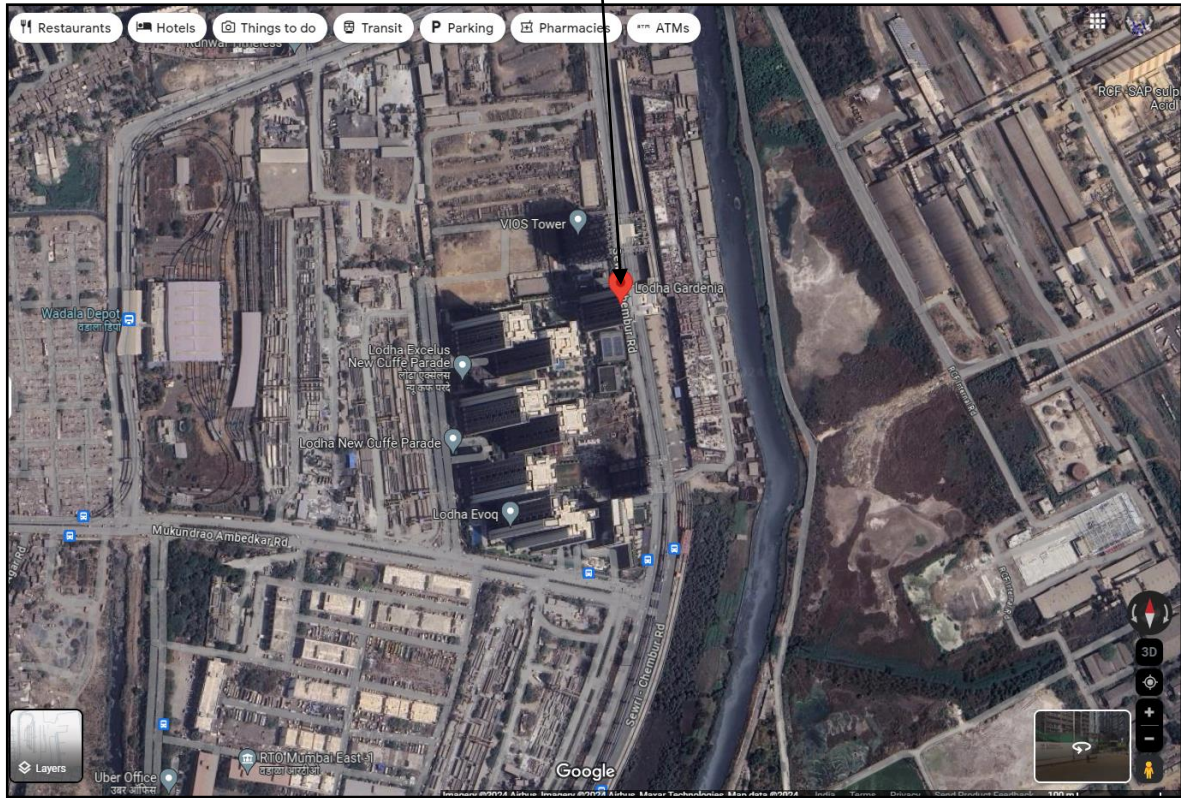
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Salability	Good
ii) Likely rental values in future in	₹ 37,000.00 Expected rental income from the property
iii) Any likely income it may generate	Rental Income

Actual Site Photographs



Route Map of the property

Site.url



Longitude Latitude: 19°02'20.7"N 72°52'46.2"E

Note: The Blue line shows the route to site from nearest monorail station (Wadala – 1.3 Km.)



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Ready Reckoner Rate

DIVISION / VILLAGE : SALT PAN Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Valuation Division of Property in Zone No. 15/105, CTS No.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
15	15/105C	88690	205810	236690	282900	211090
CS No. 8						

Stamp Duty Ready Reckoner Market Value Rate for Flat	2,05,810.00			
Increase by 05% by Flat located on 5 th Floor	10,290.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	2,16,100.00	Sq. Mtr.	20,076.00	Sq. Ft.

Multi-Storied building with Lift

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

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

Table – D: Depreciation Percentage Table

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

Sale Instance

8904508 09-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4 दस्त क्रमांक : 8904/2024 नोंदणी : Regn:63m
गावाचे नाव : साँल्टपॅन		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	17933333	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13796094.125	
(4) भू,मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 2905, माळा नं: 29वा मजला, इमारतीचे नाव: टॉवर 11 ए विंग न्यू कफ परेड लोढा गार्डेनिया, ब्लॉक नं: न्यू कफ परेड आयमॅक्स डीम समोर वडाळा मुंबई, रोड : ईस्टर्न फ्रिवे, इतर माहिती: सोबत एक कार पार्किंग((C.T.S. Number : 8pt व दस्तात नमूद केल्याप्रमाणे ;))	
(5) क्षेत्रफळ	47.75 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मॅक्रोटेक डेव्हलपर्स लि. तर्फे कु. मु. सुरेन्द्रन नायर तर्फे कु. मु. पंढरी केसरकर - - वय:-50 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्नमन सर्कल फोर्ट मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAACL1490J	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जगदाळे शहाजी रामचंद्र एचयुएफ तर्फे कु मु विकास शहाजी जगदाळे - - वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शर्वरी, स्टेट बँक कॉलनी, सह्याद्री नगर, सांगली, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, सांगली. पिन कोड:-416416 पॅन नं:-AAAHJ7329F	
(9) दस्तऐवज करुन दिल्याचा दिनांक	30/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	30/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	8904/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1076000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instance

7371508 11-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4 दस्त क्रमांक : 7371/2024 नोंदणी : Regn:63m
गावाचे नाव : सॉल्टपॅन		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	17603000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13796094.125	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 2605, माळा नं: 26वा मजला, इमारतीचे नाव: टॉवर 11 ए विंग न्यू कफ परेड लोढा गाडैनिया, ब्लॉक नं: न्यू कफ परेड आयमॅक्स डोम समोर वडाळा मुंबई, रोड : ईस्टर्न फ्रिबे, इतर माहिती: सोबत एक कार पार्किंग *****नोटीफीकेशन क्रमांक- शासन आदेश क्र मुद्रांक-2021/अनौ.सं.क.12/प्र.क्र.107 /म-1 (धोरण)दि.31.3.2021 अन्वये महिलासाठी 1 टक्के सुट((C.T.S. Number : 8pt व दस्तात नमूद केल्याप्रमाणे ;))	
(5) क्षेत्रफळ	47.75 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मॅक्रोटेक डेव्हलपर्स लि. तर्फे कु. मु. सुरेन्द्रन नायर तर्फे कु. मु. पंढरी केसरकर - - वय:-50 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल फोर्ट मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACL1490J	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अंबिका विश्वनाथ - - वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं. 5, 3रा मजला, नेस बाग, अनेक्स 1, केनेडी ब्रिज, नाना चौक, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400007 पॅन नं:-AOYPA7199C	
(9) दस्तऐवज करून दिल्याचा दिनांक	10/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	10/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	7371/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	880500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Price Indicators

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

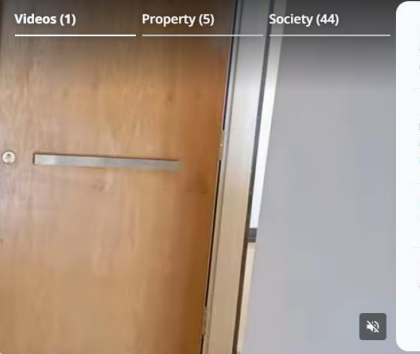
Home > Property in Mumbai > Flats in Mumbai > Flats in Wadala > 1 BHK Flats in Wadala Posted on May 09, 2024 | Ready to move

Verified **₹1.91 Cr** @ 37,377 per sq.ft. | **1BHK 1Bath**
 Estimated EMI ₹1,52,552 | Flat/Apartment for Sale in Lodha New Cuffe Parade, Wadala, Mumbai

RERA STATUS REGISTERED | Registration No: P5190000521 | Website: <https://maharera.t.mahaonline.gov.in/>

[Overview](#) | [Society](#) | [Dealer Details](#) | [Price Trends](#) | [Registry Record](#) | [Society Reviews](#)

Videos (1) | **Property (5)** | **Society (44)**



Area
Carpet area: 511 sq.ft. (47.47 sq.m.)

Price
₹1.91 Crore @ 37,377 per sq.ft. (All Inclusive) [View Price Details](#)

Floor Number
17th of 39 Floors

Overlooking
Club, Park/Garden, Pool, Others, Main Road

Configuration
1 Bedroom, 1 Bathroom, No Balcony with Servant Room

Address
Lodha New Cuffe Parade Wadala, Mumbai

Facing
East

Property Age
1 to 5 Year Old [View Construction Status](#)

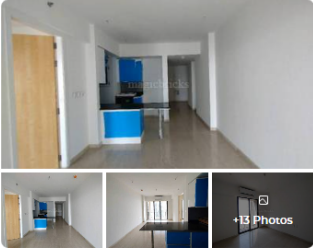
Places nearby Wadala, Mumbai [View All \(14\)](#)

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Mumbai > Wadala > Apartment in Wadala > 1 BHK > 720 Sq-ft Posted on: May 26, 24 | Property ID: 70888541

₹1.80 Cr | EMI - ₹ 81k | [How much loan can I get?](#) | VERIFIED ON SITE

1 BHK 720 Sq-ft Flat For Sale **Wadala, Mumbai**



1 Bed | **1 Bath** | **2 Balconies** | **1 Covered Parking**

Carpet Area
511 sqft
₹35,225/sqft

Transaction Type
New Property

Lifts
4

[East Facing Property](#) | [Newly Constructed Property](#)

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

Developer
Lodha Group

Project
Lodha New Cuffe Parade

Status
Ready to Move

Furnished Status
Semi-Furnished

Facing
East

Car Parking
1 Covered

[Last contact made 33 days ago](#)


Contact Agent

Certified Agent
Amrik Singh -91-98XXXXXXX

[Get Phone No.](#)

[Download Brochure](#)

Top Agent in this Locality

 **Aakash Khadye**
99 Homes
RERA ID : AS1800026201

114 PROPERTIES FOR SALE

[View Profile](#) | [View Properties](#)

More Details

Price Breakup ₹1.8 Cr | ₹9,00,000 Approx. Registration Charges | ₹14 Monthly

Booking Amount ₹5.0 Lac

Address Lodha New Cuffe Parade SewriChembur Road Off Eastern Fwy near IMax Dome Wadala Mumbai Maharashtra, Wadala, Mumbai - South Mumbai, Maharashtra

Landmarks imax Carnival Cinemas



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was owned by Akshara Awasthi & Bajrangi Lal Gupta from M/s. Macrotech Developers Ltd. vide Agreement for Sale dated 17.05.2024.
2.	purpose of valuation and appointing authority	As per client request, to assess value of the property for private purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Dashrath Jaiswar – Valuation Engineer Shyam Kajvilkar – Technical Manager Pradnya Rasam – 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 – 23.05.2024 Valuation Date – 28.05.2024 Date of Report – 28.05.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 23.05.2024
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **28th May 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 advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 514.00** in the name of **Akshara Awasthi & Bajrangi Lal Gupta** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Property Title

Based on inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is owned by **Akshara Awasthi & Bajrangi Lal Gupta** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Area

Based on the information provided by the Sales Executive representative, we understand that the Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 514.00**

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 Approach Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat, **Total Carpet Area in Sq. Ft. = 514.00**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th May 2024**.

The term **Fair Market Value** is defined as

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market value for this particular purpose at **₹ 1,79,90,000.00 (Rupees One Crore Seventy-Nine Lakh Ninety Thousand Only)**.

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

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Auth. Sign.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

