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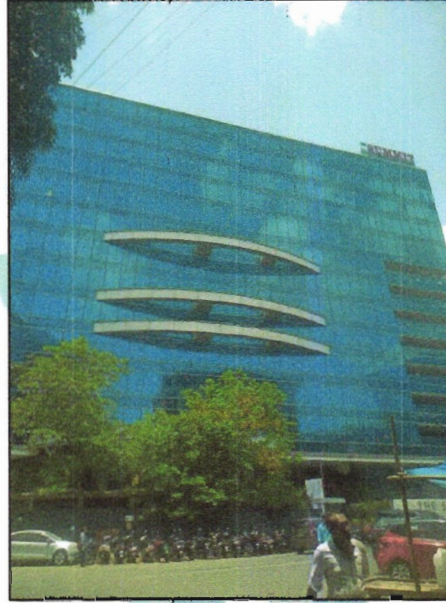
MSME Reg No: UDYAM-MH-18-0083617

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: **Mr. Abraham Punnoose & Mrs. Jaya Abraham**

Commercial Office No. G-08, Ground Floor, "The Summit Business Bay Andheri", Andheri Kurla Road,
Village – Gundavali, Andheri (East), Mumbai – 400 093, State – Maharashtra, Country – India.

Longitude Latitude: 19°06'59.6"N 72°51'26.6"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

B1-001, U/8 Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

📞 +91 2247495919

✉️ mumbai@vastukala.co.in

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Valuation Report / Private Valuation / Mr. Abraham Punnoose & Mrs. Jaya Abraham (8989/2306527) Page 2 of 19

Vastu/Mumbai/05/2024/8989/2306527

30/16-387-PRSH

Date: 30.05.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. G-08, Ground Floor, "The Summit Business Bay Andheri", Andheri Kurla Road, Village – Gundavali, Andheri (East), Mumbai – 400 093, State – Maharashtra, Country – India belongs to **Mr. Abraham Punnoose & Mrs. Jaya Abraham**.

Boundaries of the property.

North : Prakash Wadi CHSL.
South : Andheri Ghatkopar Link Road
East : Amrut Nagar Road
West : Prakash Wadi 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 **₹ 2,93,40,000.00 (Rupees Two Crore Ninety-Three Lakh Forty 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
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.30 18:04:09 +05'30'

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

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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 OFFICE)**

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	: 29.05.2024
	b) Date on which the valuation is Made	: 30.05.2024
3.	List of documents produced for perusal	:
	1. Copy of Agreement for Sale dated 29.03.2017 between M/s. Omkar Realtors & Developers Pvt. Ltd. (The Company) AND Mr. Abraham Punnoose & Mrs. Jaya Abraham (The Purchaser's). 2. Copy of Part Occupancy Certificate No. SRA / ENG / 2487 / KE / PL / AP dated 05.05.2018 issued by Slum Rehabilitation Authority. 3. Copy of Commencement Certificate No. SRA / ENG / 2487 / KE / PL / AP dated 25.05.2011 issued by Slum Rehabilitation 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)	Mr. Abraham Punnoose & Mrs. Jaya Abraham. Address: Commercial Office No. G-08, Ground Floor, "The Summit Business Bay Andheri", Andheri Kurla Road, Village – Gundavali, Andheri (East), Mumbai – 400 093, State – Maharashtra, Country – India. Contact Person: Mr. Abraham Punnoose (Owner) Contact No. 9967927777 Joint Ownership (Details of ownership share not available)
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a commercial office located on Ground floor. The composition of Commercial office is Working Area + 2 Cabins + Pantry Area + 2 Toilets The property is at 250 Mt. walkable distance from nearest metro station Western Express Highway.
6.	Location of property	:
	a) Plot No. / Survey Nb.	: -
	b) Door No.	: Commercial Office No. G-08
	c) C.T.S. No. / Village	: C.T.S. No. 265, 266, 266/1-172 of Village - Gundavali
	d) Ward / Taluka	: Taluka - Andheri
	e) Mandal / District	: District – Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	: As Occupancy Certificate is available it may be assumed that the construction is as per Sanctioned Plan.
	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	:	Commercial Office No. G-08, Ground Floor, "The Summit Business Bay Andheri", Andheri Kuria Road, Village – Gundavali, Andheri (East), Mumbai – 400 093, State – Maharashtra, Country – India.	
8.	City / Town	:	Andheri (East), Mumbai	
	Residential area	:	No	
	Commercial area	:	Yes	
	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 - Gundavali MCGM / Slum Rehabilitation Authority	
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	:	Prakash Wadi CHSL	Details not available
	South	:	Andheri Ghatkopar Link Road	Details not available
	East	:	Amrut Nagar Road	Details not available
	West	:	Prakash Wadi Road	Details not available
13	Dimensions of the site		N. A. as property under consideration is a office in an apartment building.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 645.00 (Area as per Actual site measurement) Carpet Area in Sq. Ft. = 652.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 874.00 (Area as per Mulyankan Patrak)	
14.1	Latitude, Longitude & Co-ordinates of office	:	19°06'59.6"N 72°51'26.6"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 652.00 (Area as per Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent	:	Tenant Occupied – Equiflex Pvt. Ltd.	

	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 office?	:	Good
7	Sale Deed executed in the name of	:	Mr. Abraham Punnoose & Mrs. Jaya Abraham
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the office?	:	Built Up Area in Sq. Ft. = 874.00 (Area as per Mulyankan Patrak)
10	What is the floor space index (app.)	:	As per SRA norms
11	What is the Carpet Area of the office?	:	Carpet Area in Sq. Ft. = 652.00 (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?	:	Commercial purpose
14	Is it Owner-occupied or let out?	:	Tenant Occupied
15	If rented, what is the monthly rent?	:	₹ 95,000.00 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 office 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)	:	₹ 44,000.00 to ₹ 46,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the unit under valuation after comparing with the specifications and other factors with the office office under comparison (give details).	:	₹ 45,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 42,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	:	₹ 1,65,470.00 per Sq. M. i.e., ₹ 15,373.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's office (After Depreciation)	:	₹ 1,60,819.00 per Sq. M. i.e., ₹ 14,940.00 per Sq. Ft.
5	Age of the building	:	06 Years

6	Life of the building estimated	:	54 Years
Remarks:			

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Office (incl. car parking, if provided)	652.00 Sq. Ft.	45,000.00	2,93,40,000.00
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				2,93,40,000.00
Realizable Value of the property				2,64,06,000.00
Distress Value of the property				2,34,72,000.00
Insurance value of the property (874.00 X 3,000.00)				26,22,000.00
Guideline value of the property (874.00 X 14,940,000.00)				1,30,57,560.00

Justification for price / rate

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

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

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how



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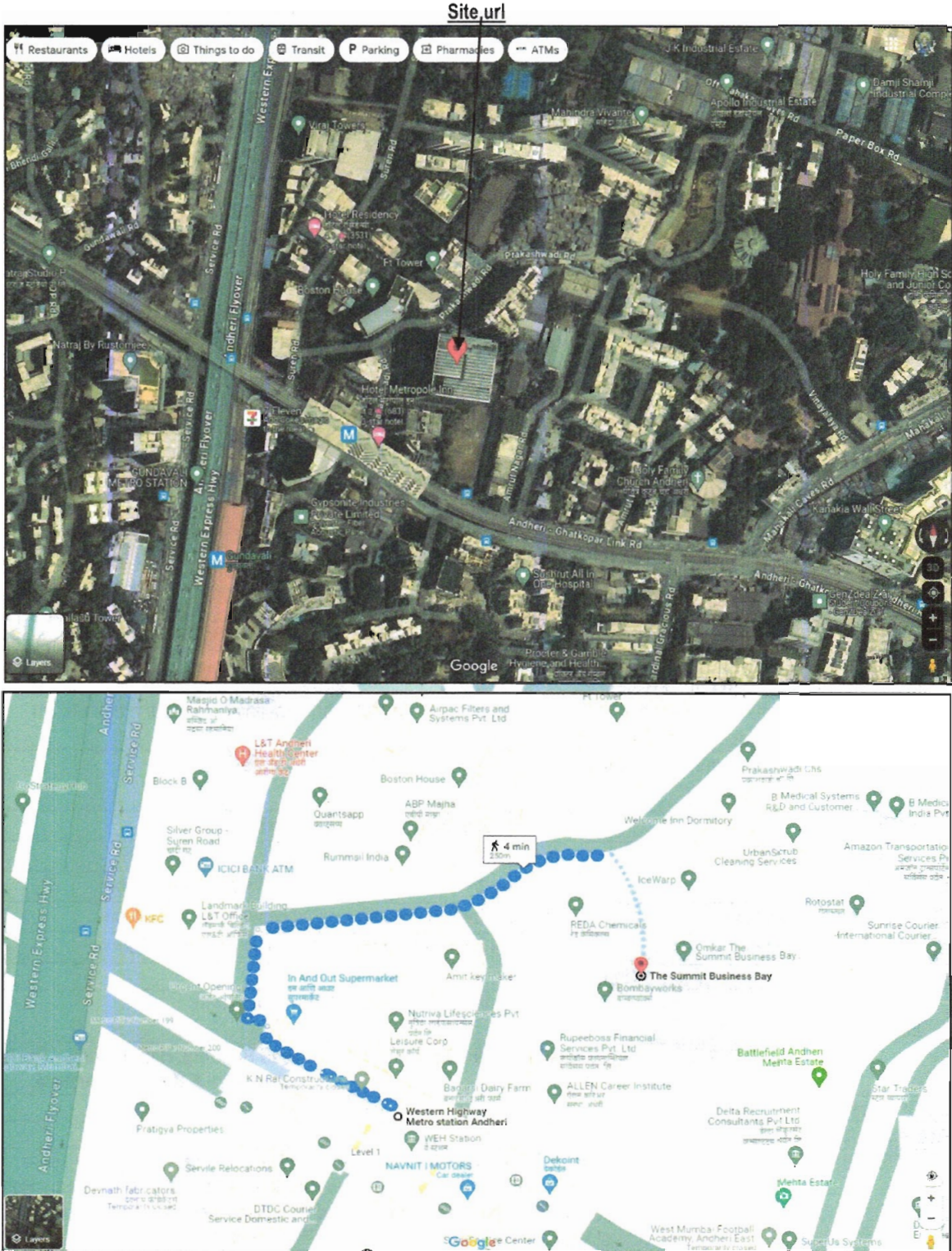
to value these differences. The sales comparison approach is commonly used for Commercial Office, where there are typically many comparables available to analyze. As the property is a Commercial Office, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 44,000.00 to ₹ 46,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, office size, location, upswing in real estate prices, sustained demand for Commercial Office, all-round development of commercial and residential application in the locality etc. We estimate ₹ 45,000.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Salability	Good
ii) Likely rental values in future in	₹ 95,000.00 Expected rental income from the property
iii) Any likely income it may generate	Rental Income

Actual Site Photographs



Route Map of the property



Longitude Latitude: 19°06'59.6"N 72°51'26.6"E

Note: The Blue line shows the route to site from nearest metro station (Western Express Highway -250 Mt.)




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Ready Reckoner Rate

 Department of Registration and Stamp Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन	
Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)			
Home		Valuation Guidelines User Manual	
Year: 2024-2025	Selected District: MumbaiSubUrban	Language: English	
Select Village: मुंबयची (असेरी)	Search By: <input checked="" type="radio"/> Survey No. <input type="radio"/> Location		
Enter Survey No: 265	<input type="button" value="Search"/>		
उपविभाग: 40/207-रस्ता: मधुरावास बायलनी मार्ग, हुदगली मार्ग व गावाच्या पुर्वे हद्दीपर्यंत.	प्लॉट क्रमांक: 87950	विभागीय क्रमांक: 165470	तहसील, इकाई, बीडीएमए: 99810254520 173750
		मूल्य (₹./)	Attribute: नों. मॉडर, वि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Office	1,65,470.00			
No Increase by office located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,65,470.00	Sq. Mtr.	15,373.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	87,950.00			
The difference between land rate and building rate (A – B = C)	77,520.00			
Depreciation Percentage as per table (D) [100% - 06%] (Age of the Building – 06 Years)	94%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,60,819.00	Sq. Mtr.	14,940.00	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

12569512 05-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 5 दस्त क्रमांक : 12569/2023 नोदणी : Regn:63m
गावाचे नाव : गुंदवली गुंदवली		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	44900000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	24068057.85	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: ऑफिस नं.:1017, माळा नं: 10 वा मजला, इमारतीचे नाव: द सुमित बिझनेस पार्क प्रिमायसेस को ऑप सोसायटी लि, ब्लॉक नं: अंधेरी पूर्व मुंबई 400093, रोड : ए के रोड,पी व्ही आर समोर, इतर माहिती: सोबत एक स्टिल्ट कार पार्किंग स्पेस नं.11,101.28 चौ मी कारपेट रेरा((C.T.S. Number : 265,266,266/1-172 ;)	
(5) क्षेत्रफळ	111.408 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:-.मै. एस्ट्रीम वेंचर्स प्रा लि चे ऑथोराईज डायरेक्टर विकास दिनेश अग्रवाल वय:-35 पत्ता:- प्लॉट नं: ऑफिस नं. 120, माळा नं: - इमारतीचे नाव: द सुमित बिझनेस बॅ, ब्लॉक नं: अंधेरी पूर्व मुंबई, रोड नं: सिनेमैक्स समोर, महाराष्ट्र, मुंबई. पिन कोड:-400093 पॅन नं:-AAPCA8778B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-टायगर फग क्लॉमर्स प्रा लि चे ऑथोराईज डायरेक्टर अजय मिगलानी वय:-58; पत्ता:-प्लॉट नं: ऑफिस नं. ए 302, माळा नं: 3 रा मजला, इमारतीचे नाव: दीप्ती क्लासिक, ब्लॉक नं: अंधेरी पूर्व मुंबई, रोड नं: सुरेन रोड, महाराष्ट्र, मुंबई. पिन कोड:-400093 पॅन नं:-AACCN8253B	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/09/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	13/09/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	12569/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2694000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		

Sale Instance

3938322 17-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 1 दस्त क्रमांक : 3938/2024 नोंदणी : Regn:63m
गावाचे नाव : गुंदवली गुंदवली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	81100000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	42237835.9	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: ऑफिस नं. 415, माळा नं: 4 था मजला,द समिट बिझनेस बे-अंधेरी, इमारतीचे नाव: द समिट बिझनेस पार्क प्रिमायसेस सी.एस.एल., ब्लॉक नं: अंधेरी(पूर्व),मुंबई - 400093, रोड : अंधेरी कुर्ला रोड, इतर माहिती: सोबत दोन कार पार्किंग स्पेस(1 सिंगल आणि 1 स्टॅक पार्किंग),((C.T.S. Number : 265, 266 & 266/1 to 172 ;))	
(5) क्षेत्रफळ	204.42 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:-मेसर्स बन्यान ट्री सर्व्हिसेस प्रायव्हेट लिमिटेड चे संचालक मल्हार घळसासी वय:-41 पत्ता:- प्लॉट नं: ऑफिस नं. 172/12, माळा नं. ., इमारतीचे नाव: मुंबई मराठी ग्रंथ संग्रहालय, ब्लॉक नं: दादर (पूर्व), रोड नं: एम.एम.जी.एस. मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400014 पॅन नं:- AADCB7669J	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुनील मनोहरलाल पुरी वय:-55; पत्ता:-प्लॉट नं: सदनिका क्र. 413, माळा नं: ., इमारतीचे नाव: द समिट बिझनेस बे, ब्लॉक नं: अंधेरी (पूर्व), रोड नं: उब्युई एच. मेट्रो स्टेशनच्या खाली, चकाला, महाराष्ट्र, मुंबई. पिन कोड:-400093 पॅन नं:-AGJPP6193J	
(9) दस्तऐवज करुन दिल्याचा दिनांक	16/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	16/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	3938/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4866000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		

Price Indicators

99acres Commercial Buy Sell/Rent Property

Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in Chakala > 5 to 10 Lakh

₹2.66 Cr @ 45,862 per sq.ft.
Estimated EMI ₹2,12,455

REGISTRATION No: P51800008187 Website: https://mat

Ashok Gupta PARTIAL REALTORS PVT LTD
FEATURED DEALER Member Since Aug. 2016

Ready to move Property | Posted on Apr 12, 2024

Overview Society Dealer Details Recommendations

Property (0) Society (9)

Number of seats
10 - 15 seats

Carpet Area
580 sq.ft. (53.88 sq.m.)

Super Builtup Area
910 sq.ft. (84.54 sq.m.)

Car parking
1 private parking spots in basement

Meeting rooms & cabins
1 cabin available

Washrooms
1 private washroom available

Places nearby
Andheri Kuria Road, Chakala, Andheri East

99acres Commercial Buy Sell/Rent Property

Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in Chakala > 5 to 10 Lakh

₹2.5 Cr @ 44,642 per sq.ft.
Estimated EMI ₹1,99,676

REGISTRATION No: P51800008187 Website: https://maharera.t.mahaonline.gov.in/

Posted on May 10, 2024

Overview Society Dealer Details Recommendations Articles

Property (0) Society (9)

Number of seats
10 - 12 seats

Carpet Area
560 sq.ft. (52.03 sq.m.)

Super Builtup Area
975 sq.ft. (90.58 sq.m.)

Area spread over
1 floor (3rd / 7 floors building)

Car parking
1 private parking spots in basement

Meeting rooms & cabins
1 meeting room and 2 cabins available

Washrooms
2 private washrooms available

Pantry
private pantry (80.0 sqft)

Places nearby
101, Chakala, Andheri East



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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was owned by Mr. Abraham Punnoose & Mrs. Jaya Abraham from M/s. Omkar Realtors & Developers Pvt. Ltd. vide Agreement for Sale dated 29.03.2017
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 Bhavika Chavhan – Valuation Engineer Shobha Kuperekar – 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 – 29.05.2024 Valuation Date – 30.05.2024 Date of Report – 30.05.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 29.05.2024
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, Commercial Office size, location, upswing in real estate prices, sustained demand for Commercial Office, 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 **30th 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 Commercial Office, admeasuring **Carpet Area in Sq. Ft. = 652.00** in the name of **Mr. Abraham Punnoose & Mrs. Jaya Abraham** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is owned by **Mr. Abraham Punnoose & Mrs. Jaya Abraham** 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 Commercial Office, admeasuring **Carpet Area in Sq. Ft. = 652.00**

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.



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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 Commercial Office, **Carpet Area in Sq. Ft. = 652.00**

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.



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **30th 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 **₹ 2,93,40,000.00 (Rupees Two Crore Ninety-Three Lakh Forty Thousand Only)**.

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.30 18:04:22 +05'30'

Auth. Sign.



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