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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Pashupatinath Bishwanath Chaudhary**

Residential Bungalow Unit No. L-01 on Ground Floor, Bungalow No. 12, "Dev Park Co-Op. Hsg. Soc. Ltd.",
Plot No. 2, Smt. Manikbai Road, Opp. Chandan Cinema, Juhu, Vile Parle (West),
Mumbai – 400 049, State - Maharashtra, Country - India.

Longitude Latitude: 19°06'49.4"N 72°49'36.7"E

Intended User:

Bank of India

Stock Exchange Branch

Bank Of India Building, Ground Floor 70-80 Mahatma Gandhi Marg Hutatma Chowk,
Fort Mumbai -400 001, State – Maharashtra, Country – India.



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- | | | | |
|------------|--------|-----------|-----------|
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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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Vastu/Mumbai/07/2024/009378/2307059

03/12-63-PRBS

Date: 03.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Bungalow Unit No. L-01 on Ground Floor, Bungalow No. 12, "Dev Park Co-Op. Hsg. Soc. Ltd.", Plot No. 2, Smt. Manikbai Road, Opp. Chandan Cinema, Juhu, Vile Parle (West), Mumbai – 400 049, State - Maharashtra, Country - India belongs to **Shri. Pashupatinath Bishwanath Chaudhary**.

Boundaries of the property.

North : Garden
South : Iskon Temple Entrance Road
East : Bungalow No. 11
West : Bungalow No. 13

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 valued for this particular purpose at ₹ **4,72,21,000.00 (Rupees Four Crore Seventy-Two Lakh Twenty-One 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.07.04 11:13:31 +05'30'

Auth. Sign.



Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
Bank of India Empanelment No.: KZO/CR/19-20/58
Encl: Valuation report.

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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

To,
The Branch Manager,
Bank of India
Stock Exchange Branch
 Bank Of India Building, Ground Floor 70-80 Mahatma Gandhi Marg,
 Hutatma Chowk, Fort Mumbai -400 001,
 State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF UNIT)

| I | | General | |
|----|--|---|---|
| 1. | Purpose for which the valuation is made | : | To assess fair market value of the property for Bank Loan Purpose. |
| 2. | a) | Date of inspection | : 26.06.2024 |
| | b) | Date on which the valuation is made | : 03.07.2024 |
| 3. | List of documents produced for perusal: 1. Copy of Agreement for Sale dated 16.07.2004 between Smt. Daxa Manu Raj (The Vendor) And Shri. Shri. Pashupatinath Bishwanath Chaudhary (The Purchaser). 2. Copy of Society Share Certificate No. 09 transferred dated 22.08.2004 in the name of Shri. Pashupatinath Bishwanath Chaudhary issued by Dev Park Co-Op. Hsg. Soc. Ltd. | | |
| 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) | : | Shri. Pashupatinath Bishwanath Chaudhary Residential Bungalow Unit No. L-01 on Ground Floor, Bungalow No. 12, " Dev Park Co-Op. Hsg. Soc. Ltd. ", Plot No. 2, Smt. Manikbai Road, Opp. Chandan Cinema, Juhu, Vile Parle (West), Mumbai – 400 049, State - Maharashtra, Country - India. Contact Person: Mr. Vedant Chaudhary (Owner's Son) Contact No.: 9326250924 Sole Ownership |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) | : | The property is a Residential Bungalow Unit located on Ground floor. The composition of Unit is living Room + Dining + Kitchen + W.C + Bath + Passage + Staircase. The property is at 3.9 km. travelling distance from nearest railway station Vile Parle. |
| 6. | Location of property | : | |
| | a) | Plot No. / Survey No. | : Plot No. 2 |
| | b) | Door No. | : Residential Row House Unit No. L-01 |
| | c) | C. T.S. No. / Village | : C.T.S No. 116 of Village – Juhu |
| | d) | Ward / Taluka | : Taluka – Andheri |
| | e) | Mandal / District | : District – Mumbai Suburban |
| | f) | Date of issue and validity of layout of | : Copy of approved building plan is not provided for |

| | | | |
|-----|---|--|-------------------------|
| | approved map / plan | verification. | |
| | 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 Bungalow Unit No. L-01 on Ground Floor, Bungalow No. 12, "Dev Park Co-Op. Hsg. Soc. Ltd.", Plot No. 2, Smt. Manikbai Road, Opp. Chandan Cinema, Juhu, Vile Parle (West), Mumbai – 400 049, State - Maharashtra, Country - India. | |
| 8. | City / Town | : Vile Parle (West), 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 – Juhu 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 | : Garden | Details not available |
| | South | : Iskon Temple Entrance Road | Details not available |
| | East | : Bungalow No. 11 | Details not available |
| | West | : Bungalow No. 13 | Details not available |
| 13. | Dimensions of the site | N. A. as property under consideration is a Residential Unit in a building. | |
| | | A As per the Deed | B Actuals |
| | North | : - | - |
| | South | : - | - |
| | East | : - | - |
| | West | : - | - |
| 14. | Extent of the site | : Carpet area = 1,048.00 Sq. Ft. (Area as per actual site measurement) Carpet area = 700.00 Sq. Ft. (As per Agreement for Sale) Built up area = 840.00 Sq. Ft. (As per Agreement for Sale) | |

| | | |
|------------|--|--|
| 14.1 | Latitude, Longitude & Co-ordinates of Unit | : 19°06'49.4"N 72°49'36.7"E |
| 15. | Extent of the site considered for Valuation (least of 13A& 13B) | : Carpet area = 700.00 Sq. Ft. (As per Agreement for Sale) |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : Owner occupied |
| II | APARTMENT BUILDING | |
| 1. | Nature of the Apartment | : Residential |
| 2. | Location | : |
| | C. T.S. No. | : C.T.S No. 116 of Village – Juhu |
| | Block No. | : - |
| | Ward No. | : - |
| | Village / Municipality / Corporation | : Village – Juhu Municipal Corporation of Greater Mumbai |
| | Door No., Street or Road (Pin Code) | : Residential Bungalow Unit No. L-01 on Ground Floor, Bungalow No. 12, “Dev Park Co-Op. Hsg. Soc. Ltd.”, Plot No. 2, Smt. Manikbai Road, Opp. Chandan Cinema, Juhu, Vile Parle (West), Mumbai – 400 049, State - Maharashtra, Country - India. |
| 3. | Description of the locality Residential / Commercial / Mixed | : Residential |
| 4. | Year of Construction | : 1989 (As per site information) |
| 5. | Number of Floors | : Basement + Ground + 2 nd Upper Floors |
| 6. | Type of Structure | : R.C.C. Framed Structure |
| 7. | Number of Dwelling units in the building | : - |
| 8. | Quality of Construction | : Good |
| 9. | Appearance of the Building | : Good |
| 10. | Maintenance of the Building | : Good |
| 11. | Facilities Available | : |
| | Lift | : 1 Lift |
| | Protected Water Supply | : Municipal Water supply |
| | Underground Sewerage | : Connected to Municipal sewer |
| | Car parking Open / Covered | : Open / Covered Car Parking Space |
| | Is Compound wall existing? | : Yes |
| | Is pavement laid around the building | : Yes |
| III | UNIT | |
| 1 | The floor in which the Unit is situated | : Ground Floor |
| 2 | Door No. of the Unit | : Residential Unit No. L-01 |
| 3 | Specifications of the Unit | : |
| | Roof | : R.C.C. Slab |
| | Flooring | : Marble Flooring |
| | Doors | : Teak wood door frames with solid flush doors |
| | Windows | : Powder coated Aluminum sliding windows with M. S. |

| | | |
|-----------|--|--|
| | | Grills |
| | Fittings | : Concealed plumbing with C.P. fittings. Electrical wiring with Concealed. |
| | Finishing | : Cement Plastering with POP finished |
| 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 Unit? | : Good |
| 7 | Sale Deed executed in the name of | : Shri. Pashupatinath Bishwanath Chaudhary |
| 8 | What is the undivided area of land as per Sale Deed? | : Details not available |
| 9 | What is the plinth area of the Unit? | : Built up area = 840.00 Sq. Ft. (As per Agreement for Sale) |
| 10 | What is the floor space index (app.) | : As per MCGM norms |
| 11 | What is the Carpet Area of the Unit? | : Carpet area = 1,048.00 Sq. Ft. (Area as per actual site measurement) Carpet area = 700.00 Sq. Ft. (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 |
| 14 | Is it Owner-occupied or let out? | : Owner Occupied |
| 15 | If rented, what is the monthly rent? | : ₹ 98,000.00 Expected rental income per month |
| IV | MARKETABILITY | : |
| 1 | How is the marketability? | : Good |
| 2 | What are the factors favoring 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 Unit 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) | : ₹ 66,000.00 to ₹ 68,000.00 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 Unit | : ₹ 67,500.00 per Sq. Ft. on Carpet area ₹ 66,030.00 per Sq. Ft. (After Depreciation) |

| | | |
|-----------|--|---|
| | under comparison (give details). | |
| 3 | Break – up for the rate | : |
| | I. Building + Services | : ₹ 2,800.00 per Sq. Ft. |
| | II. Land + others | : ₹ 64,700.00 per Sq. Ft. |
| 4 | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | : ₹ 3,83,650.00 per Sq. M. i.e. ₹ 35,642.00 per Sq. Ft. |
| | Guideline rate (After depreciation) | : ₹ 3,20,752.00 per Sq. M. i.e., ₹ 29,799.00 per Sq. Ft. |
| | In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given. | It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / Regn. Fees. Thus the rates differs from place to place and location. amenities per se as evident from the fact that even RR rates decided by Govt. differs. |
| VI | COMPOSITE RATE ADOPTED AFTER DEPRECIATION | |
| a | Depreciated building rate | : |
| | Replacement cost of Unit with Services (v(3)i) | : ₹ 2,800.00 per Sq. Ft. |
| | Age of the building | : 35 years |
| | Life of the building estimated | : 25 years Subject to proper, preventive periodic maintenance & structural repairs. |
| | Depreciation percentage assuming the salvage value as 10% | : 52.50% |
| | Depreciated Ratio of the building | : - |
| b | Total composite rate arrived for Valuation | : |
| | Depreciated building rate VI (a) | : ₹ 1,330.00 per Sq. Ft. |
| | Rate for Land & other V (3) ii | : ₹ 64,700.00 per Sq. Ft. |
| | Total Composite Rate | : ₹ 66,030.00 per Sq. Ft. |
| | Remark: | |
| | <ol style="list-style-type: none"> As per Site Inspection, Actual measured Carpet area is 1,048.00 Sq. Ft. is more than Carpet area 700.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents for Valuation. The said Residential bungalow property is Basement + Ground + 2nd upper floors, but the valuation pertaining to Ground Floor only. One car parking value considered for this valuation. The Unit cannot be sold separately because the staircase is internally connected from ground to 2nd floor. | |

Details of Valuation:

| Sr. No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|---------|----------------------------|----------------|-------------------|---------------------|
| 1 | Present value of the Unit | 700.00 Sq. Ft. | 66,030.00 | 4,62,21,000.00 |
| 2 | Car Parking Lump Sum Value | 1 | 10,00,000.00 | 10,00,000.00 |
| 3 | Wardrobes | | | |
| 4 | Showcases | | | |



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| | | | | |
|----|--|--|--|-----------------------|
| 5 | Kitchen arrangements | | | |
| 6 | Superfine finish | | | |
| 7 | Interior Decorations | | | |
| 8 | Electricity deposits / electrical fittings, etc. | | | |
| 9 | Extra collapsible gates / grill works etc. | | | |
| 10 | Potential value, if any | | | |
| | Fair market value of the property | | | 4,72,21,000.00 |
| | The Realizable value of the property | | | 4,24,98,900.00 |
| | The Distress value of the property | | | 3,77,76,800.00 |
| | Insurable value of the property (840.00 Sq. Ft. x 2,800.00) | | | 23,52,000.00 |
| | Govt. Value of the property (840.00 Sq. Ft. x 29,799.00) | | | 2,50,31,160.00 |

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 to value these differences. The sales comparison approach is commonly used for Residential Unit, where there are typically many comparables available to analyze. As the property is a residential Unit, 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 ₹ 66,000.00 to ₹ 68,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Unit size, location, upswing in real estate prices, sustained demand for Residential Unit, all round development of commercial and residential application in the locality etc. We estimate ₹ 66,030.00 per Sq. Ft. on Carpet Area after depreciation 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) Saleability | Good |
| ii) Likely rental values in future in | ₹ 98,000.00 Expected rental income per month |
| iii) Any likely income it may generate | Rental Income |



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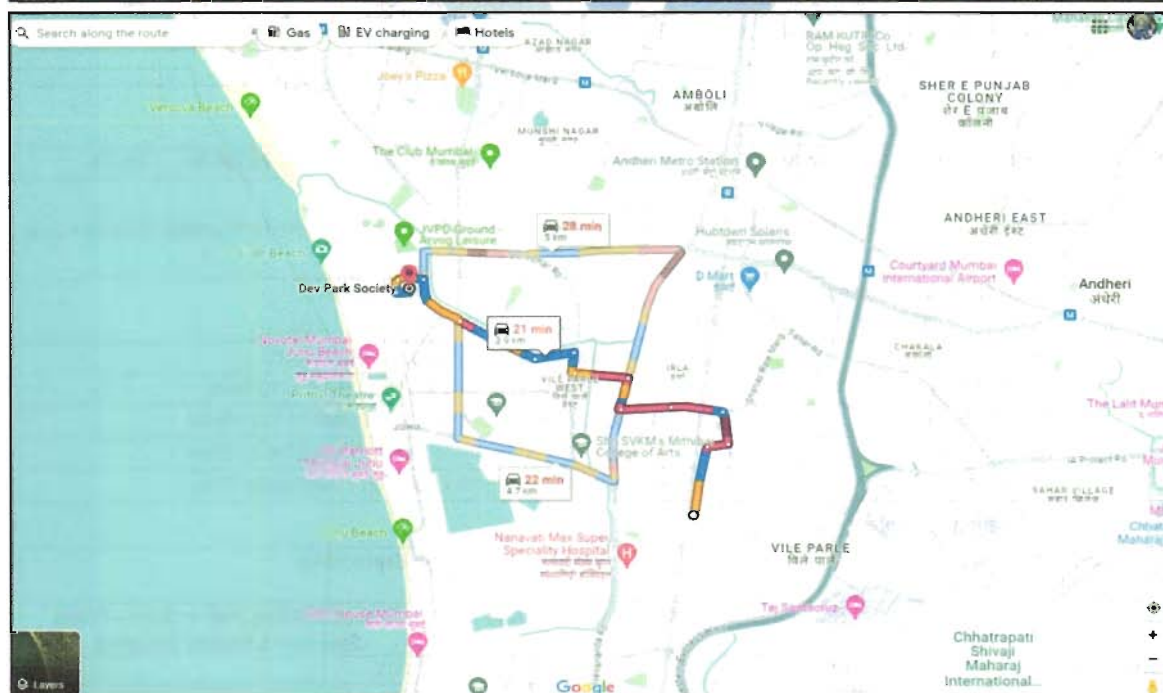
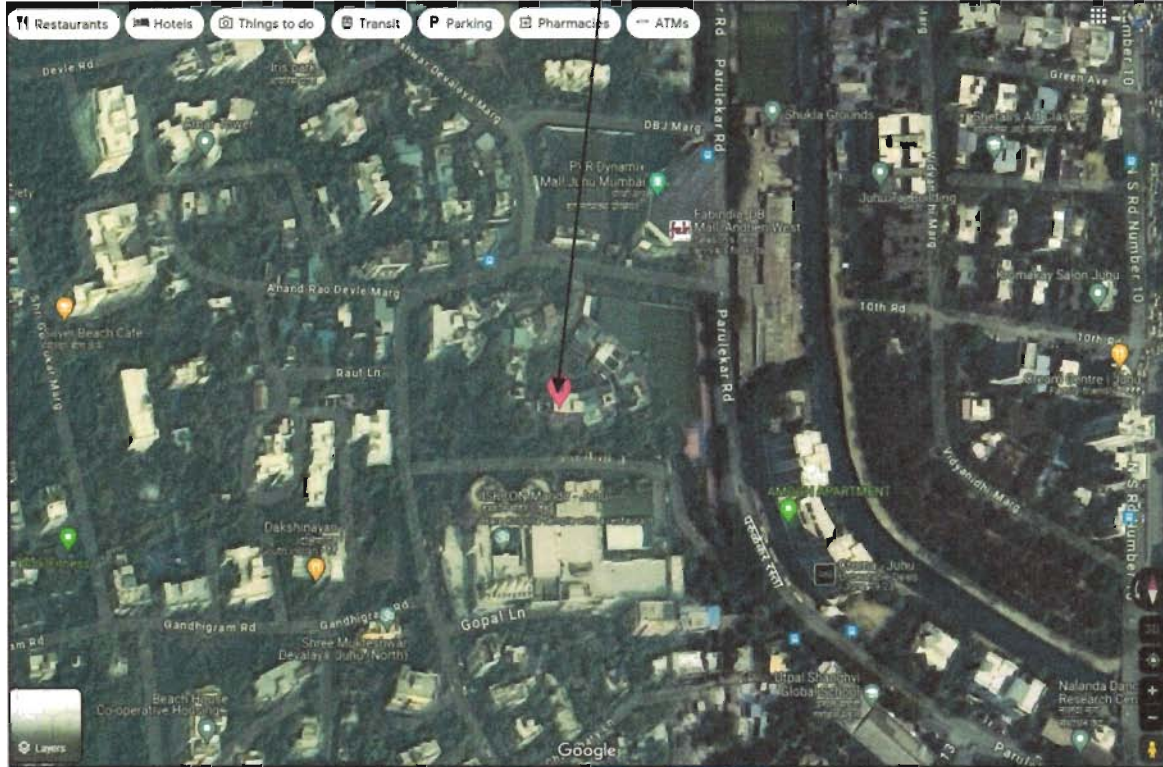


Actual Site Photographs



Route Map of the property

Site, u/r



Longitude Latitude: 19°06'49.4"N 72°49'36.7"E

Note: The Blue line shows the route to site from nearest railway station (Vile Parle – 3.9 Km.)




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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)

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[Valuation Guidelines | User Manual](#)

Year: 2024-2025 Language: English

Selected District: MumbaiSubUrban

Select Village: जुहू (अंधेरी)

Search By: Survey No. Location

Enter Survey No: 116 Search

| उपविभाग | खुली जमीन | निवासी सचनिका | श्रीमतीस दुकाने | श्रीचौमिक | एकक (Rs./) | Attribute |
|--|-----------|---------------|-----------------|-----------|------------|-----------|
| 38/193 -मुभाग :उत्तरेकडे जुहू रोड, पूर्वेस तिंक रोड (सुदनालक मार्ग), दक्षिणेस वैकुण्ठलाल मेह्ता मार्ग व पश्चिमेस समुद्र. | 203940 | 383650 | 441190 | 479560 | 383650 | चौ. मीटर |

| | | | | |
|---|--------------------|-----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Unit | 3,83,650.00 | | | |
| No Increase by Residential Unit Located on Ground Floor | - | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A) | 3,83,650.00 | Sq. Mtr. | 35,642.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 2,03,940.00 | | | |
| The difference between land rate and building rate (A – B = C) | 1,79,710.00 | | | |
| Depreciation Percentage as per table (D) [100% - 35%] (Age of the Building – 35 Years) | 65% | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 3,20,752.00 | Sq. Mtr. | 29,799.00 | 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 Unit / 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 |

Price Indicators

99acres Buy ▾ Enter Locality / Project / Society / La 🔍 Post property **FREE** 🌐 ☰

Home > Property in Mumbai > Flats in Mumbai > Flats in Juhu > 2 BHK Flats in Juhu Posted on Jun 13, 2022

₹5.3 Cr @ 65,432 per sq. ft. **2BHK 2Baths** [Contact Owner FREE](#)
 Estimated EMI ₹4,23,313 [Shortlist](#)
 Flat/Apartment for Sale
 In Mittal Park Chs Juhu, Juhu, Mumbai

RERA STATUS NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in/>

Overview Owner Details Price Trends Registry Record Locality Reviews Recom >

Property (10)

Photos (1/10)

Area
 Built Up area: 1100 sq.ft. (102.19 sq.m)
 Carpet area: 810 sq.ft. (75.25 sq.m)

Price
 ₹ 5.3 Crore @ 65,432 per sq.ft.

Floor Number
 1st of 5 Floors

Overlooking
 Park/Garden, Club

Configuration
 2 Bedrooms, 2 Bathrooms, No

Address
 Mittal Park Chs Juhu, Juhu, Mumbai

Facing
 South-West

Property Age
 10+ Year Old

Places nearby Juhu, Mumbai [View A](#)

Juhu Church Jain Temple Shree Mukteshwar Devalay Iskcon Temple Standard chartered ATM Lot

Why should you consider this property?

Close to Metro Station Close to School Close to Market Gated Society On-Call Maintenance Staff Close to Mall Overlooking Park/Garden Natural Light Airy Rooms Parking Available Fitness Center/ Gym Club/ Community Center Vitrified Flooring High Ceiling height

| | | | |
|-------------------------|-------------------------|-----------------|-----------------|
| Property | Unit | | |
| Source | 99acres | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 810.00 | 972.00 | 1166.00 |
| Percentage | - | 20% | 20% |
| Rate Per Sq. Ft. | ₹ 65,432.00 | ₹ 54,527.00 | ₹ 45,439.00 |



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Price Indicators

The screenshot shows a property listing on the 99acres website. The property is located in Juhu, Mumbai, and is an independent house/villa for sale. It features 3 bedrooms and 3 bathrooms. The price is ₹5 Crore, which translates to ₹57,737 per square foot. The built-up area is 866 square feet. The listing also mentions that the RERA status is 'NOT AVAILABLE' and provides the RERA website link. Other details include the transaction type (Resale), property ownership (Freehold), and furnishing (Semifurnished). Nearby places like Khar metro station, Juhu Church, and various clinics are listed.

| | | | |
|-------------------------|-------------------------|-----------------|-----------------|
| Property | Unit | | |
| Source | 99acres | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 721.00 | 866.00 | 1039.00 |
| Percentage | - | 20% | 20% |
| Rate Per Sq. Ft. | ₹ 69,284.00 | ₹ 57,737.00 | ₹ 48,114.00 |



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Price Indicators

4 BHK Villa
Airport Area, Juhu, Mumbai

₹29.0 Cr EMI starts at ₹14.40 Lacs

4700 sq ft Built Up Area | ₹61.70 K/sq ft Avg. Price | 5 Year Old Age of property | Ready to move Possession status | Semi Furnished Furnishing

Property Highlights: Power Backup, Lift, Rainwater Harvesting, Internet/Wi-Fi.

Property location: Airport Area, Juhu, Mumbai

Around This Property: School (Dikshu Special School, 1 min), Hospital (Critical Care Unified, 3 mins).

Contact Seller: A3 Ajay, +9199200...

| | | | |
|-------------------------|---|-----------------|-----------------|
| Property | Unit | | |
| Source | Housing.com | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 3916.00 | 4700.00 | 5640.00 |
| Percentage | - | 20% | 20% |
| Rate Per Sq. Ft. | ₹ 74,043.00 | ₹ 61,702.00 | ₹ 51,418.00 |



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Price Indicators

5 BHK Villa
Airport Area, Juhu, Mumbai

₹35.0 Cr EMI starts at ₹17.38 Lacs
₹58.33 K/sq.ft

6000 sq.ft Built Up Area ₹58.33 K/sq.ft Avg. Price 5 Year Old Age of property Ready to move Possession status East facing Facing Semi Furnished Furnishing

Property Highlights: Power Backup, Internet/Wi-Fi, Rainwater Harvesting, Waterproof Paints.

Property Location: Airport Area, Juhu, Mumbai

Around This Property: School (1 min), Hospital (3 mins).

Contact Seller: AJ Ajay, +9199200...

| | | | |
|-------------------------|---|-----------------|-----------------|
| Property | Unit | | |
| Source | Housing.com | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 5000.00 | 6000.00 | 7200.00 |
| Percentage | - | 20% | 20% |
| Rate Per Sq. Ft. | ₹ 70,000.00 | ₹ 58,333.00 | ₹ 48,611.00 |

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 4,72,21,000.00 (Rupees Four Crore Seventy-Two Lakh Twenty-One Thousand Only). The Realizable Value of the above property is 4,24,98,900.00 (Rupees Four Crore Twenty-Four Lakh Ninety-Eight Thousand Nine Hundred Only). The distress value ₹ 3,77,76,800.00 (Rupees Three Crore Seventy-Seven Lakh Seventy-Six Thousand Eight Hundred Only).

Place: Mumbai

Date: 03.07.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.07.04 11:13:52 +05'30'

Auth. Sign.

Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
Bank of India Empanelment No.: KZO/CR/19-20/58

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature
(Name of the Branch Manager with office Seal)



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(Annexure-IV)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar do hereby solemnly affirm and state that:

1. I am a citizen of India.
2. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
3. The information furnished in my valuation report dated 03.07.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
4. My engineer Saiprasad Patil has personally inspected the property on 26.06.2024. The work is not sub - contracted to any other valuer and carried out by myself.
5. Valuation report is submitted in the format as prescribed by the bank.
6. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
7. I have not been removed / dismissed from service / employment earlier.
8. I have not been convicted of any offence and sentenced to a term of imprisonment
9. I have not been found guilty of misconduct in my professional capacity.
10. I have not been declared to be unsound mind
11. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
12. I am not an undischarged insolvent.
13. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
14. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961,
15. Wealth Tax Act 1957 or Gift Tax Act 1958 and
16. My PAN Card number as applicable is AERPC9086P



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17. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
18. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
19. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
20. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the 'Standards' as enshrined for valuation in the IVS in 'General Standards' and 'Asset Standards' as applicable. The valuation report is submitted in the prescribed format of the bank.
21. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
22. My CIBIL Score and credit worthiness is as per Bank's guidelines.
23. I am a Valuer, who is competent to sign this valuation report.
24. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
25. Further, I hereby provide the following information.



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| Sr. No. | Particulars | Valuer comment |
|---------|---|---|
| 1. | background information of the asset being valued; | The property was being purchased by Shri. Pashupatinath Bishwanath Chaudhary from Smt. Daxa Manu Raj vide Agreement for Sale dated 16.07.2004. |
| 2. | purpose of valuation and appointing authority | As per the request from Bank of India, Stock Exchange Branch, Mumbai to assess value of the property for Banking purpose. |
| 3. | identity of the valuer and any other experts involved in the valuation; | Manoj B. Chalikwar – Regd. Valuer Sai Prasad Patil – Valuation Engineer Binu Surendran – 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 – 26.06.2024 Valuation Date – 03.07.2024 Date of Report – 03.07.2024 |
| 6. | inspections and/or investigations undertaken; | Physical Inspection done on 26.06.2024 |
| 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 Unit size, location, upswing in real estate prices, sustained demand for Residential Unit, 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 **03rd July 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 Client's representative and site visit conducted, we understand that the subject property is Residential Unit, admeasuring **Carpet Area in Sq. Ft. = 700.00** in the name of **Shri. Pashupatinath Bishwanath Chaudhary**. 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 our discussion with the Client's representative, we understand that the subject property is owned by **Shri. Pashupatinath Bishwanath Chaudhary**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is Residential Unit, admeasuring **Carpet Area in Sq. Ft. = 700.00**

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 / Exiting 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



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properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client's representative and site visit conducted, we understand that the subject property is Residential Unit, admeasuring **Carpet Area in Sq. Ft. = 700.00**

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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(Annexure-V)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.



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Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
14. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services
15. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading)Regulations,2015 or till the time the valuation report becomes public, whichever is earlier.
16. A valuer shall not indulge in 'mandate snatching' or offering 'convenience valuations' in order to cater to a company or client's needs.
17. As an independent valuer, the valuer shall not charge success fee.
18. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

19. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

20. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
21. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.



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22. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
23. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

24. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
25. valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

26. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
27. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions

28. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
29. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

30. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
31. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank of India Empanelment No.: KZO/CR/19-20/58

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.07.04 11:14:08 +05'30'



Auth. Sign.

