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Ref No.: July - 2021 - 091

Date: 23/07/2021

To,
The Branch Manager
State Bank of India,
Branch: - Hindu Colony Branch,
Dadar, Mumbai

Subject : **Report on Opinion of Value of Immovable property for Bank's Purpose.**

Client Name : **Mr. Vijaykumar Jha & Mrs. Nilanjana Jha**

Dear Sir/ Madam,

Please find enclosed herewith the Valuation Report for your perusal.

Property Address : Residential Flat No. 5202, 52th Floor, in the project "Allura", B Wing, on CTS No. 464, at Lower Parel, Mumbai

Different Values Opinion of the Property:

Sr. No.	Particulars	Amount in Rs.
1	Fair Market Value (FMV)	Rs. 5,59,00,000.00
2	Realizable Value (90% of FMV)	Rs. 5,03,10,000.00
3	Forced Sale Value (75% of FMV)	Rs. 4,19,25,000.00
4	Insurable Value	Rs. 28,82,400.00
5	Govt. Value as per Ready Reckoner	Rs. 3,65,52,435.00

For Joshi Consultants,



SHRIKANT V. JOSHI
B.E. (Civil), M. Val (R.E), MIE, FIV, FIIBE, MICA
Govt. Registered Valuer & Chartered Engineer



To,
State Bank of India,
Branch: - Hindu Colony Branch,
Dadar, Mumbai

VALUATION REPORT (IN RESPECT OF FLATS)

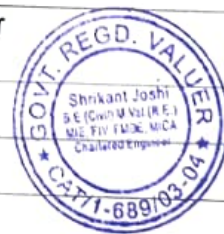
	Name of the Valuer	Shrikant Vasant Rao Joshi B.E. (Civil), M.Val (Real Estate) M.I.E., F.I.V., F.I.I.B.E., M.I.C.A. Registered Valuer & Chartered Engineer Reg. No. CAT-1-689/2003-04 CCIT, Pune Reg. No. IBB/RV/02/2018/10319
I.	GENERAL	
1.	Purpose for which the valuation is made	: To estimate Different Values of property for Bank Loan Purpose
2.	a) Date of inspection	: 19/07/2021
	b) Date on which the valuation is made	: 23/07/2021
3.	List of documents produced for perusal	
	i) Copy of Agreement	: No. 34/2019 SRO Mumbai 3 Dt. 03/01/2019 between M/s. Lodha Developers and Purchaser – Mr. Vijaykumar Jha And Mrs. Nilanjana Jha
	ii) Copy of occupancy Certificate	: No. EB/1342/GS/A/OCC/1/New of 13 June 2019 Dt. 13/06/2019
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. Vijaykumar Jha Mrs. Nilanjana Jha
5.	Brief description of the property	: It is 3 BHK Flat with 1 Hall, 1 Kitchen, 3 Bedrooms, 3 Toilets, and 3 Baths. Flat under valuation is located on 52 nd floor in a building of Basement + Podium + 78 Floors.
6.	Location of property	
	a) Plot No. / Survey No.	: CTS No. 464
	b) Door No.	: Flat No. 5202
	c) T. S. No. / Village	: Lower Parel
	d) Ward / Taluka	: Mumbai
	e) Mandal / District	: Mumbai



	f)	Date of issue and validity of layout of approved map / plan	Not made available.
	g)	Approved map / plan issuing authority	Not made available.
	h)	Whether genuineness or authenticity of approved map / plan is verified	YES / NO
	i)	Any other comments by our empaneled valuers on authentic of approved plan	Plan is not made available.
7.		Postal address of the property	Residential Flat No. 5202, 52th Floor, in the project Allura, B Wing, on CTS No. 464, at Lower Parel, Mumbai.
8.		City / Town	: Mumbai
		Residential Area	: Residential area
		Commercial Area	: -
		Industrial Area	: -
9.		Classification of the area	:
	i)	High / Middle / Poor	: High Class
	ii)	Urban / Semi Urban / Rural	: Urban area
10		Coming under Corporation limit/ Village Panchayat / Municipality	: Municipal Corporation of Greater Mumbai
11		Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	: No
12		Boundaries of the property	: As per site inspection
		North	: Flat No.5203
		South	: Open Space
		East	: Flat No.5201
		West	: Open Space



		A	B
13	Dimensions of the site	As per the Deed	Actuals
	North	-	-
	South	-	-
	East	-	-
	West	-	-
14	Extent of the site	Carpet area : 98.66 sqm i.e. 1062 sqft EBVT area : 2.79 sqm i.e. 30 sqft Total Carpet area : 101.45 sqm i.e. 1092 sqft	
14.1	Latitude, Longitude & Co-ordinates of flat	19°00'14.2"N 72°49'45.3"E	
15	Extent of the site considered for valuation (least of 13 A & 13 B)	Total Carpet area : 101.45 sqm i.e. 1092 sqft	
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Occupied by the Owner	
II. APARTMENT BUILDING			
1.	Nature of the Apartment	It is Residential Flat	
2.	Location	At Senapati Bapat Marg, Lower Parel Mumbai	
	T. S. No.	-	
	Block No.	-	
	Ward No.	-	
	Village/ Municipality / Corporation	Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	Flat No. B- 5202	
3.	Description of the locality Residential / Commercial / Mixed	Residential area	
4.	Year of Construction	2019	
5.	Number of Floors	Basement + Podium + 78 Floors	
6.	Type of Structure	RCC frame structure	
7.	Number of Dwelling units in the building	4 Flats on each Floor	
8.	Quality of Construction	Good	
9.	Appearance of the Building	Good	
10.	Maintenance of the Building	Good	
11.	Facilities Available		



	Lift	: Yes
	Protected Water Supply	: Yes
	Underground Sewerage	: Yes
	Car Parking - Open/ Covered	: 2 Covered Parkings
	Is Compound wall existing?	: Yes
	Is pavement laid around the Building	: Yes
III	FLAT	
1	The floor on which the flat is situated	: 52 nd Floor
2	Door No. of the flat	: Flat No. 5202
3	Specifications of the flat	:
	Roof	: RCC
	Flooring	: Italian Marble
	Doors	: Vinear & Melamine Door
	Windows	: Powder Coated Aluminum Sliding Window
	Fittings	: Concealed Copper Wiring
	Finishing	: Good
	House Tax	: Not provided
4	Assessment No.	: --
	Tax paid in the name of	: --
	Tax amount	: Information Not made available
5	Electricity Service Connection no.	: Information Not made available
	Meter Card is in the name of	: Information Not made available
6	How is the maintenance of the flat?	: Information Not made available
7	Sale Deed executed in the name of	: AND Mr. Vijaykumar and Mrs. Nilanjana Jha
8	What is the undivided area of land as per Sale Deed?	: N.A.
9	What is the Built area of the flat?	:
10	What is the floor space index (app.)	: Basic FSI : 1.00
11	What is the Carpet Area of the flat?	: Total Carpet area : 101.45 sqm i.e. 1092 sqft



12	Is it Posh/ I class / Medium / Ordinary?	:	It is Posh
13	Is it being used for Residential or Commercial purpose?	:	Being used for Residential use
14	Is it Owner-occupied or let out?	:	Occupied by Owner
15	If rented, what is the monthly rent?	:	About Rs. 1,30,000/- per month approx.
IV MARKETABILITY			
1	How is the marketability?	:	Fair
2	What are the factors favoring for an extra Potential Value?	:	Not observed in particular
3	Any negative factors are observed which affect the market value in general?	:	Not observed in particular
V RATE			
1	After analyzing the comparable sale instances, what is the composite rate for a <u>similar property</u> 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)	:	<p>Basis of Valuation: Justification for rate adopted – The rate adopted for valuation is more than 20% of Ready Reckoner Rate. The following factors are considered while estimating the rate –</p> <ul style="list-style-type: none"> • Registered transactions in the vicinity(Comparable Transactions as per IVS) • Sale offers surrounding the subject property within the range of 1-2 Kms with similar specifications which is in the range of Rs. 48,000/- to Rs. 52,000/- per sqft on Carpet area Comparable Listings as per IVS) • Age of the building & maintenance • Specification of the building • Amenities offered • Proximity to civic amenities • Means & modes of transport facilities available to reach the property. • Floor on which the subject flat is located • Vista from the flat
2	Assuming it is a <u>new construction</u> , 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).	:	Rs. 52,000/- per Carpet area for New Construction



3	Break - up for the rate		:	
	i)	Building + Services	:	Composite rate adopted hence N.A.
	ii)	Land + Others	:	Composite rate adopted hence N.A.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)		:	Rs.
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION				
a.	Depreciated building rate		:	--
	Replacement cost of flat with Services {V (3)i}		:	Rs. 1600 – Rs. 1800 Per Sqft
	Age of the building		:	2 Years
	Life of the building estimated		:	58 Years
	Depreciation percentage assuming the salvage value as 10%		:	--
	Depreciated Ratio of the building		:	--
b.	Total composite rate arrived for valuation		:	Rs. 49,500/- per sqft on Carpet area
	Depreciated building rate VI (a)		:	--
	Rate for Land & other V (3) ii		:	--
	Total Composite Rate		:	Rs. 49,500/- per sqft on Carpet area



VII VALUATION CALCULATIONS

A) FAIR MARKET VALUE

Valuation of subject property has been done by Market Approach. The rate has been estimated by Comparable Transaction Method/ Comparable Listing Method as mentioned in International Valuation Standards. Notices regarding aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from seacoast / tidal level must be incorporated) have not been made available to us during valuation.

S. No.	Particulars	Area	Rate	Amount Rs.
		Sqft	Rs./Sqft	
1	Total Carpet area	1092	49,500	Rs. 5,40,54,000.00
2	2 Covered Car Parking	Lump sum @ Rs.6,00,000 each		Rs. 12,00,000.00
3	Fixed Furniture and Fixture	Kitchen Trolley, Bed etc.		Rs. 6,00,000.00
		Fair Market Value		Rs. 5,58,54,000.00 Say Rs. 5,59,00,000.00

B) GUIDELINE/ GOVT. VALUE

S. No.	Particulars	Area	RR Rate	Amount Rs.
		Sqft	Rs./Sqft	
1	Total Built up area	1201	30,435	Rs. 3,65,52,435.00
		Guideline Value		Rs. 3,65,52,435.00

C) INSURABLE VALUE

S. No.	Particulars	Area	Replaceme nt Cost	Amount Rs.
		Sqft	Rs./Sqft	
1	Total Built up area	1201	2400	Rs. 28,82,400.00
		Insurable Value		Rs. 28,82,400.00



Details of Valuation:

Sr. No.	Description	Qty. in sqft	Rate per Unit Rs. on Carpet area	Estimated Value Rs.
1	Total Carpet area	1092	49500	Rs. 5,40,54,000.00
2	Car Parking	Lump sum		Rs. 12,00,000.00
3	Showcases			--
4	Kitchen Arrangements			Rs. 1,50,000.00
5	Superfine Finish			Rs. 2,00,000.00
6	Interior Decorations			Rs. 2,50,000.00
7	Electricity deposits / electrical fittings, etc.,			
8	Extra collapsible gates / grill works etc.,			
9	Potential value, if any			
10	Others			
	Total		Fair Market Value	Rs. 5,58,54,000.00 Say Rs. 5,59,00,000.00

Photograph of owner/representative with property in background is enclosed.

Screen shot of longitude/ latitude and co-ordinates of property using GPS/ Various Apps/Internet sites



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 as below

Particulars	Amount in Rs.	Amount in Words Rs.
Fair Market Value	Rs. 5,59,00,000.00	Rupees Five Crore Fifty Nine Lacs Only.
Realizable Value	Rs. 5,03,10,000.00	Rupees Five Crore Three Lacs Ten Thousand Only.
Distress Sale Value	Rs. 4,19,25,000.00	Rupees Four Crore Nineteen Lacs Twenty Five Thousand only.
Insurable Value	Rs. 28,82,400.00	Rupees Twenty Eight Lacs Eighty Two Thousand Four Hundred Only
Govt. Value	Rs. 3,65,52,435.00	Rupees Three Crore Sixty Five Lacs Fifty Two Thousand Four Hundred and Thirty Five Only.

For Joshi Consultants,

Shrikant V. Joshi

B.E. (Civil), M.Val (Real Estate)

M.I.E., F.I.V., F.I.I.B.E., M.I.C.A.

Registered Valuer & Chartered Engineer

Reg. No. CAT-1-689/2003-04 CCIT, Pune

Ren. No. IBBI/RV/02/2018/10319



Date: 23/07/2021

Place: Pune

The undersigned has inspected the property detailed in the Valuation Report dated 23/07/2021 on 19/07/2021.

We are satisfied that the fair and reasonable market value of the property is

Rs.5,59,00,000.00 (Rupees Five Crore Fifty Nine Lacs only).

Date: 23/07/2021

Signature

(Name of the Branch Manager with office Seal)

Encl:

1. Declaration-cum-undertaking from the valuer (Annexure-IV)
2. Model code of conduct for valuer (Annexure V)

SITE PHOTOS

Building



Kitchen



Bedroom



Living Room



Bedroom



External Passage



Door



Bedroom



READY RECKONER RATE: Rs. 3,27,610 / Sqm i.e. Rs. 30,435/ Sqft

नोदणी न मुद्राक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Annual Statement of Rates Language English

21/2022

Selected District: मुंबई(मन)

Select Village: नोअर पॅरेल चिड्डीकन

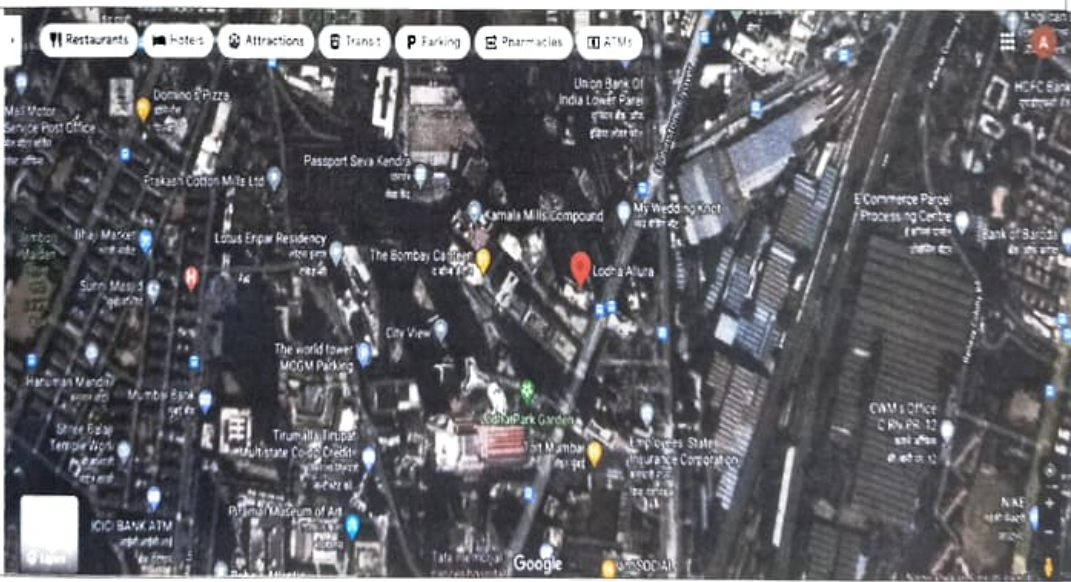
Search By: Survey No Location

Enter Survey No: 454 Search

वसतिघात	जुनी मतीन	निवासी बदलिका	संशोध	उपने	सौचोपिक	एकक (Sq. Ft)	आवृत्त
12/91H-पुभाग पूर्वें ना म जोशी मार्ग, पश्चिमेम शिबिराम रोड अमृतवाड मार्ग, उत्तरेम पोतुरंग मुधकर मार्ग व दक्षिणेम मयपतराव कदम मार्ग	129420	327610	374860	439100	327610	चौरस मीटर	मि टी एम नंबर
12/93-पुभाग उत्तरेम राव माहूड बोले मार्ग व जाबळे मार्ग, पुर्वेंम पश्चिम रेल्वे मार्ग, पश्चिमेम मयानी रोड व भावनकर मार्ग सामर्थीम विकोर्नी पुभाग	111810	243500	276060	310210	235600	चौरस मीटर	श्रीमती म्हाड नंबर

GOOGLE LOCATION MAP

Latitude & Longitude: 19°00'10.6"N 72°49'45.5"E 19.002940, 72.829316



COMPARABLE TRANSACTION - 1
Description: Consideration Amt : Rs. 3,63,32,625.00
Carpet area : 75.41 sqm ie. 812 sqft
Rate per sqft on Carpet area : Rs. 44,744/- per sqft

20/2021

https://freesearchngiservice.maharashtra.gov.in/santamTM_ReportDuchikramank2_RegLive.aspx

S172508

सूची क्र.2
दुय्यम निबंधक सह दु नि मुंबई शहर 4

20/07/2021

दस्त क्रमांक 8172/2021

Note -Generated Through eSearch Module. For original report please contact concern SRO office.

नोंदणी

Regn 63m

गावाचे नाव : लोअर परेत

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	36332625
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	38851849.07
(4) भू-मापन, पोटहिसा व परक्रमांक (असत्यास)	1) पालिकेचे नाव मुंबई मनपाइतर वर्णन सदनिका नं. 4404, माळा नं. 44वा मजला, इमारतीचे नाव: अॅल्युरा वी-विंग लोढा पार्क, ब्लॉक नं. हार्ड रॉक कॅफे समोर, वरळी, मुंबई, रोड : पी वी मार्ग, इतर माहिती: सोबत एक कार पार्किंग ((C.T.S. Number : 464 part वी दस्तात नमूद केल्याप्रमाणे :))
(5) क्षेत्रफळ	82.96 चौ.मीटर
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव - मॅग्नेटिक डेव्हलपर्स लि. तर्फे कु. मु. सुरेंद्रन नाथर तर्फे कु. मु. राहुल वडेकर -- वय -41 पत्ता - प्लॉट नं. - माळा नं. - इमारतीचे नाव - 412, 4था मजला, 17वी वर्षमान वेंबर, कावसजी पटेल रोड, हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं. - रोड नं. - मताराष्ट्र, मुंबई, पिन कोड - 400001 पॅन नं. - AAACL1490J
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव - पारुल गोहेल -- वय - 55; पत्ता - प्लॉट नं. - माळा नं. - इमारतीचे नाव - प्लॉट नं. 5, 2-सी सोनावाला बिल्डिंग, ताडदेव, घाट रोड, मुंबई, इडिया, ब्लॉक नं. - रोड नं. - मताराष्ट्र, मुंबई, पिन कोड - 400007 पॅन नं. - AAEPG0087F 2) नाव - जयती गोहेल -- वय - 82; पत्ता - प्लॉट नं. - माळा नं. - इमारतीचे नाव - प्लॉट नं. 5, 2-सी सोनावाला बिल्डिंग, ताडदेव, घाट रोड, मुंबई, इडिया, ब्लॉक नं. - रोड नं. - मताराष्ट्र, मुंबई, पिन कोड - 400007 पॅन नं. - AACPG53563
(9) दस्तऐवज करून दिल्याचा दिनांक	17/06/2021
(10) दस्त नोंदणी केल्याचा दिनांक	17/06/2021
(11) अनुक्रमांक शंड व पृष्ठ	8172/2021
	1044000



COMPARABLE TRANSACTION - 2

Description: Consideration Amt : Rs. 5,05,00,000.00

Carpet area : 106.65 sqm i.e. 1148 sqft

Rate per sqft on Carpet area : Rs. 43,989/- per sqft

20/07/2021	पुणे नगरपालिका	पुणे नगरपालिका, प्लॉट नं. 806, माळा नं. 8 वा मजला, इमारतीचे नाव -
Note -Generated Through eSearch Module.For original report please contact concern SRO office		दस्ता क्रमांक : 5853/2021 नोटणी : Regn 63m
गावाचे नाव : लोअर परेल		
(1)वित्तेशाचा प्रकार	करारनामा	
(2)मोबदला	50500000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	48405687.94	
(4) भू-मापन पोटलिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव मुंबई मनपाइतर वर्णन, सदनिका नं. 6003 ए विंग, माळा नं. 60 वा मजला, इमारतीचे नाव, लोढा अल्लुरा, ब्लॉक नं. वरळी मुंबई 400013, रोड : पांडुरंग बुधकर मार्ग, इतर माहिती, सोबत दोन कारपार्किंग स्पेस नं. पी3-1004 आणि पी3-1005((C.T.S. Number : 464 :))	
(5) क्षेत्रफळ	117.32 चौ मीटर	
(6)आकारणी किंवा जुळी 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 -अनिता रतन मिरचटानी वय -61 पत्ता -प्लॉट नं. 806, माळा नं. 8 वा मजला, इमारतीचे नाव, ऑशिन व्ह्यू, ब्लॉक नं. क्षार पश्चिम मुंबई, रोड नं. युनियन पार्क, महाराष्ट्र, मुंबई पिन कोड -400052 पॅन नं.-AADPM8633Q 2) नाव -सारा रतन मिरचटानी तर्फे मुखस्थार अनिता रतन मिरचटानी वय -61 पत्ता -प्लॉट नं. 806, माळा नं. 8 वा मजला, इमारतीचे नाव, ऑशिन व्ह्यू, ब्लॉक नं. क्षार पश्चिम मुंबई, रोड नं. युनियन पार्क, महाराष्ट्र, मुंबई पिन कोड -400052 पॅन नं.-	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -कमलेश बाबूलात जैन वय -56; पत्ता -प्लॉट नं. 4702 ए विंग, माळा नं. 47 वा मजला, इमारतीचे नाव, लोढा अल्लुरा, ब्लॉक नं. वरळी मुंबई, रोड नं. पांडुरंग बुधकर मार्ग, महाराष्ट्र, मुंबई पिन कोड -400013 पॅन नं.-AABP2260N 2) नाव -सीमा कमलेश जैन वय -55; पत्ता -प्लॉट नं. 4702 ए विंग, माळा नं. 47 वा मजला, इमारतीचे नाव, लोढा अल्लुरा, ब्लॉक नं. वरळी मुंबई, रोड नं. पांडुरंग बुधकर मार्ग, महाराष्ट्र, मुंबई पिन कोड -400013 पॅन नं.-ADHP14620P	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2021	
(10)दस्ता नोटणी केल्याचा दिनांक	27/04/2021	
(11)अनुक्रमिक श्रंढ व पृष्ठ	5853/2021	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1515000	



COMPARABLE LISTINGS/ WEB INSTANCES

Description: Offer Price : Rs. 4,58,00,000.00

Carpet area : 893 sqft Rate per sqft : Rs. 51,288/- per sqft

magicbricks Buy · Rent · Sell · Tools & Advice · What's New · Property Services · Blog · Help · Sign In My Activity · Post Property **EXES**

2 BHK Flat
For Sale in Andheri West, Mumbai

₹ 4.58 Cr 893 Sq-ft 2 BHK
₹ 51,288 /sqft Carpet Area 2 Bathrooms

10% Completion

Andheri West, 100+ Builders Serviced

Contact Agent Save for later

4 Photos

Bathrooms	2
Carpet Area	893 sqft - 10% completion
Built-up Area	1250 sqft - 10% completion
Completion	10% completion
Developer	Loocha Group
Project	Loocha Atria

Andheri West
+91-88XXXXXX311
Save for Later

COMPARABLE LISTINGS/ WEB INSTANCES

Description: Offer Price : Rs. 5,25,00,000.00

Carpet area : 1092 sqft Offer Rate Rs. 48,077/- per sqft

magicbricks Buy · Rent · Sell · Tools & Advice · What's New · Property Services · Blog · Help · Sign In My Activity · Post Property **EXES**

3 BHK Flat
For Sale in Andheri West, Mumbai

₹ 5.25 Cr 1092 Sq-ft 3 BHK
₹ 48,077 /sqft Carpet Area 3 Bathrooms

25% Completion

Andheri West, 100+ Builders Serviced

Contact Agent Save for later

7 Photos

Bathrooms	3
Carpet Area	1092 sqft - 25% completion
Built-up Area	1683 sqft - 25% completion
Completion	25%
Developer	Loocha Group
Project	Loocha Atria

Andheri West
+91-88XXXXXX27
Save for Later

GOVT. REGD. VALUER
Shrikant Joshi
B.E. (Civil) & Valuer (R.E.)
MIE, P.E., F.I.S.E., M.I.C.E.
Chartered Engineer
CAT/1-689/03-04

DOCUMENTS REFERRED

Description: ownership document

np002021

Index #

14450

20/07/2021

Note - Generated Through eSearch Module For original report please contact concern SRO office

सूची क्र.2

दुग्धमनिबधक सह दु नि मुंबई शहर 3

दस्ता क्रमांक 34/2019

नंदाजी

Regn.63m

गावाचे नाव : 1) लोअर परेत

(1) स्थितीच्या प्रकार	करारनामा
(2) मालकी क्रमांक	52858929
(3) बाबतच्या भाडोपट्ट्याचा बाबतच्यापदाकार आकाराची रकम को पदापदात न नमूद करावी.	48556000
(4) मू. मापन परिशिष्टात व परकीय अस्तित्वात	1) पालिकेचे नाव मुंबई मनपाइतर वर्णन सदनिका नं. 5202, माळा नं. 52वा मजला, इमारतीचे नाव अ ल्युरा बी विंग द फार्क, ब्लॉक नं. श्री सीमधर जैन टेम्पल, वरळी, मुंबई, रोड नं. पांडुरंग बुधकर मार्ग, इतर माहिती खोबत दोन कार पाकिंग (C.T.S. Number : 464 part व दस्तात नमूद केल्याप्रमाणे.)
(5) क्षेत्रफळ	1) 111.59 चौ मीटर
(6) आक पत्ती किंवा जुडी दाखला अस्तित्वात	
(7) दस्तावेज करून देणा या विविध ठिकाण या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत अस्तित्वात प्रतिकारितेचे नाव व पत्ता	1) नाव लीला टेकलपसो लि लॉक कू मु सुरेन्द्र नायर लॉक कू मु प्रताप सतलकर वय .AS पल .प्लॉट नं. , माळा नं. , इमारतीचे नाव 412 4थ मजला, 1 जी वर्धमान चौब, कावसजी पटेल रोड, हार्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, मुंबई, पिन कोड -400001 पिन नं. -AAAC114900
(8) दस्तावेज करून देणा या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत अस्तित्वात प्रतिकारितेचे नाव व पत्ता	1) नाव किजयकुमार डू . वय .51 पल ., 102 ए विंग, दून अकादमी, मावई रोड, गार्डन कोर्ट हॉटेल जवळ, मातंग-पश्चिम मुंबई इंडिया ., लिबर्टी गार्डन MAHARASHTRA, MUMBAI Non-Government पिन कोड -400054 पिन नं. -AADP9242J 2) नाव निरंजन डू . वय .92 पल ., 102 ए विंग, दून अकादमी, मावई रोड, गार्डन कोर्ट हॉटेल जवळ, मातंग-पश्चिम मुंबई इंडिया ., लिबर्टी गार्डन MAHARASHTRA, MUMBAI Non-Government पिन कोड -400054 पिन नं. -AADP9242J
(9) दस्तावेज करून दिनांक	03/01/2019
(10) नंदाजी केल्याचा दिनांक	03/01/2019
(11) अनुक्रमिक क्र. व पृष्ठ	34/2019
(12) बाबतच्या भाडोपट्ट्याचा मुदत शुल्क	2643000
(13) बाबतच्या भाडोपट्ट्याचा नंदाजी शुल्क	10000
(14) टोटा	
मुल्यमाकनसाठी विषयदात घेतलेला तपशील	
मुदतक शुल्क आकारताना निवडलेला अनुषंग	(1) within the limits of any Municipal Corporation or any Cantonment area annexed to it



Schedule

Annexure 6

(Unit and Project Details)

- (I) **CUSTOMER ID** : 0001288394
- (II) **Correspondence Address of Purchaser:** 102,A-wing,Twin Apartment,Marve Road,Near Garden Court Hotel,Malad West, Mumbai-400084 India
- (III) **Email ID of Purchaser:** niravmetals@gmail.com
- (IV) **Unit Details:**

- (i) **Development/Project** : THE PARK (LODHA ALLURA,MARQUISE,PARKSIDE ,TRUMP,KIARA)
- (ii) **Building Name** : Allura
- (iii) **Wing** : Wing B
- (iv) **Unit No.** : B-5202
- (v) **Area** :

	Sq Ft	Sq Mtrs
Carpet Area	1062	98.66
EBVT Area	30	2.79
Net Area (Carpet Area +EBVT Area)	1092	101.45

- (vi) **Car Parking Space allotted:** 2 nos.



DOCUMENTS REFERRED**Description: copy of Occupancy Certificate****MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
[EB/1342/GS/A/OCC/1/New of 13 June 2019]**

To,
M/S Jawala Real Estate Pvt. Ltd.
464, Senapati Bapat Marg, Lower Parel, Mumbai Textile Mill Compound, Mumbai. 400013..

Dear Applicant/Owners,

The **Part 4** development work of **Residential** building comprising of **Wing-1,2 & 3 for + P3 podium (pt) + P4 podium (pt) + P5 podium (pt) + 43rd to 62nd upper floors.** on plot bearing C.S.No./CTS No. **464** of Division **Lower Parel** at **Senapati Bapat Marg** is completed under the supervision of Shri. **SHASHIKANT LAXMAN JADHAV**, **Licensed Surveyor**, Lic. No. **J/167/LS**, Shri. **Girish Purushotam Dravid**, **RCC Consultant**, Lic. No. **STR/D/59** and Shri. **Anil Kumar Raman**, **Site supervisor**, Lic.No. **R-202/SS-I** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer w/no. **EB/1342/GS/A-CFO** dated **20 April 2019**.

It can be occupied with the following condition/s.

- 1) That all the balance conditions of I.O.D / amended plan approval letters shall be complied with before asking further OC.
- 2) That the remaining work shall be carried out as per approved amended plans.
- 3) That all the safety and precautionary measures to safeguard the occupants and neighborhood shall be taken while executing the remaining construction works.

Copy To :

1. Asstt. Commissioner, G/South
 2. A.A. & C., G/South
 3. EE (V), City
 4. M.I., G/South
 5. A.E.W.W., G/South
 6. Architect, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please



Further, I hereby provide the following information.

S. No.	Particulars	Valuer's comment
1	Background information of the asset being valued;	As per Documents
2	Purpose of valuation and appointing authority	To estimate different Values of Property for bank Loan Purpose.
3	Identity of the valuer and any other experts involved in the valuation;	Shrikant Vasant Rao Joshi Prop. Joshi Consultants
4	Disclosure of valuer interest or conflict, if any;	No
5	Date of appointment, valuation date and date of report;	As Mentioned in the Report
6	Inspections and /or investigations undertaken;	Yes
7	Nature and sources of the information used or relied upon;	Comparable Transactions/ Listings/ Local market inquiry etc.
8	Procedures adopted in carrying out the valuation and valuation standards followed;	International Valuation Standards
9	Restrictions on use of the report, if any;	Only to be referred by addressee
10	Major factors that were taken into account during the valuation;	As Mentioned in the Report
11	Major factors that were not taken into account during the valuation;	As Mentioned in the Report
12	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.	N.A.

For Joshi Consultants,



Shrikant V. Joshi

B.E. (Civil), M.Val (Real Estate)

M.I.E., F.I.V., F.I.I.B.E., M.I.C.A.

Registered Valuer & Chartered Engineer

Reg. No. CAT-1-689/2003-04 CCIT, Pune

Ren. No. IBBI/RV/02/2018/10319



Date: 23/07/2021

Place: Pune

GIRISH PAWAR & ASSOCIATE

GIRISH PAWAR

B.E., M.B.A.,
A.M.I.E (I), FIV, FICA, M. CIARB (UK)

- * CHARTERED ENGINEER
- * GOVT APPROVED VALUERS
- * ARBITRATORS
- * COMPETENT PERSON UNDER FACTORIES
/EXPLOSIVES ACT

Office: Kanakia Wall Street, (4th floor) A Wing, Chakala, Andheri Kurla Road, Andheri east,
Mumbai 400093. Mobile No. 9892689989 E-Mail: girish_pawar2002@yahoo.co.in

REF:139

Date: 13/07/2021

CERTIFICATE OF VALUATION

To,

State Bank of India

P M ROAD Branch
GRESHAM HOUSE, GROUND FLOOR,
SIR P. M. ROAD,
FORT, MUMBAI- 400001.

VALUATION REPORT (IN RESPECT OF FLAT)

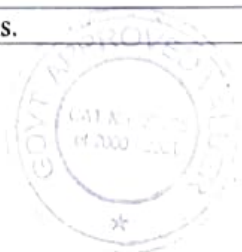
I GENERAL		
1	Purpose for which the valuation is made	Present market value for the property.
2	a) Date of Inspection	18/06/2021
	b) Date on which the valuation is made	13/07/2021
3	List of documents produced for perusal	
	i)	Agreement to Sale
4	Name of the owner(s) and his / their address (es) with Phone no. (details of Share of each owner in case of joint ownership)	Mr. VIJAYKUMAR JHA Mrs. NILANJANA JHA Flat No.5202, 52 nd Floor, Wing 1 (B Wing), Allura, Lodha The Park, Shree Simandhar Jain Temple, Worli, Mumbai.400013 Phone No – 08104843393
5	Brief description of the property	This is a Residential Flat Located at 52 nd floor, The Composition of Residential Flat is 3 Bedroom + Living + Kitchen + 3 Toilets
6	Location of Property	Lower Parel West
	a) Plot No. / Survey No.	CS No.464
	b) Door No.	5202
	c) T. S. No. / Village	Lower Parel Division
	d) Ward / Taluka	G/South
	e) Mandal / District	Mumbai
	f) Date of issue and validity of layout of	Commencement Certificate No.



	approved map / plan	EB/1342/GS/A Dated – 11/04/2017 Occupancy Certificate No. EB/1342/GS/A/OCC/1/New Dated 13/06/2019	
	g)Approved map / plan issuing authority	Municipal Corporation of Greater Mumbai	
	h)Whether genuineness or authenticity of approved map / plan is verified	Approved Plan is not provided	
	i)Any other comments by our empanelled valuers on authentic of approved plan	No	
7.	Postal address of the property	Flat No.5202, 52 nd Floor, Wing 1 (B Wing), Allura, Lodha The Park, Shree Simandhar Jain Temple, Worli, Mumbai.400013	
8.	City / Town	Mumbai	
	Residential Area	Yes	
	Commercial Area	Yes	
	Industrial Area	No	
9.	Classification of the area		
	i)High / Middle / Poor	High Class/Upper Middle class	
	ii)Urban / Semi Urban / Rural	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	Municipal Corporation of Greater Mumbai	
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No.	
12.	Boundaries of the property		
	North	Flat No.5203	
	South	Open Space	
	East	Flat No.5201	
	West	Open Space	
13	Dimensions of the Site	A : As per the Deed	B : Actuals
	North	Pandurang Budhkar Marg	Pandurang Budhkar Marg
	South	Boundary Walls of Kamala Mills Limited	Kamala Mills Compound
	East	Senapati Bapat Marg	Senapati Bapat Marg
	West	Boundaries of Victoria Mills	Victoria Mills
14	Extent of the site	65,424.12 Sq-Mt	
14.1	Latitude, Longitude & Co-ordinates of	19.003564 North, 72.829241 East	



	Flat	
15.	Extent of the site considered for valuation (least of 13A & 13B)	1201.00 Sq-Ft Built-up – up as per Index II considered for valuation
16.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Owner
II APARTMENT BUILDING		
1.	Nature of the Apartment	Residential
2.	Location	Lower Parel
	T. S. No.	C S No.464
	Block No.	--
	Ward No.	G/S Ward
	Village / Municipality / Corporation	Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	400013
3.	Description of the locality Residential / Commercial / Mixed	Mixed
4.	Year of Construction	2019
5.	Number of Floors	Basement + Podium + 78 Floors
6.	Type of Structure	RCC
7.	Number of Dwelling units in the building	4 Flats Each Floor
8.	Quality of Construction	Good
9.	Appearance of the Building	Good
10.	Maintenance of the Building	No
11.	Facilities Available	
	Lift	Yes/3
	Protected Water Supply	Yes
	Underground Sewerage	Yes
	Car Parking – Open / Covered	Yes/2 Covered
	Is Compound wall existing?	Yes
	Is pavement laid around the Building	Yes
III FLAT/ Office / Shop		
1.	The floor on which the flat is situated	52 nd Floor
2.	Door No. of the Flat	5202
3.	Specifications of the Flat	Residential Flat
	Roof	RCC
	Flooring	Italian Marble
	Doors	Vinear & Melamine Door
	Windows	Powder Coated Aluminum Sliding Window
	Fittings	Concealed Copper Wiring
	Finishing	Good
4.	House Tax / Office / Shop	Not provided
	Assessment No.	--
	Tax paid in the name of	--
	Tax amount	Rs.



5.	Electricity Service Connection No. Meter Card is in the name of	Not Provided
6.	How is the maintenance of the flat/shop/office?	Good Maintain
7.	Sale Deed executed in the name of	Agreement to Sell Between M/s. Lodha Developers Ltd AND Mr. Vijay Kumar and Mrs. Nilanjana Jha Dated – 03/01/2019
8.	What is the undivided area of land as per Sale Deed?	Not Applicable
9.	What is the plinth area of the flat?	-
10.	What is the floor space index (app.)	Not known
11.	What is the Carpet Area if the Shop?	1092.00 Sq-Ft as per Agreement 1020.00 Sq-Ft as per Measurement
12.	Is it Posh / I class / Medium / Ordinary?	I class
13.	Is it being used for Residential or Commercial purpose?	Residential
14.	Is it Owner-occupied or let out?	Rented
15.	If rented, what is the monthly rent?	Not Known
IV MARKETABILITY		
1	How is the marketability?	Good
2	What are the factors favoring for an extra Potential Value?	All Amenities available in this Complex, like Club House, Jogging Track, Swimming Pool, Garden, Kids Play area, Gym, Mini Golf etc. Near By Western Railway Line
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)	Rs. 45,000/- to Rs. 50,000/- per Sq.Ft
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 Shop under comparison (give details).	Rs. 50,000/- per Sq.Ft for built-up area, considering the various amenities provided for the flat.
3	Break – up for the rate	-
	i) Building + Services	Rs. 4,200/- per Sq.Ft
	ii) Land + Others	Rs. 43,000/- per Sq.Ft
4	Guideline rate obtained from the Registrar's office (an evidence thereof)	Rs. 327610/- Sq-Mt for Residential Flat



	to be enclosed)	
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a.	Depreciated building (flat) rate	Rs. 4,200/- per Sq.Ft ✓
	Replacement cost of the Shop with Services {V (3)i}	Area 1201.00 Sq.Ft X Rate Rs. 5,000/- per Sq.Ft
	Age of the building	2 years as per OC
	Life of the building (Shop) estimated	58 Years
	Depreciation percentage assuming the salvage value as 10%	Depreciation in 60 Years.
	Depreciated Ratio of the building	-
b.	Total composite rate arrived for valuation	Rs. 47,200/- ✓
	Depreciated building rate VI (a)	Rs. 4,200/- per Sq.Ft ✓
	Rate for Land & other V (3)ii	Rs. 43,000/- per Sq.Ft
	Total Composite Rate	Rs. 47,200/-

Remarks:- Since there are no land transactions taking place in the last three months due to Covid-19 pandemic; hence, the fall in land value due to Covid-19 effect cannot be estimated as on date. The value arrived at is without considering fall in the real estate, if any, due to Covid-19 pandemic.



PART I – Flat

1.	Total extent of Flat (Built-up Area as per Index II)	:-	1201.00 Sq. Ft.
2.	Prevailing market rate	:-	Rs.47,200/- per Sq. Ft.
3.	Adopted rate of valuation	:-	Rs.47,200/- per Sq. Ft.
4.	Estimated value of the Shop	:-	Rs. 5,66,87,200/-
	Total Rs.	:-	Rs. 5,66,87,000/-
	Insurable Value of the flat	:-	Rs.60,00,000/-

After due considerations of the various factors influencing the valuation assignment and careful analysis and evaluation of the situation of the project, we have decided to adopt the **comparison method** for valuation of the flat.

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 **Rs. 5,66,87,000/- (Rupees Five Crore Sixty-Six Lakh Eighty-Seven Thousand Only)**. The Realisable value of the above property is **Rs. 5,10,18,000/- (Rupees Five Crore Ten Lakh Eighteen Thousand Only)** and the distress value **Rs. 4,25,15,000/- (Rupees Four Crore Twenty-Five Lakh Fifteen Thousand Only)**.

APPROVED VALUERS SIGNATURE

APPROVED VALUERS SIGNATURE


[M.A. ABBASI]


[G. B. PAWAR]



Signature

(Name of the Branch Manager with Official Seal)

Date :

Encl :

1. Declaration – cum – undertaking from the valuer (Annexure-IV)
2. Model code of conduct for valuer (Annexure V)