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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. Bhagwan D. Rathod**

Residential Flat No. 505 & 506, 5th Floor, C Wing, "Poonam Apartments", Poonam Property Co-op. Hsg. Soc. Ltd., Shiv Sagar Estate, Dr. Annie Besant Road, Worli, Mumbai – 400018, State – Maharashtra, Country – India.

Latitude Longitude: 18°59'22.6"N 72°48'46.8"E

Intended User:

India SME Asset Reconstruction Company Limited

MIDC Andheri Branch

India SME Asset Reconstruction Company Limited, Arena House, 2nd Floor, Gate No.3, Plot No.103, Road No.12, MIDC, Andheri (East), Mumbai – 400 093, State – Maharashtra, Country – India.

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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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 505 & 506, 5th Floor, C Wing, “**Poonam Apartments**”, Poonam Property Co-op. Hsg. Soc. Ltd., Shiv Sagar Estate, Dr. Annie Besant Road, Worli, Mumbai – 400018, State – Maharashtra, Country – India belongs to **Shri. Bhagwan D. Rathod**.

Boundaries of the property

North : B Wing
South : D Wing
East : Internal Road
West : A Wing

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Residential Flats	5,43,75,000.00	4,62,18,750.00	3,80,62,500.00	39,15,000.00

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

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



Director

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.

Auth. Sign.

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Valuation Report of Immovable Property

I. Introduction		
1.	Name of Valuer	Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072
2.	Date of Valuation	22.08.2024
3.	Purpose of Valuation	As per request from India SME Asset Reconstruction Company Limited, MIDC Andheri, to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
4.	Name of Borrower/Customer	Shri. Bhagwan D. Rathod
5.	Name of the Property Owner / Lessor (with address & phone nos.)	<u>Name of Owner</u> Shri. Bhagwan D. Rathod Residential Flat No. 505 & 506, 5 th Floor, C Wing, “ Poonam Apartments ”, Poonam Property Co-op. Hsg. Soc. Ltd., Shiv Sagar Estate, Dr. Annie Besant Road, Worli, Mumbai – 400018, State – Maharashtra, Country – India. Contact Person: Mr. Ashok Keer (Bank Officer) Contact No. 877975079
6.	Name of Bank & Branch	India SME Asset Reconstruction Company Limited, MIDC Andheri Branch
7.	Name of the Developer of Property (in case of developer-built properties)	M/s. Poonam Property Constructions Co. Ltd.
8.	Date of Inspection of Property	20.08.2024
9.	Name(s) of the person(s) visiting the property	Bhavika Chavan
II. Physical Characteristics of the Property		
1.	Location of the Property	Residential Flat No. 505 & 506, 5 th Floor, C Wing, “ Poonam Apartments ”, Poonam Property Co-op. Hsg. Soc. Ltd., Shiv Sagar Estate, Dr. Annie Besant Road, Worli, Mumbai – 400018, State – Maharashtra, Country – India.
2.	Municipal Ward No.	C Ward
3.	Postal Address of the Property	Residential Flat No. 505 & 506, 5 th Floor, C Wing, “ Poonam Apartments ”, Poonam Property Co-op. Hsg. Soc. Ltd., Shiv Sagar Estate, Dr. Annie Besant Road, Worli, Mumbai – 400018, State – Maharashtra, Country – India.
4.	Area of the plot/land (supported by a plan)	Details not available
5.	Layout plan of the layout in which the property is located.	Not provided
6.	Details of roads abutting the property	20'0" Wide B.T. Road

7.	Demarcation of the property under valuation on a neighbourhood layout map.	Google Map Location Provided								
8.	Description of adjoining property	Located in Upper Middle-class locality								
a)	Nearby landmark	Near Atria Mall								
b)	Boundaries of the property	As per actual site								
	North	B Wing								
	South	D Wing								
	East	Internal Road								
	West	A Wing								
9.	Survey No. if any	Plot No. H1, H2 & H3, C.T.S. No. 2 (Part)								
	Ward/Village/Taluka	Worli Division								
	Sub-Registry/Block	Mumbai								
	District	Mumbai								
10.	Details of the building/buildings and other improvements in terms of area, height, No. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details, full details of specifications to be appended along with building plans and elevations.	The property is a Residential Flat located on 5 th Floor. As per site inspection, Flat No. 505 & 506 are internally amalgamated to form a single unit having single entrance door. The composition of Amalgamated Flat is 3 Bedroom + Living Room + Dining + Store Room + Kitchen + 3 Toilets (i.e. 3BHK). The property is at 3.2 Km. travelling distance from nearest railway station of Mumbai Central. The building is of Ground + 7 Upper Floor. It is a R.C.C. Framed Structure with RCC beams, columns, slabs and RCC staircase provide for access to the upper floor.								
11.	Plinth Area, and saleable area to be mentioned separately and clarified	Carpet Area in Sq. Ft. = 1,264.00 (Area as per actual site measurement for Flat No. 505 & 506) As per Society Maintenance Bill, Built Up Area are as under: <table border="1" data-bbox="746 1240 1460 1384"> <thead> <tr> <th>Flat No.</th> <th>Built Up Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>505</td> <td>575.00</td> </tr> <tr> <td>506</td> <td>875.00</td> </tr> <tr> <td>Total Built Up Area</td> <td>1,450.00</td> </tr> </tbody> </table>	Flat No.	Built Up Area in Sq. Ft.	505	575.00	506	875.00	Total Built Up Area	1,450.00
Flat No.	Built Up Area in Sq. Ft.									
505	575.00									
506	875.00									
Total Built Up Area	1,450.00									
12.	Any other aspect	-								
III. Town Planning parameters										
1.	Master Plan provisions related to property in terms of land use	Residential								
2.	Planning area/zone	Residential								
3.	Developmental controls	Municipal Corporation of Greater Mumbai								
4.	Zoning regulations	As per Development Control Regulation								
5.	FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed	Copy of approved building plans were not provided and not verified								
6.	Ground coverage									
7.	Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	Easily transferable as per local norms								

8.	Comment on the surrounding land uses and adjoining properties in terms of uses	Residential
9.	Comment on unauthorized constructions if any	No
10.	Comment on demolition proceedings if any	Information not available
11.	Comment on compounding / regularization proceedings	As per local norms
12.	Comment on whether OC-Occupancy Certificate has been issued or not	Copy of Occupancy Certificate were not provided and not verified
13.	Any other Aspect	None
IV. Document Details and Legal Aspects of Property		
1.	Ownership Documents	
	Sale Deed, Gift Deed, Lease Deed	
	a) Copy of Maintenance Bill No. PA/189/23-24 dated 01.04.2023 in the name of Shri. Bhagwan D. Rathod for Flat No. 505.	
	b) Copy of Maintenance Bill No. PA/190/23-24 dated 01.04.2023 in the name of Shri. Bhagwan D. Rathod for Flat No. 506.	
	c) Copy of Agreement for Sale dated 27.03.1973 between M/s. Poonam Property Construction Co. Ltd. (the Builders) AND Kum. Rajani Rasiklal Trivedi (the Purchasers) for Flat No. 505.	
	d) Copy of Agreement for Sale dated 22.02.1973 between M/s. Poonam Property Construction Co. Ltd. (the Builders) AND Shri. Bhagwan D. Rathod (the Purchasers) for Flat No. 506.	
	TIR of the Property	Copy of TIR not provided
2.	Name of the Owner/s	Shri. Bhagwan D. Rathod
3.	Details of leases if any	N.A.
4.	Ordinary status of freehold or leasehold including restrictions on transfer	Freehold land
5.	Notification of road widening if any	Not Apparent from the documents provided
6.	All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report.	Provided documents are enclosed with the valuation report.
7.	Comment on existing mortgages/charges/encumbrances on the property, if any	Details not available. The bank is requested to independently verify the same.
	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Details not available. The bank is requested to independently verify the same
8.	Building plan sanction, illegal constructions if any done without plan sanction/violations	Copy of approved building plans were not provided and not verified
	Whether the property is SARFAESI	Yes

	compliant	
9.	Any other aspect	-
V. Economic Aspects of the Property		
1.	Reasonable letting value	N.A.
2.	Details of ground rent payable	N.A.
3.	Whether the property is rented & details of monthly rents being received / monthly maintenance charges if any	Vacant
	Number of tenants	N.A.
	Since how long (tenant- wise)	N.A.
	Status of tenancy right	N.A.
	Rent received per month (tenant-wise) with a comparison of existing market rent	N.A.
4.	Taxes and other outings	Information not available
5.	Property Insurance	Information not available
6.	Monthly maintenance charges	Self - Maintained
7.	Security charges	Self - Maintained
8.	Any other aspect	-
VI. Socio-cultural Aspects of the Property		
1.	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Developed Residential Area, Upper Middle Class
	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
VII. Functional and Utilitarian Aspects of the Property		
	Description of the functionality and utility of the property in terms of:	
1.	Space allocation	Yes
2.	Storage Spaces	Yes
3.	Utility spaces provided within the building	Yes
4.	Car Parking facility	Open Car Parking subject to allotment
5.	Balconies, etc.	Yes
6.	Any other aspect	NIL
VIII. Infrastructure Availability		
a)	Description of aqua infrastructure availability in terms of	
1.	Water supply	MCGM Water supply
2.	Sewerage/sanitation System Underground or Open	Underground Sewerage connected to MCGM line
3.	Storm water drainage	Yes

b)	Description of other physical infrastructure facilities viz.	
1.	Solid waste management	Yes
2.	Electricity	Available
3.	Road and public transport connectivity	All well connected with public transport like Bus, Taxi, Private vehicles etc.
4.	Availability of other public utilities nearby	Available nearby
c)	Social infrastructure in terms of	
1.	School	Available nearby
2.	Medical facilities	
3.	Recreational facility in terms of parks and open space	
IX. Marketability of the Property		
a)	Marketability of the property in terms of	
1.	Locational attributes	Developed Residential area
2.	Scarcity	Good
3.	Demand and supply of the kind of subject property	Good
4.	Comparable sale prices in the locality	Yes
	Any other aspect which has relevance on the value or marketability of the property	Nil
X. Engineering and Technology Aspects of the Property		
1.	Type of construction	R.C.C. Slab
2.	Material & technology used	Standard
3.	Specifications,	Good
4.	Maintenance issues	Well Maintained
5.	Age of the building	1972 (Approx.) Age of the building – 52 Years
6.	Total life of the building	60 Years
7.	Extent of deterioration	8 Years (Subject to proper, preventive periodic Maintenance & structural repairs)
8.	Structural safety	Information not available
9.	Protection against natural disaster viz. earthquakes, etc.	Information not available
10.	Visible damage in the building	Not found
11.	System of air-conditioning	Not found
12.	Provision of firefighting	Yes
13.	Copies of the plan and elevation of the building to be included	Copy of approved building plans were not provided and not verified
XI. Environmental Factors		
1.	Use of environment friendly building materials, Green Building techniques if any	Information not available
2.	Provision of rain water harvesting	Information not available
3.	Use of solar heating and lightening systems, etc.,	Information not available

4.	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	No
XII. Architectural and aesthetic quality of the Property		
1.	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Plain looking
XIII. Valuation		
a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Composite Method is used for this valuation report.
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	₹ 37,000.00 to ₹ 38,000.00 per Sq. Ft. on Built Up Area Considering the rate with attached report, current market conditions, demand and supply position, residential land size, building area, location, upswing in real estate prices, sustained demand for residential land, all round development of residential application in the locality etc. We estimate ₹ 37,500.00 per Sq. Ft. on Built Up Area.
c)	Guideline rate obtained from the Registrar's Office	₹ 4,31,162.00 per Sq. M. i.e., ₹ 40,056.00 per Sq. Ft.
	Guideline rate (after depreciation)	₹ 3,16,511.00 per Sq. M. i.e., ₹ 29,405.00 per Sq. Ft.
d)	Summary of Valuation	
i. Guideline Value		As Per Ready Reckoner Rate
	Particulars	Built up Area in Sq. Ft.
	Residential Flats	1,450.00
	Total	
		Rate in ₹
		29,405.00
		Value in ₹
		4,26,37,250.00
ii. Fair Market Value		
	Particulars	Built up Area in Sq. Ft.
	Residential Flats	1,450.00
	Summary of Valuation	
	Total Value of the Property	₹ 5,43,75,000.00
	Realizable Value	₹ 4,62,18,750.00
	Forced/ Distress Sale value.	₹ 3,80,62,500.00
	Insurable value of the property	₹ 39,15,000.00
XIV.	Comments on variance between market value and the valuation as per Govt. approved rates	Justification on variation has given.
	Details of last transactions in the locality/area to be provided, if available.	Yes Available.

	General Remark	<p>1. <u>As per site inspection, Flat No. 505 & 506 are internally amalgamated to form a single unit having single entrance door.</u></p> <p>2. <u>Agreement of Present Ownership not have been provided hence we have considered the Ownership and area as per Society Maintenance Bill for the purpose of valuation.</u></p>
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XV. Declaration

I hereby declare that:

- The information provided is true and correct to the best of my knowledge and belief.
- The analysis and conclusions are limited by the reported assumptions and conditions.
- I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- I have no direct or indirect interest in the above property valued.
- I/ my authorized representative, has inspected the subject property on 20.08.2024
- I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to no limit
- I am an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Wealth Tax Reg. No.: (N) CCIT/1-14/52/2008-09

Auth. Sign.

Address:

Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

Name of Valuer association of which I am a bonafide member in good standing: Institution of Valuers & Practicing Valuers Association of India.

Date: 22.08.2024

Tel No. - +91 22 28371324 /25

Mobile No. - +91 98195 97579

Email Id – mumbai@vastukala.org



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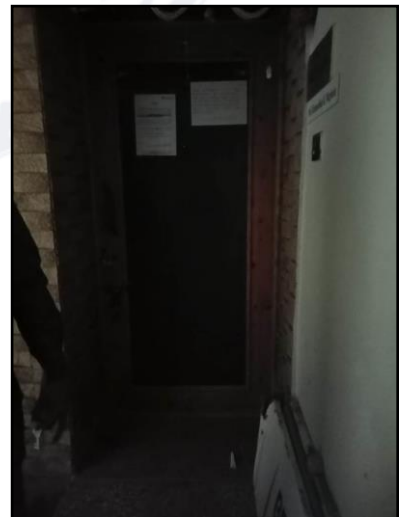
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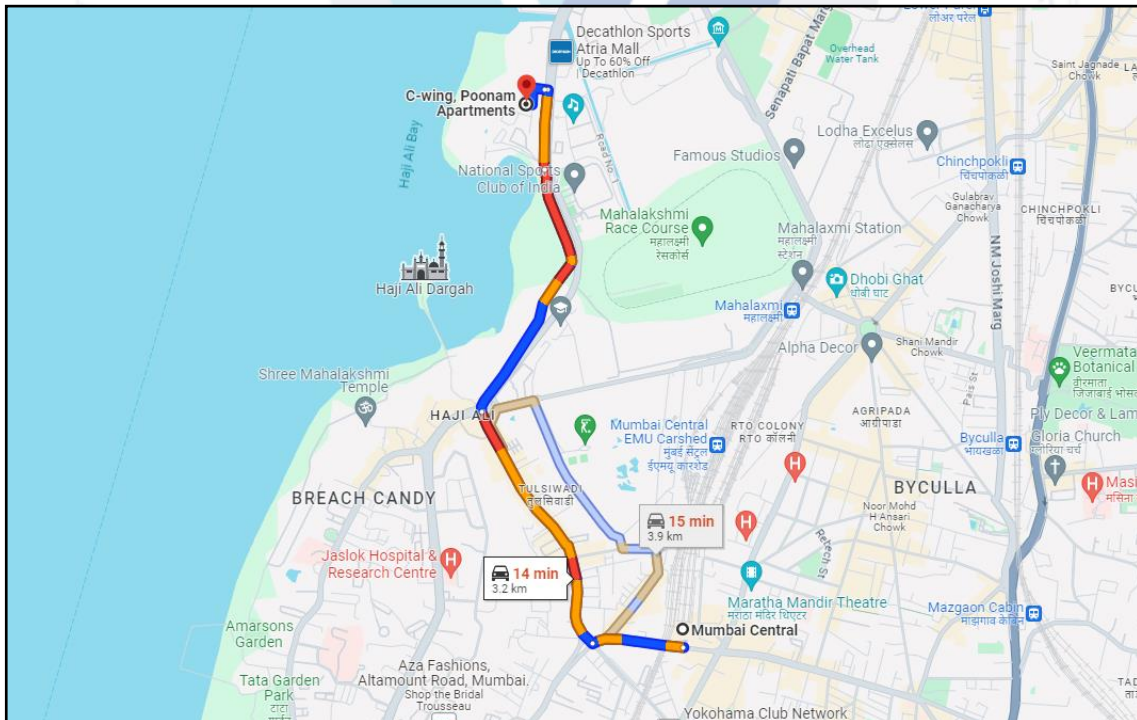
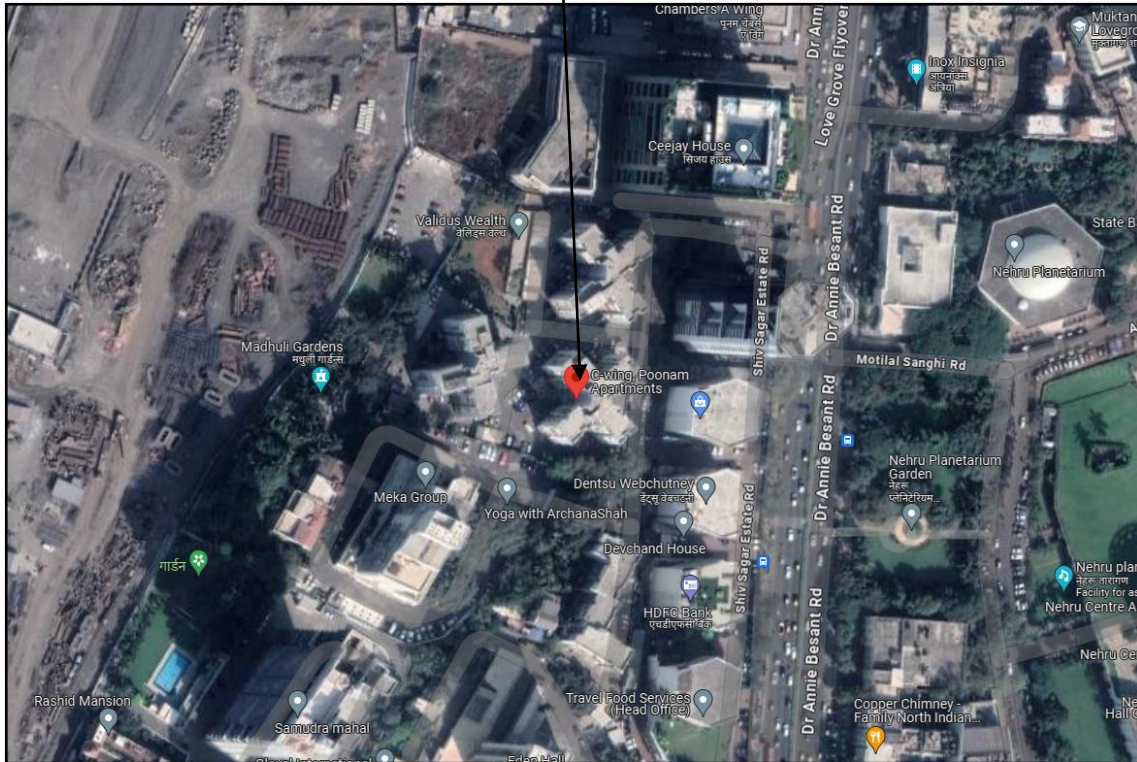
XVI. Enclosures		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Latitude and longitude provided along with satellite image of the building
b)	Building Plan	Yes provided
c)	Floor Plan	Yes provided
d)	Site Photograph of the property	Yes provided
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Yes provided
f)	Google Map location of the property	Yes provided
g)	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc.	Yes provided
h)	Any other relevant documents/ extracts	Yes provided

Actual Site Photographs



Route Map of the Property

Site:u/r



Longitude Latitude: 18°59'22.6"N 72°48'46.8"E

Note: The Blue line shows the route to site from nearest railway station (Mumbai Central – 3.2 Km.)



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Ready Reckoner Rate

DIVISION / VILLAGE : WORLI Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Road: Dr. Annie Besant Road.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
13	13/95	210680	410630	554500	592100	413210
CS No. 1/2, 1A/2, 1/3, 1/4, 1/783, 1A/787, 1/949, 2, 2/4, 2/783, 3, 3/1030, 4, 5, 26, 28, 30, 41, 66, 67, 100, 119, 121, 122, 123, 124, 125, 126, 129, 136, 137, 138, 160, 179, 796B, 750A, 822, 829, 835, 836, 838, 841, 842, 843, 844, 845, 846, 847, 848, 849, 861, 862, 864, 865, 867, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 948, 949, 949/1, 972, 974, 975, 976, 977, 977B, 978, 983PT, 985, 986, 1638, 1681, 1687, 1689						
Compare With Previous Year ↓						

Stamp Duty Ready Reckoner Market Value Rate for Residential Flat	4,10,630.00			
Increase by 5% on units located between 5 to 10 floors	20,532.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	4,31,162.00	Sq. Mt.	40,056.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	2,10,680.00			
The difference between land rate and building rate (A – B = C)	2,20,482.00			
Depreciation Percentage as per table (D) [100% - 52%] (Age of the Building – 52 Years)	48%			
Rate to be adopted after considering depreciation [B + (C x D)]	3,16,511.00	Sq. Mt.	29,405.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / Unit 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

Property	Flat		
Source	Index II		
Floor	1 st Floor		
	Carpet	Built Up	Saleable
Area	508.00	610.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 45,276.00	₹ 37,705.00	-

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06-01-2024		दस्त क्रमांक : 5162/2023
Note:-Generated Through eSearch Module, For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : वरळी		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	23000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	21011581.6	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका क्र. 106 डी विंग, माळा नं: 1 ला मजला, इमारतीचे नाव: पूनम अपार्टमेंट(पूनम प्रॉपर्टी को.ऑप.हो.सो.ली.), ब्लॉक नं: प्लॉट नं. एच - 2 एच - 3 वरळी मुंबई 400018, रोड : डॉ. एनी बेसंट रोड((C.T.S. Number : 2 pt ;))	
(5) क्षेत्रफळ	610 चौ.फूट	
(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:- पदमकुमार कजारिया वय:-79 पत्ता:-प्लॉट नं: ३/५, माळा नं. , इमारतीचे नाव: उषा किरण, ब्लॉक नं. , रोड नं: कारमायकल रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400026 पॅन नं:-AKMPK4795L 2): नाव:- पंकज कजारिया वय:-54 पत्ता:-प्लॉट नं: ३/५, माळा नं. , इमारतीचे नाव: उषा किरण, ब्लॉक नं. , रोड नं: कारमायकल रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400026 पॅन नं:-AFCPK2364L 3): नाव:- शशी आर्या वय:-59 पत्ता:-प्लॉट नं: पी ३७५, माळा नं. , इमारतीचे नाव: राम निवास, ब्लॉक नं: ब्लॉक जी, रोड नं: न्यू अलिपारे, पश्चिम बंगाल, KOLKATA. पिन कोड:-700053 पॅन नं:-ACNPA0710C	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- राहुल हरीश शाह वय:-46; पत्ता:-प्लॉट नं: सदनिका क्र. डी-२/५०५, माळा नं: ५ वा मजला, इमारतीचे नाव: पूनम अपार्टमेंट, ब्लॉक नं: प्लॉट नं. एच २ व एच ३, रोड नं: डॉ एनी बेसंट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400018 पॅन नं:-AAUPS5755L	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/07/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	25/07/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	5162/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1380000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	
https://beta-rv.vastukala.co.in:8889/igrSearch/659997b02304323e02785793		
		1/1

Sale Instance

Property	Flat		
Source	Index II		
Floor	1 st Floor		
	Carpet	Built Up	Saleable
Area	513.00	615.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 44,834.00	₹ 37,398.00	-

1/19/24, 11:51 AM igr_5160

<p>5160318 06-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.</p>	<p>सूची क्र.2</p>	<p>दुय्यम निबंधक : दु.नि.मुंबई शहर 1 दस्त क्रमांक : 5160/2023 नोंदणी : Regn:63m</p>
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गावाचे नाव : वरळी	
(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	23000000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	21182076
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका क्र. 107 डी विंग, माळा नं: 1 ला मजला, इमारतीचे नाव: पूनम अपार्टमेंट(पूनम प्रॉपर्टी को.ऑप.हो.सो.ली.), ब्लॉक नं: प्लॉट नं. एच - 2 एच - 3 वरळी मुंबई 400018, रोड : डॉ. एनी बेसंट रोड((C.T.S. Number : 2 pt ;))
(5) क्षेत्रफळ	615 चौ.फूट
(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:- . पदमकुमार कजारिया वय:-79 पत्ता:-प्लॉट नं: ३/५, माळा नं: ., इमारतीचे नाव: उषा किरण, ब्लॉक नं: ., रोड नं: कारमायकल रोड, महाराष्ट्र, MUMBAL. पिन कोड:-400026 पॅन नं:- AKMPK4795L 2): नाव:- . पंकज कजारिया वय:-54 पत्ता:-प्लॉट नं: ३/५, माळा नं: ., इमारतीचे नाव: उषा किरण, ब्लॉक नं: ., रोड नं: कारमायकल रोड, महाराष्ट्र, MUMBAL. पिन कोड:-400026 पॅन नं:- AFCPK2364L 3): नाव:- . शशी आर्या वय:-59 पत्ता:-प्लॉट नं: पी ३७५, माळा नं: ., इमारतीचे नाव: राम निवास, ब्लॉक नं: ब्लॉक जी, रोड नं: न्यू अलिपोरे, पश्चिम बंगाल, KOLKATA. पिन कोड:-700053 पॅन नं:- ACNPA0710C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- . हरीश पन्नालाल शाह वय:-80; पत्ता:-प्लॉट नं: सदनिका क्र. डी-२/५०५, माळा नं: ५ वा मजला, इमारतीचे नाव: पूनम अपार्टमेंट, ब्लॉक नं: प्लॉट नं. एच २ व एच ३, रोड नं: डॉ एनी बेसंट रोड, महाराष्ट्र, MUMBAL. पिन कोड:-400018 पॅन नं:-AAHP86378N
(9) दस्तऐवज करून दिल्याचा दिनांक	24/07/2023
(10)दस्त नोंदणी केल्याचा दिनांक	25/07/2023
(11)अनुक्रमांक,खंड व पृष्ठ	5160/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1380000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

https://beta-rv.vastukala.co.in:8889/igrSearch/659997af2304323e0278578d 1/1

Sale Instance

Property	Flat		
Source	Index II		
Floor	1 st Floor		
	Carpet	Built Up	Saleable
Area	498.00	597.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 40,161.00	₹ 33,500.00	-

1/19/24, 11:51 AM	igr_9522	
9522319	सूची क्र.2	दुय्यम निबंधक : सह द. नि. मुंबई शहर 2
10-01-2024		दस्त क्रमांक : 9522/2023
Note:-Generated Through eSearch Module, For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : वरळी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	20000000	
(3) बाजारभाव/(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	19803295.2	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं. 405/बी, माळा नं: 4 था मजला, इमारतीचे नाव: पूनम अपार्टमेंट्स,पूनम प्रॉपर्टी को ऑप ही सो लि, ब्लॉक नं: डॉ. ऍनी बेसंट रोड, रोड : वरळी,मुंबई - 400018((C.T.S. Number : 2 (part) and 1/2 ;))	
(5) क्षेत्रफळ	53.43 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.-संगीता हिरालाल दोशी वय:-52 पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 405/बी, 4 था मजला, पूनम अपार्टमेंट्स, डॉ. ए.बी. रोड, शिव सागर इस्टेट, वरळी, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400018 पॅन नं.-AAAGPD8507K 2): नाव.-हिरालाल मेघराज दोशी वय:-54 पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 405/बी, 4 था मजला, पूनम अपार्टमेंट्स, डॉ. ए.बी. रोड, शिव सागर इस्टेट, वरळी, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400018 पॅन नं.-AAAGPD8506J	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-संचिता शैलेंद्र त्रिपाठी वय:-31; पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: डी/308, 3 रा मजला,पूनम अपार्टमेंट्स, डॉ. ए.बी. रोड, शिव सागर इस्टेट, वरळी, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400018 पॅन नं.-AJXPT2530Q 2): नाव.-शैलेंद्र सुर्यदेव त्रिपाठी वय:-63; पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: डी/308, 3 रा मजला,पूनम अपार्टमेंट्स, डॉ. ए.बी. रोड, शिव सागर इस्टेट, वरळी, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400018 पॅन नं.-ABUPT4686J	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	18/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	9522/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1200000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	
https://beta-rv.vastukala.co.in:8889/igrSearch/659df7a82304323e028442fd		
		1/1

Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor			
	Carpet	Built Up	Saleable
Area	563.00	675.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 44,405.00	₹ 37,037.00	-

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Poonam Apartments, Shiv Sagar Estate, Worli, Mumbai, Mahar...

₹ 2.5 Crores
Non-negotiable

₹ 1.43 Lacs/Month
Estimated EMI

675
Sq.Ft

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Photos

Location

Shortlist

2 Bedroom <small>No. of Bedroom</small>	Aug 20, 2024 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Balcony</small>	Poonam Apartments <small>Apartment</small>
Bike and Car <small>Parking</small>	None <small>Power Backup</small>

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Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate Check Now

Nearby: ICICI Bank Parel CCD, Mumbai-Branch & ATM Cotton Green Railway Station Lakadawala Solitaire
Naigaon Municipal Maternity Home Plaza Cinema

Overview

Age of Building >10 Years	Ownership Type Self Owned
Maintenance Charges ₹5.9 Per Sq.Ft/M	Flooring NA
Builtup Area 675 Sq.Ft	Furnishing Status Fully Furnished
Facing East	Floor 1/6
Parking Bike And Car	Gated Security Yes

Activity On This Property

16
Unique Views

1
Shortlists

2
Contacted

Powered By: NBEstimate

Similar Properties

2 BHK Flat In Unity To...
Near LODHA TRUMP TOWER, Pa...

Price Indicators

Property	Flat		
Source	Magicbricks.com		
Floor			
	Carpet	Built Up	Saleable
Area	875.00	1050.00	-
Percentage	20%	-	-
Rate Per Sq. Ft.	₹ 51,429.00	₹ 42,857.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
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Posted on: Jul 02, 24
Property ID: 71388959

₹ 4.50 Cr EMI - ₹ 2,03L | [Can I afford it?](#) PREMIUM LOCALITY

[Check Market Value with PropWorth](#)

2 BHK 1050 Sq-ft Flat For Sale [Worli, Mumbai](#)

2 Beds 2 Baths 1 Covered Parking Unfurnished Laundry Se... Visitor Parkin...

Carpet Area 875 sqft ₹ 51,429/sqft	Developer Poonam Group	Project Poonam Apartments	Floor 15 (Out of 19 Floors)
Transaction Type Resale	Status Ready to Move	Facing East	Lifts 2

Contact Agent
Get Phone No.
Last contact made 9 days ago

Contact Agent

Kailash Rajani -91-98XXXXXXX

Get Phone No.

Top Agent in this Locality

Manoj Prithiani
DHM Estates

81 PROPERTIES FOR SALE

16 PROPERTIES FOR RENT

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More Details

Price Breakup ₹ 4.5 Cr | ₹ 22,50,000 Approx. Registration Charges | ₹ 6,500

Booking Amount ₹ 5.0 Lac

Address Worli, Mumbai - South Mumbai, Maharashtra

Furnishing Unfurnished

Flooring Ceramic Tiles

Loan Offered Estimated EMI: ₹ 202956 @
[Apply for Home Loan](#)

Overlooking Main Road

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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose as on dated **22nd August 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 knowledgeable 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.

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 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.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

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, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Residential Flats	5,43,75,000.00	4,62,18,750.00	3,80,62,500.00	39,15,000.00

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09



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