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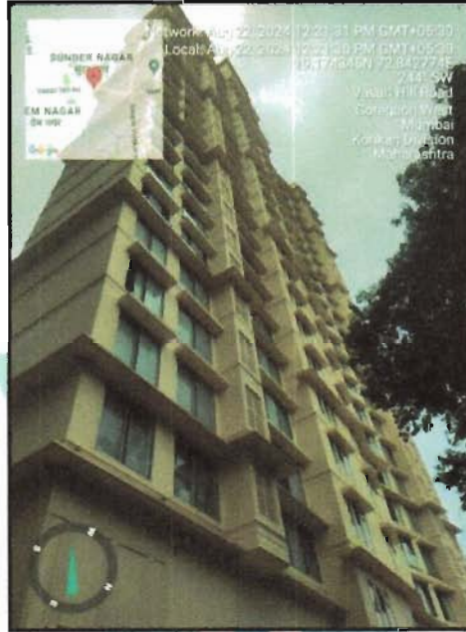
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : FDC Ltd.

Residential Flat No. 1502, 15<sup>th</sup> Floor, "Laxmi Raajvilas", Near Goregaon Telephone Exchange, New Goregaon-Mulund Link Road, Village - Malad (South), Malad (West), Taluka - Borivali, District - Mumbai Suburban, Mumbai, 400064, State - Maharashtra, India.

Latitude Longitude : 19°10'27.1"N 72°50'33.6"E

### Valuation Prepared For:

Private Valuation

#### Our Pan India Presence at :

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

#### Regd. Office

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

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

[www.vastukala.co.in](http://www.vastukala.co.in)

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1502, 15<sup>th</sup> Floor, "Laxmi Raajvilas", Near Goregaon Telephone Exchange, New Goregaon-Mulund Link Road, Village - Malad (South), Malad (West), Taluka - Borivali, District - Mumbai Suburban, Mumbai, 400064, State - Maharashtra, India belongs to **FDC Ltd.**

Boundaries of the property

North	: Residential Building
South	: Vasari Hill Road
East	: Shree Laxmi Tower
West	: East Zone Mall

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 for this particular purpose at **₹ 3,95,63,500.00 (Rupees Three Crore Ninety Five Lakh Sixty Three Thousand Five Hundred 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 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: 2024.08.24 17:28:01 +05'30'

  
Auth. Sign.



**Manoj Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366

Encl.: Valuation report



### Our Pan India Presence at :

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

### Regd. Office

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**Vastukala Consultants India Pvt. Ltd.**

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

**VALUATION REPORT (IN RESPECT OF FLAT)**

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property
2	a) Date of inspection : 22.08.2024
	b) Date of which the valuation is made : 24.08.2024
3	List of documents produced for perusal: l) Copy of Agreement for sale No.11587/2020 Dated 26.12.2020 between Shree Laxmidevi Developers(The Developers) And FDC Ltd.(The Purchaser).
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) : <b>FDC Ltd.</b> Residential Flat No. 1502, 15 <sup>th</sup> Floor, " <b>Laxmi Raajvilas</b> ", Near Goregaon Telephone Exchange, New Goregaon-Mulund Link Road, Village - Malad (South), Malad (West), Taluka - Borivali, District - Mumbai Suburban, Mumbai, 400064, State - Maharashtra, India.  <u>Contact Person :</u> Vijay Bhatt (Employee of Owner) Mobile No. 9820433205  company ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 15 <sup>th</sup> Floor. The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + 4 Passage + Dining + 3 Toilet + WC. ( <b>3 BHK</b> ) The property is at 800 M. distance from Lower Malad Metro Station.
6	Location of property
a)	Plot No. / Survey No. :
b)	Door No. : Residential Flat No. 1502
c)	C.T.S. No. / Village : CTS No - 1376, 1376/1 to 9, 1377(Part), 1377/1 to 42 and others, Village - Malad (South)
d)	Ward / Taluka : Taluka - Borivali
e)	Mandal / District : District - Mumbai Suburban
f)	Date of issue and validity of layout of approved map / plan : Copy of approved building plans were not provided and not verified
g)	Approved map / plan issuing authority :

h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
7	Postal address of the property	:	Residential Flat No. 1502, 15 <sup>th</sup> Floor, "Laxmi Raajvilas", Near Goregaon Telephone Exchange, New Goregaon-Mulund Link Road, Village - Malad (South), Malad (West), Taluka - Borivali, District - Mumbai Suburban, Mumbai, 400064, State - Maharashtra, India.	
8	City / Town	:	City - 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 / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Malad (South) Municipal Corporation of Greater Mumbai (MCGM)	
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	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Residential Building	Details not available
	South	:	Vasari Hill Road	Details not available
	East	:	Shree Laxmi Tower	Details not available
	West	:	East Zone Mall	Details not available
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	<b>As per the Deed</b>	<b>As per Actuals</b>
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-



14	Extent of the site	:	Carpet Area in Sq. Ft. = 1091.92 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 1181.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 1299.10 (Carpet Area + 10%)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°10'27.1"N 72°50'33.6"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 1181.00 ( Area As Per Agreement for sale)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	CTS No - 1376, 1376/1 to 9, 1377(Part), 1377/1 to 42 and others
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Malad (South), Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1502, 15 <sup>th</sup> Floor, " <b>Laxmi Raajvilas</b> ", Near Goregaon Telephone Exchange, New Goregaon- Mulund Link Road, Village - Malad (South), Malad (West), Taluka - Borivali, District - Mumbai Suburban, Mumbai, 400064, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2023 (As per site information)
5.	Number of Floors	:	2 Basements + Stilt + 1 Podium + 24 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	15 <sup>th</sup> Floor is having 4 Flats
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	5 Lifts

	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with 1 Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	15 <sup>th</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 1502
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Powder Coated Aluminium Sliding
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	Details not provided
	Tax paid in the name of	:	Details not provided
	Tax amount	:	Details not provided
5.	Electricity Service connection No.	:	Details not provided
	Meter Card is in the name of	:	Details not provided
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	<b>FDC Ltd.</b>
8.	What is the undivided area of land as per Sale Deed?	:	N.A.
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 1299.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per MCGM norms

11.	What is the Carpet area of the Flat?	:	<p><b>Carpet Area in Sq. Ft. = 1091.92</b>  <b>(As per Area actual site measurement)</b>  <b>Carpet Area in Sq. Ft. = 1181.00</b>  <b>(As Per Area Agreement for sale)</b></p> <p><b>All the above areas are within 8% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</b></p>
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Vacant
15.	If rented, what is the monthly rent?	:	₹ 82,400/- (Expected rental income per month)
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Average
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?	:	N.A.
<b>V</b>	<b>Rate</b>		
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)	:	₹ 31457/- to ₹ 34924/- per Sq. Ft. on Carpet Area ₹ 28598/- to ₹ 31749/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 33,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 30,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,86,230/- per Sq. M. i.e. ₹ 17,301/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year

5.	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 the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,000/- per Sq. Ft.
	Age of the building	:	1 year
	Life of the building estimated	:	59 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Age of Property below 5 year
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 3,000/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 30,500/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 33,500/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1181.00 Sq. Ft.	33,500.00	<b>3,95,63,500.00</b>
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking			
	<b>Total value of the property</b>			<b>3,95,63,500.00</b>
	<b>Realizable value of the property</b>			<b>3,56,07,150.00</b>



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<b>Distress value of the property</b>	<b>3,16,50,800.00</b>
<b>Insurable value of the property (1299.10 X 3,000.00)</b>	<b>38,97,300.00</b>
<b>Guideline value of the property (1299.10 X 17,301.00)</b>	<b>2,24,75,729.00</b>



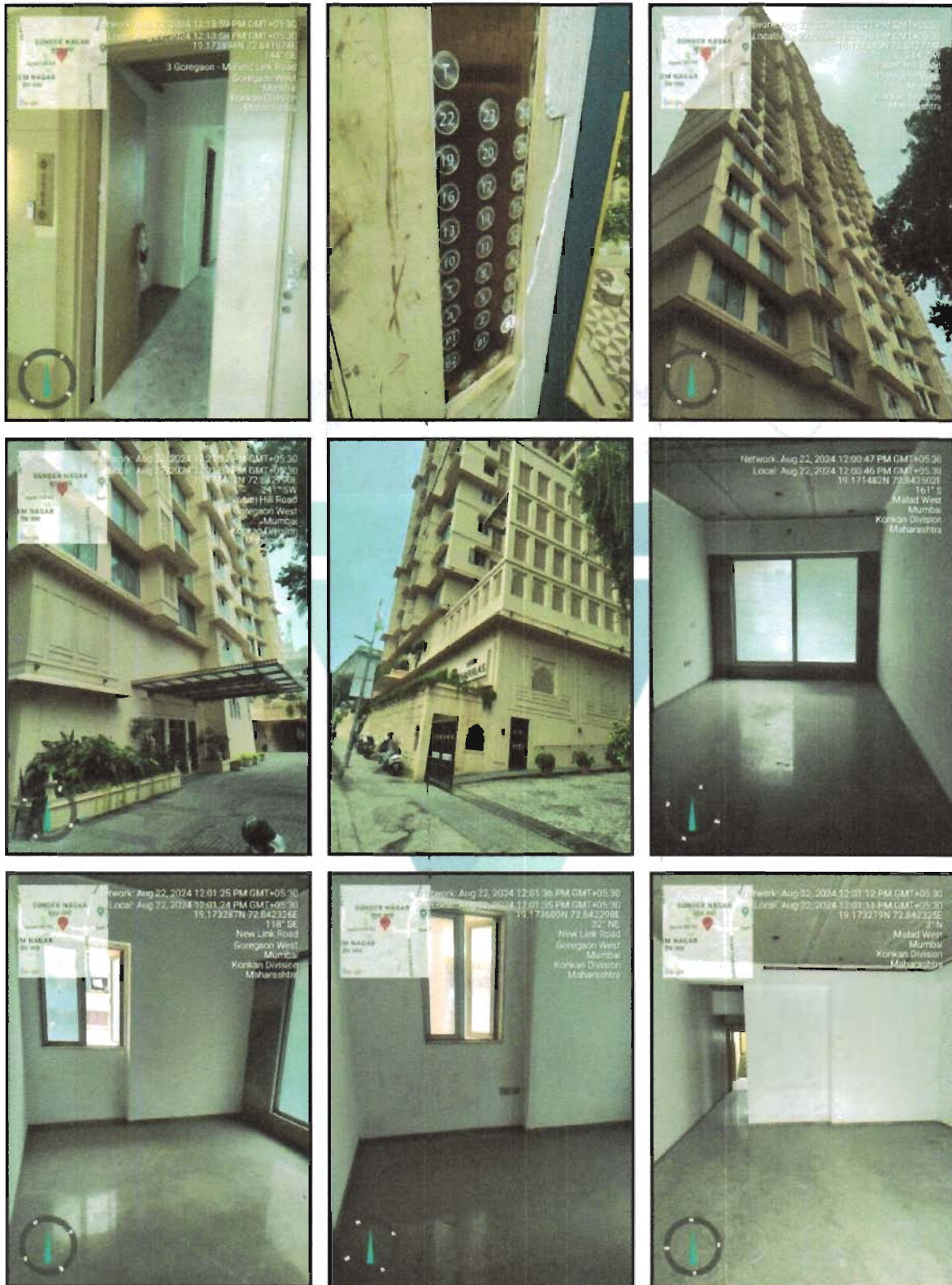
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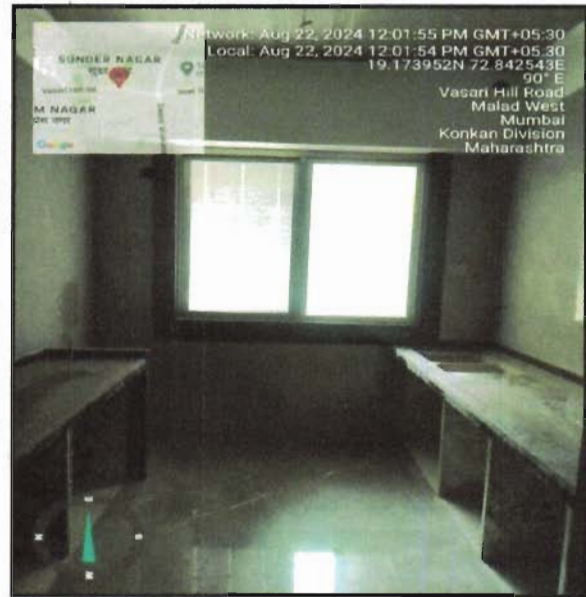
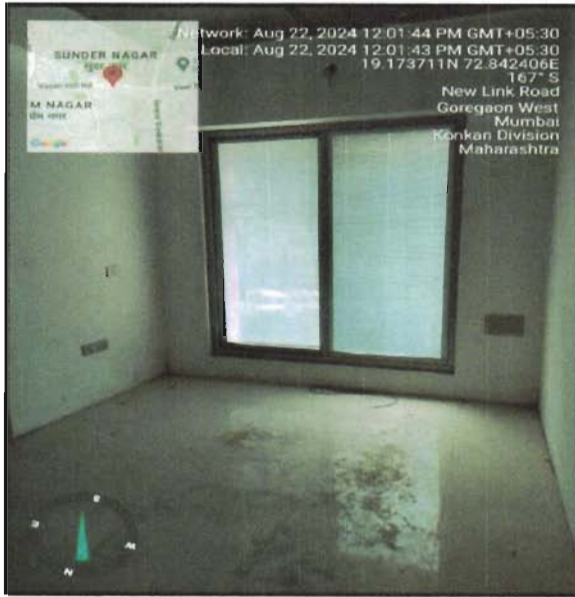
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## Actual Site Photographs



## Actual Site Photographs

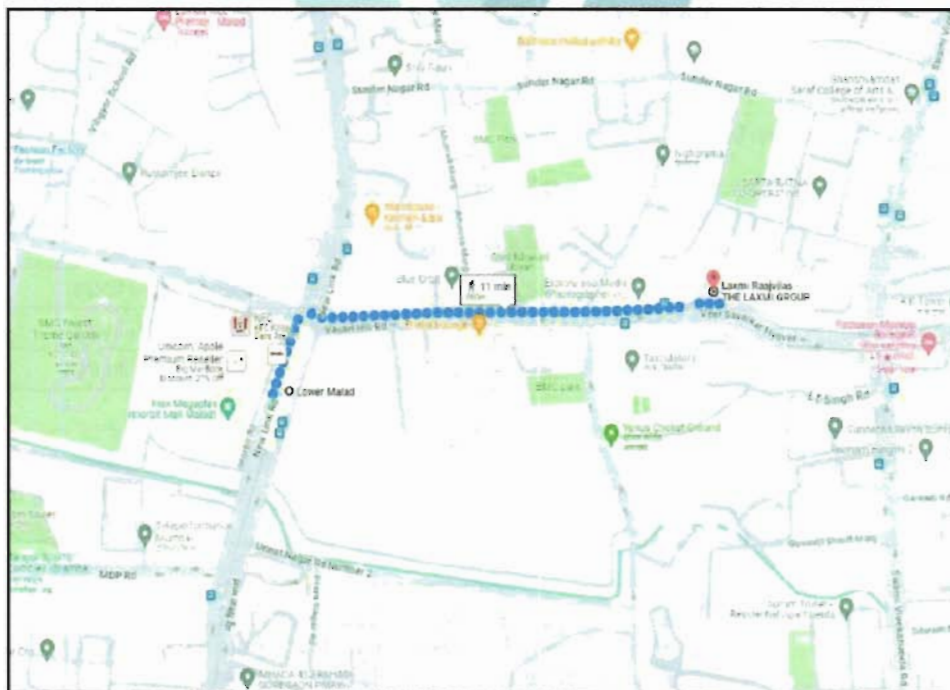




## Route Map of the property



**Note:** Red marks shows the exact location of the property



**Longitude Latitude:** 19°10'27.1"N 72°50'33.6"E

**Note:** The Blue line shows the route to site distance from nearest Metro Station (Lower Malad - 800 M.).



## Ready Reckoner Rate

DIVISION / VILLAGE - MALAD SOUTH 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	Terrain: Ward Boundary to the North, Village Boundary to East and South, Link Road to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
63	63/302	85880	169300	194700	211630	169300
1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1382/2, 1382/3, 1382/4, 1382/5, 1382/6, 1382/7, 1382/8, 1383, 1385A, 1388/2, 1388/3, 1388/4, 1388/5, 1388/6, 1388/7, 1388E, 1392, 1400						
⇌ Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	169300			
Increase by 10% on Flat Located on 15 <sup>th</sup> Floor	16930			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,86,230.00</b>	<b>Sq. Mtr.</b>	<b>17,301.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	85880			
The difference between land rate and building rate(A-B=C)	100,350.00			
Percentage after Depreciation as per table(D)	100%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,86,230.00</b>	<b>Sq. Mtr.</b>	<b>17,301.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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

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

### 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

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	1,174.00	1,291.40	-
<b>Percentage</b>	-	10%	-
<b>Rate Per Sq. Ft.</b>	₹34,923.00	₹31,748.00	-

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

Home / Property in Mumbai / Flats in Mumbai / Flats in Goregaon / Flats in Mahesh Nagar / 3 BHK Flats in Mahesh Nagar

₹4.1 Cr

@ 34,923 per sq ft

Estimated EMI ₹ 3,27,469

3BHK 3Baths

Flat/Apartment for Sale

in Laxmi Raajvillas, Mahesh Nagar, Goregaon West

RERA STATUS
REGISTERED
Registration No: P51800020965
Website: https://mahanera.maharashtra.gov.in/

SUNNY SINGH

Sunny Singh

FEATURED DEALER

Contact Dealer FREE

Ready to move Property | Posted on Aug 14, 2024

Overview
Society
Dealer Details
Price Trends
Society Reviews
Recommendatic >

Videos (1)
Property (14)
Society (16)

Area

Carpet area: 1174 sq.ft. (106.67 sq.m.)

Configuration

3 Bedrooms, 3 Bathrooms, No Balcony

Price

₹ 4.1 Crore+ Govt Charges & Tax

@ 34,923 per sq ft. (Negotiable) View Price Details

Address

Laxmi Raajvillas

Mahesh Nagar, Goregaon West

Floor Number

6<sup>th</sup> of 25 Floors

Facing

West

Overlooking:

Pool, Park/Garden, Club, Main Road

Property Age

1 to 5 Year Old

Places nearby

266, Mahesh Nagar, Goregaon West View All (48)

P WR Parking
L Our Lady of the Rosary Church
L Amba Mata Mandir
L St. Thomas Church
L Shree Ram Mandir
A Ax

Why you should consider this property?

Property	Residential Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	1,181.00	1,299.10	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹34,716.00	₹31,560.00	-

**magicbricks** Buy Rent Sell Home Loans Login Post Property

Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Mahesh Nagar » 3 BHK Flats for Sale in Mahesh Nagar » 1700 Sq-Ft. Posted on: Aug 24, 24 Property ID: 7435368

**₹4.10 Cr** EMI - ₹1.85L | How much loan can I get? | VERIFIED ON SITE  
 Check Market Value with Propworth

3 BHK 1700 Sq-Ft Flat For Sale: **Mahesh Nagar, Mumbai**

**Contact Agent**  
 Certified Agent  
**Sunny Singh** - 91-99-XXXX-XXXX  
 Get Phone No.

Download Brochure

3 Beds 3 Baths 1 Covered Parking Unfurnished Jogging and Meditation Area

Carpet Area 1181 sqft ₹34,716/sqft	Developer <b>Laxmidevi Developers</b>	Project <b>Laxmi Raaj Vilas</b>	Floor 6(Out of 25 Floors)
Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>	Facing <b>North - East</b>	Lifts 5

Contact Agent Get Phone No.

**More Details**

Price Breakup: ₹4.1 Cr | ₹20,50,000 Approx. Registration Charges | ₹14,000

Booking Amount: ₹5.0 Lac

RERA ID: 185000

Address: Goregaon West, Mumbai, Mahesh Nagar, Mumbai - Western Mumbai, Maharashtra

Landmarks: Laxmi raajvilas, mahesh nagar, s. V road goregao west

Furnishing: Unfurnished

Flooring: Vitrified

[View all details](#)



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## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	1,238.18	1,362.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹33,113.00	₹30,103.00	-

4342389	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 6
29-02-2024		दस्ता क्रमांक : 4342/2024
Note :-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn:83m
<b>गावाचे नाव : मालाड</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	41000000	
(3) बाजारभाब(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	25230609.7	
(4) भू.मापन,पोटहिस्ता व परक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa इतर वर्णन :सदनिका नं: 2401, माला नं: 24 वा मजला, इमारतीचे नाव: लक्ष्मी राजविलास, ब्लॉक नं: टेलिफोन एक्सचेंज लिंक रोड जवळ, रोड : मालाड पश्चिम मुंबई 400064, इतर माहिती: सोबत 1 कारपार्किंग..... व्हिलेज मालाड दक्षिण( ( C.T.S. Number : 1376 part ; ) )	
(5) क्षेत्रफळ	126.56 चौ मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मेसर्स श्री लक्ष्मीदेवी डेव्हलपर्स व भागीदार भरत ए कोठारी वय.-53 पत्ता.-प्लॉट नं. ऑफिस पट्टा माला नं 501/502, माला नं. 5, इमारतीचे नाव: पहिला एवेन्यू विलिज, ब्लॉक नं. लिंक रोड, रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं.-ADIFS02377 2): नाव.-मेसर्स श्री लक्ष्मीदेवी डेव्हलपर्स व भागीदार सनी धनसुखलाल शाहा तर्फे मुखत्यार भरत ए कोठारी वय.-53 पत्ता.-प्लॉट नं. ऑफिस पट्टा माला नं 501/502, माला नं. 5, इमारतीचे नाव: पहिला एवेन्यू विलिज, ब्लॉक नं. लिंक रोड, रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं.-ADIFS02377	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-नयन खवंतीलाल गोप्री वय:-32; पत्ता.-प्लॉट नं. 304, माला नं: 3, इमारतीचे नाव: अमी धारा सीएचएस लि. ब्लॉक नं. मामलेदारवाडी रोड नं 4, रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं.-AZPPG6139E	
(9) दस्तऐवज करून दिल्याचा दिनांक	21/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	21/02/2024	
(11)अनुक्रमांक, खंड व पृष्ठ	4342/2024	
(12)बाजारभावामागे मुद्रांक शुल्क	2460000	
(13)बाजारभावामागे 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.	



Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	1,510.00	1,661.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹31,457.00	₹28,597.00	-

2310389	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 6
31-01-2024		दस्ता क्रमांक : 2310/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:83m
<b>गावाचे नाव : मालाड</b>		
(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल	
(2)मोबदला	47500000	
(3) बाजारभास(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	31221459.5	
(4) भू-मापन,पोटलिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 2404, माळा नं: 24 वा मजला, इमारतीचे नाव: लक्ष्मी राजविलास, ब्लॉक नं: गोरगाव टेलिफोन एक्सचेंज जवळ, रोड : गोरगाव-मुलुंड लिंक रोड,मालाड पश्चिम,मुंबई 400064, इतर माहिती: (व्हिलेज - मालाड दक्षिण)..... सदनिकेचे एकूण क्षेत्रफळ 1510 चौ. फुट रेरा कार्पेट एरिया म्हणजे 140.28 चौ. मीटर रेरा कार्पेट एरिया(154.30 चौ. मीटर रेरा बिल्टअप एरिया)..... सोबत दोन कार पार्किंग स्पेस.( ( C.T.S. Number : 1376, 1376/1 to 9, 1377 (Part), 1377/1 to 42, 1377/43 (part), 1377/44 (part), 1377/45 to 47, 1378 (part), 1378/1 to 14, 1378/18 (part), 1378/19 (Part), 1378/22 to 26, 1379, 1379/1 to 21, 1380, 1380/1 to 11 ; ) )	
(5) क्षेत्रफळ	154.30 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मेसर्स श्री लक्ष्मीदेवी डेव्हलपर्सचे भागीदार श्री धरत ए. कोठारी वय.-52 पत्ता.-प्लॉट नं: गाला नं. 501आणि 502, माळा नं. 5 वा मजला, इमारतीचे नाव. फर्स्ट अवेन्यू विलिजिंग, ब्लॉक नं. -, रोड नं: लिंक रोड, सीटीएस नं 1199 ई, मालाड पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड.-400064 पॅन नं.-ADIF502377 2): नाव.-मेसर्स श्री लक्ष्मीदेवी डेव्हलपर्सचे भागीदार श्री सनी धनसुखताल शाह वय.-40 पत्ता.-प्लॉट नं. गाला नं. 501आणि 502, माळा नं. 5 वा मजला, इमारतीचे नाव. फर्स्ट अवेन्यू विलिजिंग, ब्लॉक नं. -, रोड नं: लिंक रोड, सीटीएस नं. 1199 ई, मालाड पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड.-400064 पॅन नं.-ADIF502377	
(8)दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-मनीष रमेश गुप्ता वय.-51; पत्ता.-प्लॉट नं. प्लॉट नं. 606, माळा नं. -, इमारतीचे नाव: एस 4, सुंदरवन को ऑपरेटिव्ह हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं. सुंदर नगर, मालाड पश्चिम, मुंबई, महाराष्ट्र, MUMBAI पिन कोड.-400064 पॅन नं.-AAFP65584N 2): नाव.-वर्षा मनीष गुप्ता वय.-49; पत्ता.-प्लॉट नं. प्लॉट नं. 606, माळा नं. -, इमारतीचे नाव: एस 4, सुंदरवन को ऑपरेटिव्ह हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं. सुंदर नगर, मालाड पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड.-400064 पॅन नं.-ABAPG9207G	
(9) दस्तावेज करून दिल्याचा दिनांक	31/01/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	31/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	2310/2024	
(12)बाजारभावाप्रमाणे सुद्धांक शुल्क	2850000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹3,95,63,500.00 (Rupees Three Crore Ninety Five Lakh Sixty Three Thousand Five Hundred Only)** .

No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by FDC Ltd. from Shree Laxmidevi Developers vide Agreement for sale dated 26.12.2020.
2	purpose of valuation and appointing authority	As per the request from FDC Limited, to assess Fair Market Value
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Deepak Jain - Valuation Engineer Vaishali Sarmalkar - Technical Manager Shyam Kajvilkar - 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 - 20.08.2024 Valuation Date - 24.08.2024 Date of Report - 24.08.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 22.08.2024
7	nature and sources of the information used or relied upon;	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 Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial 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



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## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **24th August 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. Mumbai (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. Vastukala Consultants India Pvt. Ltd. adopts assumptions for the purpose of providing valuation advice 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 Flat, admeasuring **1181.00 Sq. Ft. Carpet Area** in the name of **FDC Ltd..** . Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **FDC Ltd..** For the



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purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

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

### Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **1181.00 Sq. Ft. Carpet Area**.

### 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 Highest and Best Use model is used for analysing development potential.

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

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

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.



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## 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 and site visit conducted, we understand that the subject property is **Residential Flat, admeasuring 1181.00 Sq. Ft. Carpet Area.**

## ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Non SARFAESI** purpose as on dated **24th 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 knowledgeably and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are :

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

## DECLARATION OF PROFESSIONAL FEES CHARGED

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

## VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded, 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 Non SARFAESI purpose at **₹3,95,63,500.00 (Rupees Three Crore Ninety Five Lakh Sixty Three Thousand Five Hundred Only)**.

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: 2024.08.24 17:28:16 +05'30'

  
Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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



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