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Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **National Stock Exchange of India Ltd.**

Residential Apartment No. 001 on Ground Floor, Apartment No. 101 & 102 on 1st Floor, Apartment No. 201 & 202 on 2nd Floor, Apartment No. 301, 302 & 303 on 3rd Floor, Apartment No. 401, 402 & 403 on 4th Floor, Apartment No. 501, 502 & 503 on 5th Floor, Apartment No. 601 & 602 on 6th Floor, Apartment No. 702 & 703 on 7th Floor, "**Neat House**", Govindrao Patwardhan Marg, Portuguese Church, Dadar (West), Mumbai – 400028.

Latitude Longitude: 19°01'11.8"N 72°50'05.9"E

Intended User:

India Exim Bank

Administration Group, Centre One Building, 21st Floor, World Trade Centre Complex, Cuffe Parade, Mumbai 400 005, State – Maharashtra, Country – India.

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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Regd. Office

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

+91 2247495919

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Vastu/Mumbai/09/2024/10882/2308016
03/02-22-SKVSM
Date: 03.09.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Apartment No. 001 on Ground Floor, Apartment No. 101 & 102 on 1st Floor, Apartment No. 201 & 202 on 2nd Floor, Apartment No. 301, 302 & 303 on 3rd Floor, Apartment No. 401, 402 & 403 on 4th Floor, Apartment No. 501, 502 & 503 on 5th Floor, Apartment No. 601 & 602 on 6th Floor, Apartment No. 702 & 703 on 7th Floor, “**Neat House**”, Govindrao Patwardhan Marg, Portuguese Church, Dadar (West), Mumbai – 400028 belongs to **National Stock Exchange of India Ltd.**

Boundaries of the property.

North : Buildarch Sakura
South : Prospect Printing Press
East : Road
West : Open Plot

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 Fair Market Value at ₹ 79,72,32,000.00 (Rupees Seventy Nine Crore Seventy Two Lakh Thirty Two Thousand Only).

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Encl: Valuation report.

Auth. Sign.



Our Pan India Presence at :

- | | | | |
|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
|  Nanded |  Thane |  Ahmedabad |  Delhi NCR |
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|  Aurangabad |  Pune |  Indore |  Jaipur |

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

VALUATION REPORT (IN RESPECT OF APARTMENT)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Purpose.
2.	a) Date of inspection	: 27.08.2024
	b) Date on which the valuation is made	: 03.09.2024
3.	List of documents produced for perusal: 1. Copy of Indenture Deed dated 05.04.2002 between Suraj Estate Developers Pvt. Ltd. (the Developers) AND National Stock Exchange of India Ltd. (the Apartment Owner) for Apartment No. 001 . 2. Copy of Indenture Deed dated 05.04.2002 between Suraj Estate Developers Pvt. Ltd. (the Developers) AND National Stock Exchange of India Ltd. (the Apartment Owner) for Apartment No. 101 & 102 . 3. Copy of Indenture Deed dated 05.04.2002 between Suraj Estate Developers Pvt. Ltd. (the Developers) AND National Stock Exchange of India Ltd. (the Apartment Owner) for Apartment No. 201 . 4. Copy of Indenture Deed dated 05.04.2002 between Suraj Estate Developers Pvt. Ltd. (the Developers) AND National Stock Exchange of India Ltd. (the Apartment Owner) for Apartment No. 202 . 5. Copy of Indenture Deed dated 05.04.2002 between Suraj Estate Developers Pvt. Ltd. (the Developers) AND National Stock Exchange of India Ltd. (the Apartment Owner) for Apartment No. 301 . 6. Copy of Indenture Deed dated 05.04.2002 between Suraj Estate Developers Pvt. Ltd. (the Developers) AND National Stock Exchange of India Ltd. (the Apartment Owner) for Apartment No. 302 . 7. Copy of Indenture Deed dated 05.04.2002 between Suraj Estate Developers Pvt. Ltd. (the Developers) AND National Stock Exchange of India Ltd. (the Apartment Owner) for Apartment No. 303 . 8. Copy of Indenture Deed dated 05.04.2002 between Suraj Estate Developers Pvt. Ltd. (the Developers) AND National Stock Exchange of India Ltd. (the Apartment Owner) for Apartment No. 401 . 9. Copy of Indenture Deed dated 05.04.2002 between Suraj Estate Developers Pvt. Ltd. (the Developers) AND National Stock Exchange of India Ltd. (the Apartment Owner) for Apartment No. 402 . 10. Copy of Indenture Deed dated 05.04.2002 between Suraj Estate Developers Pvt. Ltd. (the Developers) AND National Stock Exchange of India Ltd. (the Apartment Owner) for Apartment No. 403 . 11. Copy of Indenture Deed dated 05.04.2002 between Suraj Estate Developers Pvt. Ltd. (the Developers) AND National Stock Exchange of India Ltd. (the Apartment Owner) for Apartment No. 501 . 12. Copy of Indenture Deed dated 05.04.2002 between Suraj Estate Developers Pvt. Ltd. (the Developers) AND National Stock Exchange of India Ltd. (the Apartment Owner) for Apartment No. 502 . 13. Copy of Indenture Deed dated 05.04.2002 between Suraj Estate Developers Pvt. Ltd. (the Developers) AND National Stock Exchange of India Ltd. (the Apartment Owner) for Apartment No. 503 . 14. Copy of Indenture Deed dated 05.04.2002 between Suraj Estate Developers Pvt. Ltd. (the Developers) AND National Stock Exchange of India Ltd. (the Apartment Owner) for Apartment No. 601 . 15. Copy of Indenture Deed dated 05.04.2002 between Suraj Estate Developers Pvt. Ltd. (the Developers) AND National Stock Exchange of India Ltd. (the Apartment Owner) for Apartment No. 602 . 16. Copy of Indenture Deed dated 05.04.2002 between Suraj Estate Developers Pvt. Ltd. (the Developers) AND National Stock Exchange of India Ltd. (the Apartment Owner) for Apartment No. 702 .	



Since 1989

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17. Copy of Indenture Deed dated 05.04.2002 between Suraj Estate Developers Pvt. Ltd. (the Developers) AND National Stock Exchange of India Ltd. (the Apartment Owner) for **Apartment No. 703**
18. Copy of Full Occupancy Certificate No. EEBPR / 4368 / GN / AR dated 18/09/2000 issued by Municipal Corporation of Greater Mumbai.
19. Copy of Commencement Certificate No. EEBPC / 4368 / GN / A dated 29/07/1995 issued by Municipal Corporation of Greater Mumbai.
20. Copy of Electricity Bills issued by BEST, Details are as under:

Sr. No.	Apartment No.	Electricity Bill Consumer No.	Date	Name
1	202	621-607-003*5	09.08.2024	Suraj Estate Dev Pvt Ltd
2	301	621-607-021*7	09.08.2024	National Stock Exch of India
3	302	621-607-037*0	09.08.2024	National Stock Exch of India
4	303	621-607-019*9	09.08.2024	National Stock Exch of India
5	401	621-607-017*5	09.08.2024	National Stock Exch of India
6	403	621-607-031*	09.08.2024	National Stock Exch of India
7	502	621-607-015*1	09.08.2024	National Stock Exch of India
8	503	621-607-033*3	09.08.2024	National Stock Exch of India
9	601	621-607-029*1	09.08.2024	National Stock Exch of India
10	702	621-607-001*1	09.08.2024	National Stock Exch of India
11	703	621-607-009*6	09.08.2024	National Stock Exch of India

4.	:	<p>Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)</p> <p>National Stock Exchange of India Ltd.</p> <p>Address : Residential Apartment No. 001 on Ground Floor, Apartment No. 101 & 102 on 1st Floor, Apartment No. 201 & 202 on 2nd Floor, Apartment No. 301, 302 & 303 on 3rd Floor, Apartment No. 401, 402 & 403 on 4th Floor, Apartment No. 501, 502 & 503 on 5th Floor, Apartment No. 601 & 602 on 6th Floor, Apartment No. 702 & 703 on 7th Floor, “Neat House”, Govindrao Patwardhan Marg, Portuguese Church, Dadar (West), Mumbai – 400028.</p> <p>Contact Person: Mr. Mahfooz Khan (Manager) Mobile No.: 8655647684</p> <p>Limited Company Ownership</p>
5.	:	<p>Brief description of the property (Including Leasehold / freehold etc.)</p> <p>The property is a Residential Apartment is located on Ground Floor, 1st Floor, 2nd Floor, 3rd Floor, 4th Floor, 5th Floor, 6th Floor & 7th Floors. The property is at 1.1 km. walkable distance from nearest Railway Station Dadar.</p> <p>At the time of site visit, internal inspection not allowed for Flat No. 101, 102, 402, 501, 503 & 602.</p> <p>As per site inspection, Flat No. 301, 302 & 303 are internally amalgamated to form a single flat having single entrance door.</p>

		The details of composition of apartment provided by the client and as per site inspection are as under:
	Apartment No.	Composition
	001	3 Bedrooms, Living Room, Dining, Kitchen, 3 Toilets (i.e. 3BHK Flat)
	101	4 Bedrooms, Living Room, Dining, Kitchen, 3 Toilets, Enclosed Balcony (i.e. 4BHK Flat)
	102	4 Bedrooms, Living Room, Dining, Kitchen, 3 Toilets, Enclosed Balcony (i.e. 4BHK Flat)
	201	3 Bedrooms, Living Room, Dining, Kitchen, 3 Toilets, Enclosed Balcony (i.e. 3BHK Flat)
	202	2 Bedrooms, Living Room, Dining, Kitchen, 1 Toilet, Enclosed Balcony (i.e. 2BHK Flat)
	301	2 Bedrooms, Living Room, Dining, Kitchen, 2 Toilets, Enclosed Balcony (i.e. 2BHK Flat)
	302	2 Bedrooms, Living Room, Dining, Kitchen, 2 Toilets, Enclosed Balcony (i.e. 2BHK Flat)
	303	2 Bedrooms, Living Room, Dining, Kitchen, 2 Toilets, Enclosed Balcony (i.e. 2BHK Flat)
	401	2 Bedrooms, Living Room, Dining, Kitchen, 2 Toilets, Enclosed Balcony (i.e. 2BHK Flat)
	402	2 Bedrooms, Living Room, Dining, Kitchen, 2 Toilets, Enclosed Balcony (i.e. 2BHK Flat)
	403	2 Bedrooms, Living Room, Dining, Kitchen, 2 Toilets, Enclosed Balcony (i.e. 2BHK Flat)
	501	2 Bedrooms, Living Room, Dining, Kitchen, 2 Toilets, Enclosed Balcony (i.e. 2BHK Flat)
	502	2 Bedrooms, Living Room, Dining, Kitchen, 2 Toilets, Enclosed Balcony (i.e. 2BHK Flat)
	503	2 Bedrooms, Living Room, Dining, Kitchen, 2 Toilets, Enclosed Balcony (i.e. 2BHK Flat)
	601	4 Bedrooms, Living Room, Dining, Kitchen, 3 Toilets, Enclosed Balcony (i.e. 4BHK Flat)
	602	4 Bedrooms, Living Room, Dining, Kitchen, 3 Toilets, Enclosed Balcony (i.e. 4BHK Flat)
	702	Multipurpose Room & Kitchen (As per site inspection Kitchen not available) (i.e. 1RK)
	703	4 Bedrooms, Living Room, Dining, Kitchen, 3 Toilets, Enclosed Balcony (i.e. 4BHK Flat)
6.	Location of property	:
	a) Plot No. / Survey No.	: Final Plot No. 766, T.P.S. IV of Mahim Division
	b) Door No.	: Residential Apartment No. 001 on Ground Floor, Apartment No. 101 & 102 on 1 st Floor, Apartment No. 201 & 202 on 2 nd Floor, Apartment No. 301, 302 & 303 on 3 rd Floor, Apartment No. 401, 402 & 403 on 4 th Floor, Apartment No. 501, 502 & 503 on 5 th Floor, Apartment No. 601 & 602 on 6 th Floor, Apartment No. 702 & 703 on 7 th Floor
	c) C.T.S. No. / Village	: Mahim Division
	d) Ward / Taluka	: G/N Ward
	e) Mandal / District	: Mumbai
	f) Date of issue and validity of layout of approved map / plan.	: As Full Occupancy Certificate is available, we assumed that the construction is as per approved plan.
	g) Approved map / plan issuing authority	:
	h) Whether genuineness or authenticity of approved map/ plan is verified	:
	i) Any other comments by our empanelled valuers on authentic of approved plan.	:
7.	Postal address of the property	: Residential Apartment No. 001 on Ground Floor, Apartment No. 101 & 102 on 1 st Floor, Apartment No. 201 & 202 on 2 nd Floor, Apartment No. 301, 302 & 303 on 3 rd Floor, Apartment No. 401, 402 & 403 on 4 th Floor, Apartment No. 501, 502 & 503 on 5 th Floor, Apartment No. 601 & 602 on 6 th Floor, Apartment No. 702 & 703 on 7 th Floor, "Neat House", Govindrao Patwardhan Marg, Portuguese Church, Dadar (West), Mumbai – 400028.

8.	City / Town	:	Dadar (West)	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	High Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Mahim Municipal Corporation of Greater Mumbai	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	Boundaries of the property		As per Site	As per documents
	North	:	Buildarch Sakura	Details not available
	South	:	Prospect Printing Press	Details not available
	East	:	Road	Details not available
	West	:	Open Plot	Details not available
13	Dimensions of the site		N. A. as property under consideration is an Apartment in an apartment building.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:		
	As per Indenture Deed Built up area are as under and considered for valuation :			
	Sr. No.	Apartment No.	Measured Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft.)
	1	001	935.00	1,108.00
	2	101	Inspection not allowed	1,469.00
	3	102	Inspection not allowed	1,469.00
	4	201	1,008.00	1,235.00
	5	202	689.00	863.00
	6	301	833.00	979.00
	7	302	888.00	978.00
	8	303	814.00	979.00
	9	401	833.00	979.00
	10	402	Inspection not allowed	978.00
	11	403	814.00	979.00
	12	501	Inspection not allowed	979.00
	13	502	888.00	979.00
	14	503	Inspection not allowed	979.00

	15	601	1,255.00	1,454.00
	16	602	Inspection not allowed	1,454.00
	17	702	266.00	304.00
	18	703	1,188.00	1,375.00
			TOTAL	19,540.00
14.1	Latitude, Longitude & Co-ordinates of Apartment		: 19°01'11.8"N 72°50'05.9"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)		: Total Built Up Area in Sq. Ft. = 19,540.00 (Area as per Indenture Deed)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: Vacant at the time of visit	
II	APARTMENT BUILDING			
1.	Nature of the Apartment		: Residential	
2.	Location		:	
	C.T.S. No.		: CTS No. 25 (pt) of Mahim Division	
	Block No.		: -	
	Ward No.		: G- South Ward of MCGM	
	Village / Municipality / Corporation		: Village – Mahim Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)		: Residential Apartment No. 001 on Ground Floor, Apartment No. 101 & 102 on 1 st Floor, Apartment No. 201 & 202 on 2 nd Floor, Apartment No. 301, 302 & 303 on 3 rd Floor, Apartment No. 401, 402 & 403 on 4 th Floor, Apartment No. 501, 502 & 503 on 5 th Floor, Apartment No. 601 & 602 on 6 th Floor, Apartment No. 702 & 703 on 7 th Floor, “ Neat House ”, Govindrao Patwardhan Marg, Portuguese Church, Dadar (West), Mumbai – 400028.	
	Description of the locality Residential / Commercial / Mixed		: Residential	
	Year of Construction		: 2000 (As per Full Occupancy Certificate)	
	Number of Floors		: Ground + 7 Upper Floors	
	Type of Structure		: R.C.C. Framed Structure	
	Number of Dwelling units in the building		: Single Apartment on Ground Floor 2 Apartments on 1 st & 6 th Floors 3 Apartments on 2 nd , 3 rd , 4 th , 5 th & 7 th Floors	
	Quality of Construction		: Good	
	Appearance of the Building		: Good	
	Maintenance of the Building		: Good	
3.	Facilities Available		:	
	Lift		: 2 Lifts	
	Protected Water Supply		: Municipal Water supply	
	Underground Sewerage		: Connected to Municipal Sewerage System	
	Car parking - Open / Covered		: Provided	
	Is Compound wall existing?		: Yes	
	Is pavement laid around the building		: Yes	

III	APARTMENT																									
1	The floor in which the Apartment is situated	: 12 th Floor																								
2	Door No. of the Apartment	: Residential Apartment No. 001 on Ground Floor, Apartment No. 101 & 102 on 1 st Floor, Apartment No. 201 & 202 on 2 nd Floor, Apartment No. 301, 302 & 303 on 3 rd Floor, Apartment No. 401, 402 & 403 on 4 th Floor, Apartment No. 501, 502 & 503 on 5 th Floor, Apartment No. 601 & 602 on 6 th Floor, Apartment No. 702 & 703 on 7 th Floor																								
3	Specifications of the Apartment	:																								
	Roof	: R.C.C. Slab																								
	Flooring	: Marble Flooring																								
	Doors	: Teakwood door frame with flush shutters																								
	Windows	: Powder coated Aluminium sliding windows																								
	Fittings	: Concealed plumbing with C.P. fittings. Electrical wiring with Concealed																								
	Finishing	: Cement Plastering																								
4	House Tax	:																								
	Assessment No.	: Details not available																								
	Tax paid in the name of:	: Details not available																								
	Tax amount:	: Details not available																								
5	Electricity Service connection No.:	: <table border="1"> <thead> <tr> <th>Apartment No.</th> <th>Electricity Bill Consumer No.</th> </tr> </thead> <tbody> <tr><td>202</td><td>621-607-003*5</td></tr> <tr><td>301</td><td>621-607-021*7</td></tr> <tr><td>302</td><td>621-607-037*0</td></tr> <tr><td>303</td><td>621-607-019*9</td></tr> <tr><td>401</td><td>621-607-017*5</td></tr> <tr><td>403</td><td>621-607-031*.</td></tr> <tr><td>502</td><td>621-607-015*1</td></tr> <tr><td>503</td><td>621-607-033*3</td></tr> <tr><td>601</td><td>621-607-029*1</td></tr> <tr><td>702</td><td>621-607-001*1</td></tr> <tr><td>703</td><td>621-607-009*6</td></tr> </tbody> </table>	Apartment No.	Electricity Bill Consumer No.	202	621-607-003*5	301	621-607-021*7	302	621-607-037*0	303	621-607-019*9	401	621-607-017*5	403	621-607-031*.	502	621-607-015*1	503	621-607-033*3	601	621-607-029*1	702	621-607-001*1	703	621-607-009*6
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703	621-607-009*6																									
	Meter Card is in the name of:	: Suraj Estate Dev Pvt Ltd – Flat No. 202 National Stock Exch of India – Flat No. 301, 302, 303, 401, 403, 502, 503, 601, 702 & 703																								
6	How is the maintenance of the Apartment?	: Good																								
7	Sale Deed executed in the name of	: National Stock Exchange of India Ltd.																								
8	What is the undivided area of land as per Sale Deed?	: Details not available																								
9	What is the plinth area of the Apartment?	: Total Built Up Area in Sq. Ft. = 19,540.00 (Area as per Indenture Deed)																								
10	What is the floor space index (app.)	: As per MCGM norms																								
11	What is the Carpet Area of the Apartment?	: Total Carpet Area in Sq. Ft. = (Area as per Area table mentioned in Point No. 14)																								
12	Is it Posh / I Class / Medium / Ordinary?	: High Class																								
13	Is it being used for Residential or Commercial purpose?	: Residential purpose																								

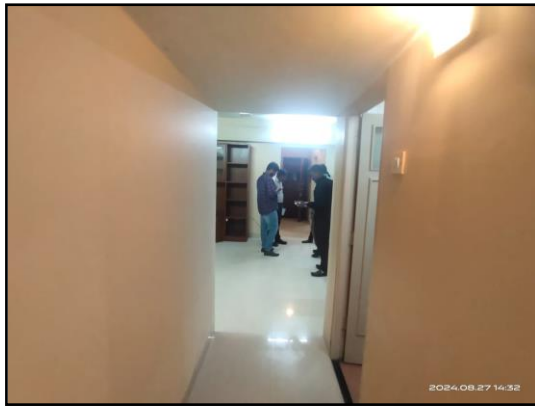
14	Is it Owner-occupied or let out?	:	Vacant at the time of visit
15	If rented, what is the monthly rent?	:	As per valuation table
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Apartment 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)	:	₹ 40,000.00 to ₹ 42,000.00 per Sq. Ft. on Built up area
2	What is the adopted basic composite rate of the Apartment under valuation after comparing with the specifications and other factors with the Apartment under comparison (give details).	:	₹ 40,800.00 per Sq. Ft. on Built up area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 37,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 2,15,620.00 per Sq. M. i.e. ₹ 20,032.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 1,86,904.00 per Sq. M. i.e. ₹ 17,364.00 per Sq. Ft.
5	Age of the building	:	24 years
6	Life of the building estimated	:	36 years Subject to proper, preventive periodic maintenance & structural repairs.
	Remarks:		
	<ol style="list-style-type: none"> As per site inspection, Internal Inspection not allowed for Flat No. 101, 102, 402, 501, 503 & 602. Flat No. 301, 302 & 303 are internally amalgamated to form a single flat having single entrance door. 		

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Apartment, where there are typically many comparables available to analyze. As the property is a Residential Apartment, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 40,000.00 to ₹ 42,000.00 per Sq. Ft. on Built up area. Considering the rate with attached report, current market conditions, demand and supply position, Apartment size, location, upswing in real estate prices, sustained demand for Residential Apartment, all round development of commercial and residential application in the locality etc. We estimate ₹ 40,800.00 per Sq. Ft. on Built up area for valuation.

Details of valuation

Sr. No.	Apartment No.	Indenture Deed BUA (Sq. Ft.)	Rate on BUA (₹ / Sq. Ft.)	Fair Market Value (₹)	Realizable Value (₹)	Distress Value (₹)	Insurance Value (₹)	Government Value (₹)
1	001	1,108.00	40,800.00	4,52,06,400.00	4,06,85,760.00	3,61,65,120.00	33,24,000.00	1,92,39,312.00
2	101	1,469.00	40,800.00	5,99,35,200.00	5,39,41,680.00	4,79,48,160.00	44,07,000.00	2,55,07,716.00
3	102	1,469.00	40,800.00	5,99,35,200.00	5,39,41,680.00	4,79,48,160.00	44,07,000.00	2,55,07,716.00
4	201	1,235.00	40,800.00	5,03,88,000.00	4,53,49,200.00	4,03,10,400.00	37,05,000.00	2,14,44,540.00
5	202	863.00	40,800.00	3,52,10,400.00	3,16,89,360.00	2,81,68,320.00	25,89,000.00	1,49,85,132.00
6	301	979.00	40,800.00	3,99,43,200.00	3,59,48,880.00	3,19,54,560.00	29,37,000.00	1,69,99,356.00
7	302	978.00	40,800.00	3,99,02,400.00	3,59,12,160.00	3,19,21,920.00	29,34,000.00	1,69,81,992.00
8	303	979.00	40,800.00	3,99,43,200.00	3,59,48,880.00	3,19,54,560.00	29,37,000.00	1,69,99,356.00
9	401	979.00	40,800.00	3,99,43,200.00	3,59,48,880.00	3,19,54,560.00	29,37,000.00	1,69,99,356.00
10	402	978.00	40,800.00	3,99,02,400.00	3,59,12,160.00	3,19,21,920.00	29,34,000.00	1,69,81,992.00
11	403	979.00	40,800.00	3,99,43,200.00	3,59,48,880.00	3,19,54,560.00	29,37,000.00	1,69,99,356.00
12	501	979.00	40,800.00	3,99,43,200.00	3,59,48,880.00	3,19,54,560.00	29,37,000.00	1,69,99,356.00
13	502	979.00	40,800.00	3,99,43,200.00	3,59,48,880.00	3,19,54,560.00	29,37,000.00	1,69,99,356.00
14	503	979.00	40,800.00	3,99,43,200.00	3,59,48,880.00	3,19,54,560.00	29,37,000.00	1,69,99,356.00
15	601	1,454.00	40,800.00	5,93,23,200.00	5,33,90,880.00	4,74,58,560.00	43,62,000.00	2,52,47,256.00
16	602	1,454.00	40,800.00	5,93,23,200.00	5,33,90,880.00	4,74,58,560.00	43,62,000.00	2,52,47,256.00
17	702	304.00	40,800.00	1,24,03,200.00	1,11,62,880.00	99,22,560.00	9,12,000.00	52,78,656.00
18	703	1,375.00	40,800.00	5,61,00,000.00	5,04,90,000.00	4,48,80,000.00	41,25,000.00	2,38,75,500.00
Total Value				79,72,32,000.00	71,75,08,800.00	63,77,85,600.00	5,86,20,000.00	33,92,92,560.00

Actual site photographs – Apartment No. 001



Actual site photographs – Apartment No. 201



Actual site photographs – Apartment No. 202



Actual site photographs – Apartment No. 301, 302 & 303



Actual site photographs – Apartment No. 301, 302 & 303



Actual site photographs – Apartment No. 401



Actual site photographs – Apartment No. 403



Actual site photographs – Apartment No. 502



Actual site photographs – Apartment No. 601



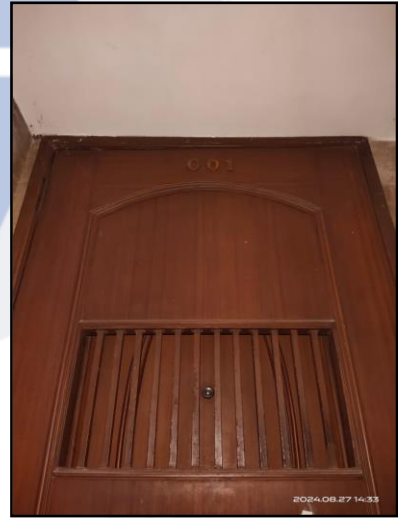
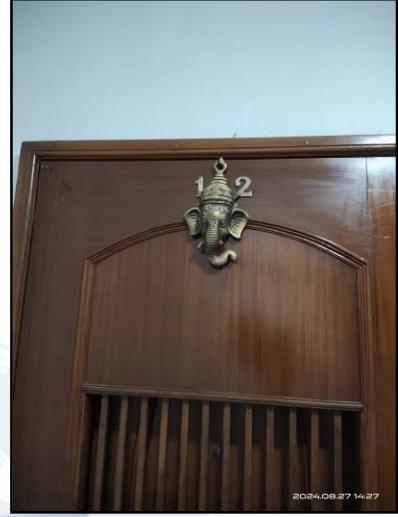
Actual site photographs – Apartment No. 702



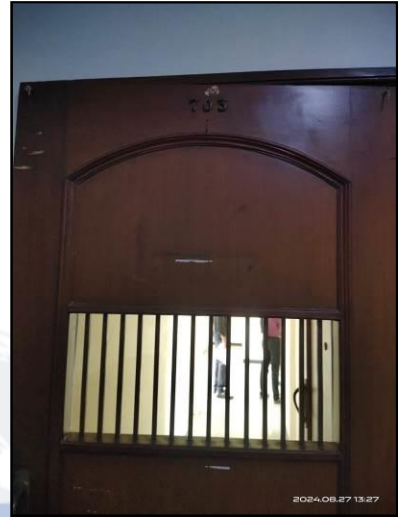
Actual site photographs – Apartment No. 703



Actual site photographs

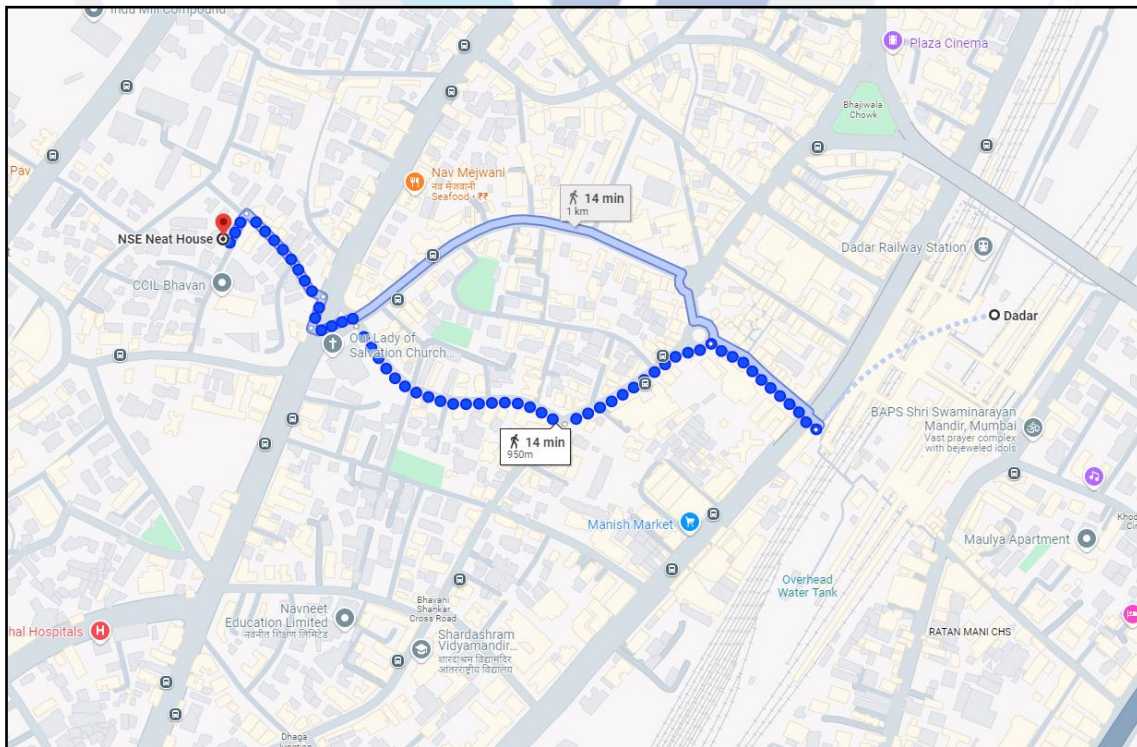
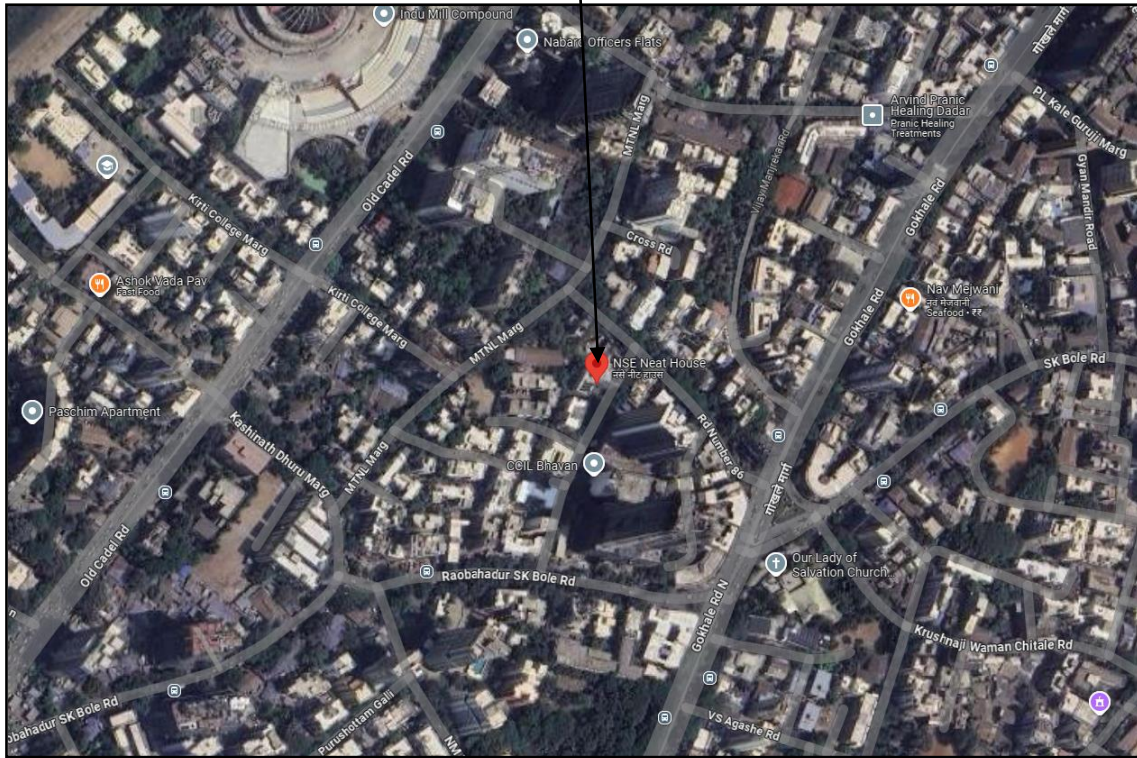


Actual site photographs



Route Map of the property

Site/ur



Latitude Longitude: 19°01'11.8"N 72°50'05.9"E

Note: The Blue line shows the route to site from nearest Railway station (Dadar – 950 M.)



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Ready Reckoner Rate

DIVISION / VILLAGE : MAHIM 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: The Portion between Siltadevi Temple Road to the South, Western Railway Line to the East, Mahim Bay to the North and West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
17	17/119	95970	215620	247970	269530	215620
<small>640, 641, 642, 643, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666B, 666A, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 688, 689, 690, 694B, 700, 701, 701, 702, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740A, 740B, 741, 742, 743, 748, 755A, 755B, 756, 756, 757, 758, 758, 759, 760, 761, 762, 763, 764, 766, 767, 767, 768, 769, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 803A, 803B, 804, 805, 806, 807, 808, 809, 810, 811, 812, 811, 812, 813, 814, 815, 816, 817, 818, 817, 818, 819, 820, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840,</small>						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Apartment	2,15,620.00			
No Increase for Apartment	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	2,15,620.00	Sq. Mtr.	20,032.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	95,970.00			
The difference between land rate and building rate (A – B = C)	1,19,650.00			
Depreciation Percentage as per table (D) [100% - 24%] (Age of the Building – 24 Years)	76%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,86,904.00	Sq. Mtr.	17,364.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / Apartment / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which Apartment is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicator

Property	Flat		
Source	Nobroker.com		
Floor			
	Carpet	Built Up	Saleable
Area	1133.00	1360.00	-
Percentage	20%	-	-
Rate Per Sq. Ft.	₹ 52,941.00	₹ 44,118.00	-

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⋮

Photos
Location
Shortlist

3 BHK Flat In Royal Task Apartment For Sale In Da...

Matkar Marg near Dadar Police Station

₹ 6 Crores
Non-negotiable
₹ 3.44 Lacs/Month
Estimated EMI
1,360
Sq.Ft
Need Home Loan?
[Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Dadar / 3bhk Flat for Sale in Dadar / Property Details

3 Bedroom

No. of Bedroom

Jul 15, 2024

Posted On

3 Bathroom

No. of Bathroom

Immediately

Possession

NA

Balcony

Royal Task Apartm...

Apartment

Bike and Car

Parking

None

Power Backup

[Get Owner Details](#)

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Unique Views
❤️ 0
Shortlists
📞 1
Contacted

Powered By : NBEstimate

Similar Properties

3 BHK Flat In Chintaman...

Near Kabutar Khana, Ashok Nagar,...

Within 5 km

Price
₹5.97 Crores
Builtup Area
1657 sqft

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹11.0 Per Sq.Ft/M	Flooring	NA
Builtup Area	1,360 Sq.Ft	Furnishing Status	Unfurnished Furnish Now
Facing	Don't Know	Floor	9/18
Parking	Bike And Car	Gated Security	Yes

NoBroker Services

Price Indicator

Property	Flat		
Source	Housing.com		
Floor			
	Carpet	Built Up	Saleable
Area	708.00	850.00	-
Percentage	20%	-	-
Rate Per Sq. Ft.	₹ 48,000.00	₹ 40,000.00	-

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Home / Mumbai / Dadar West / Apartment for Sale in Dadar West / 2 BHK Flat Last updated: Aug 22, 2024



2 BHK Flat

Mira MarHousing, Chandrakant Dhuru Wadi, Dadar West, Mumbai **₹3.4 Cr** EMI starts at ₹1.69 Lacs

₹40 K/sq.ft

Contact Seller



+
3 more

850 sq.ft
Built Up Area

₹40 K/sq.ft
Avg. Price

45 Year Old
Age of property

Ready to move
Possession status

Middle i
of 7 floors

Fully Furnished
Furnishing

OVERVIEW PRICE ESTIMATE AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT Q&A CALCULATOR

Special Highlights

- ✔ 24x7 Security
- ✔ Lift
- ✔ Close to Grocery Stores
- ✔ Close to Bus Stop

Property Location

Mira MarHousing, Chandrakant Dhuru Wadi, Dadar West, Mumbai

Around This Property

Awesome! Better priced property in this area

Contact Seller

Rohit Katre

Housing Prime Agent
+9198200.....

Please share your contact

Name

+91 Phone



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Sales Instance

Property	Flat		
Source	Index II		
Floor			
	Carpet	Built Up	Saleable
Area	325.00	390.00	-
Percentage	20%	-	-
Rate Per Sq. Ft.	₹ 49,846.00	₹ 41,538.00	-

14910508 22-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4 दस्त क्रमांक : 14910/2024 नोंदणी : Regn:83m
गावाचे नाव : माहिम		
(1)विलेखाचा प्रकार	अँग्रीमेंट टू सेल	
(2)मोबदला	16200000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11658045.6	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 303, माळा नं: तिसरा मजला, इमारतीचे नाव: रामगिरी हाईट्स, ब्लॉक नं: अंतिम प्लॉट क्रमांक 762, रोड : कॉलेज मार्ग, इतर माहिती: 303,तिसरा मजला,रामगिरी हाईट्स सहकारी गृहनिर्माण संस्था,किर्ती कॉलेज मार्ग,अंतिम प्लॉट क्रमांक 762,सी टी एस क्रमांक 104(पार्ट)प्रभादेवी एम टी एन एल जवळ, दादर मुंबई,400028 येथे स्थित वरील 390 चौरस फूट बिल्ट अप मालमत्ता ही लेहून देणारे: अमोल मधुकर गद्रे हे ह्या करारनामा द्वारे लिहून घेणारे: अपर्णा अशोक ठाकूर व दक्षता प्रसाद ठाकूर ह्यांच्या नावे विकत आहेत.****(Final Plot Number : 762 ;)	
(5) क्षेत्रफळ	390 चौ.फूट	
(6)आकारणी किंवा जुटी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अमोल मधुकर गद्रे वय:-48 पत्ता:-प्लॉट नं: बी 302, माळा नं: तिसरा, इमारतीचे नाव: कॅल्कॉन गोल्डलीफ सोसायटी, ब्लॉक नं: रतन गॅस एजन्सी रोड, रोड नं: रतन गॅस एजन्सी रोड,रहाटणी, महाराष्ट्र, पुणे. पिन कोड:-411017 पॅन नं:-ADKPG8099A	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अपर्णा अशोक ठाकूर वय:-63; पत्ता:-प्लॉट नं: 803, माळा नं: आठवा, इमारतीचे नाव: रामगिरी हाईट्स सहकारी गृहनिर्माण संस्था ,, ब्लॉक नं: अंतिम प्लॉट क्रमांक 762, सी टी एस क्रमांक 104 (पार्ट) प्रभादेवी एम टी एन एल जवळ, दादर मुंबई, , रोड नं: ,किर्ती कॉलेज मार्ग, , महाराष्ट्र, MUMBAI. पिन कोड:-400028 पॅन नं:-AWZPT8801D 2): नाव:-दक्षता प्रसाद ठाकूर वय:-33; पत्ता:-प्लॉट नं: 803, माळा नं: आठवा, इमारतीचे नाव: रामगिरी हाईट्स सहकारी गृहनिर्माण संस्था ,, ब्लॉक नं: अंतिम प्लॉट क्रमांक 762, सी टी एस क्रमांक 104 (पार्ट), रोड नं: किर्ती कॉलेज मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-BJYPP0076K	
(9) दस्तावेज करून दिल्याचा दिनांक	19/07/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	19/07/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	14910/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	811000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Sales Instance

Property	Flat		
Source	Index II		
Floor			
	Carpet	Built Up	Saleable
Area	635.00	762.00	-
Percentage	20%	-	-
Rate Per Sq. Ft.	₹ 47,244.00	₹ 39,370.00	-

8394508 24-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4 दस्त क्रमांक : 8394/2024 नोंदणी : Regn:63m
गावाचे नाव : लोअर परेल		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	30000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	24133319.706	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्र. 701,7 वा मजला,क्षेत्रफळ 762 चौ. फुट बिल्टअप सोबत सिमेंट शीटने झाकलेल्या टेरेसचे क्षेत्रफळ 565 चौ. फुट बिल्टअप आणि त्या सोबत एक गॅरेज नं. 1,प्रभादेवी शिल्पा को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड,एस. जी. रोड,दादर,मुंबई 400028. सी. एस क्र. 2/1162,लोअर परेल, फायनल प्लॉट क्र. 968,टि पी एस 4,ऑफ माहिम विभाग,लोअर परेल विभाग व इतर माहिती दस्तात नमुद केल्याप्रमाणे.((C.T.S. Number : 2/1162,LOWER PAREL, F, P NO. 968, TPS IV, MAHIM DIVISION ;))	
(5) क्षेत्रफळ	70.81 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-बाबूलाल एल. जैन वय:-76 पत्ता:-प्लॉट नं: सदनिका क्र. 701, माळी नं: 7 वा मजला, इमारतीचे नाव: प्रभादेवी शिल्पा को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: 968, एस. जी. रोड, रोड नं: दादर, महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-AABPJ2242E	
(8)दस्तावेज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रोहित - महनोत वय:-38; पत्ता:-प्लॉट नं: बी 75, एफ एफ, फेज-1, माळी नं: -, इमारतीचे नाव: -, ब्लॉक नं: पंजाब नॅशनल बँकेजवळ, रोड नं: अशोक विहार एच. ओ., दिल्ली, नॉर्थ वेस्ट दिल्ली. पिन कोड:-110052 पॅन नं:-ASNPM1136A	
(9) दस्तावेज करुन दिल्याचा दिनांक	23/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	24/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	8394/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1800000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Sr.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is owned by National Stock Exchange of India Ltd. as per Indenture Deed dated 05.04.2002
2.	Purpose of valuation and appointing authority	As per the request India Exim Bank to assess value of the property for Bank Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Saiprasad Patil & Chandan Singh – 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 – 27.08.2024 Valuation Date – 03.09.2024 Date of Report – 03.09.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 27.08.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, Residential Apartment size, location, upswing in real estate prices, sustained demand for Residential Apartment, all-round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **03rd September 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation 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 and site visit conducted, we understand that the subject property is Residential Amalgamated Apartment, admeasuring **Total Built up area in Sq. Ft. = 19,540.00** in the name of **National Stock Exchange of India 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



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Based on our discussion with the Client, we understand that the subject property is owned by **National Stock Exchange of India Ltd.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Area

Based on the information provided by the Client, we understand that the Residential Amalgamated Apartment, admeasuring **Total Built up area in Sq. Ft. = 19,540.00.**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach / Method and proposed Current use / Existing use premise is considered for this assignment.

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

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



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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Amalgamated Apartment, admeasuring **Total Built up area in Sq. Ft. = 19,540.00.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property for under reference as on **03rd September 2024**.

The term **Fair Market Value** is defined as

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market value at **₹ 79,72,32,000.00 (Rupees Seventy Nine Crore Seventy Two Lakh Thirty Two Thousand Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763



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