

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Jayeeta Ray & Mr. Kaushik Banerjee**

Residential Flat No. 604, 6th Floor, Wing - A, "Palazzio Co-Op Hsg. Soc. Ltd.", Aditya Mill Compound, Safed Pul, Andheri Kurla Road, Village - Mohili, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, Mumbai, PIN - 400 072, State - Maharashtra, India.

Latitude Longitude : 19°5'51.9"N 72°52'55.7"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

81-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

 +91 2247495919

 mumbai@vastukala.co.in

 www.vastukala.co.in

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 604, 6th Floor, Wing - A, "Palazzo Co-Op Hsg. Soc. Ltd.", Aditya Mill Compound, Safed Pul, Andheri Kurla Road, Village - Mohili, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, Mumbai, PIN - 400 072, State - Maharashtra, India belongs to **Mrs. Jayeeta Ray & Mr. Kaushik Banerjee**.

Boundaries of the property

North : Aditya Mills Road & Open Plot
South : Aventa Palazzo CHSL
East : Paradigm Business Center
West : Internal Road & Slum

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 **₹ 2,15,27,500.00 (Rupees Two Crore Fifteen Lakh Twenty Seven 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: 2024.10.16 17:30:51 +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 |

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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 for Market Value Purpose. |
| 2 | a) Date of inspection : 15.10.2024 |
| | b) Date of which the valuation is made : 16.10.2024 |
| 3 | List of documents produced for perusal: I) Copy of Agreement For Sale No.1907/2017 Dated 28.02.2017 between M/s. Spenta Builders Pvt. Ltd. (The Builder) And Mrs. Jayeeta Ray & Mr. Kaushik Banerjee(The Purchasers). II) Copy of Occupancy Certificate No.CHE / ES / 0091 / L-N / 337 (NEW) / OCC / 1 / New Dated 14.07.2020 issued by Municipal Corporation of Greater Mumbai. III) Copy of Commencement Certificate No.CE / 4288 / BPES / AL Dated 20.04.2017 issued by Municipal Corporation of Greater Mumbai. IV) Copy of Society Maintenance Bill No.939 Dated 01.09.2024 issued by Palazzio CoOp Hsg. Soc. Ltd.. V) Copy of Electricity Bill No.101148118288 Dated 27.09.2024. |
| 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) : Mrs. Jayeeta Ray & Mr. Kaushik Banerjee Residential Flat No. 604, 6 th Floor, Wing - A, "Palazzio Co-Op Hsg. Soc. Ltd.", Aditya Mill Compound, Safed Pul, Andheri Kurla Road, Village - Mohili, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, Mumbai, PIN - 400 072, State - Maharashtra, India. <u>Contact Person :</u> Bhola Banerjee (Owner's relative) Mobile No. 9930203426 Joint 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 6 th Floor. The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + 3 Toilet + Dining. (3 BHK) The property is at 1 Km distance from Sakinaka Metro Station. |
| 6 | Location of property |
| a) | Plot No. / Survey No. : |
| b) | Door No. : Residential Flat No. 604 |
| c) | C.T.S. No. / Village : CTS No - 832 B, Village - Mohili |
| d) | Ward / Taluka : Taluka - Andheri |
| e) | Mandal / District : District - Mumbai Suburban |

| | | | | |
|----|---|---|---|------------------------|
| f) | Date of issue and validity of layout of approved map / plan | : | As Occupancy Certificate is available it may be assumed that the construction is as per Sanctioned Plan. | |
| 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 | : | N.A | |
| 7 | Postal address of the property | : | Residential Flat No, 604, 6 th Floor, Wing - A, "Palazzio Co-Op Hsg. Soc. Ltd.", Aditya Mill Compound, Safed Pul, Andheri Kurla Road, Village - Mohili, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, Mumbai, PIN - 400 072, 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 | : | Semi Urban | |
| 10 | Coming under Corporation limit / Village Panchayat / Municipality | : | Village - Mohili 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 | Boundaries of the property | : | As per site | As per Document |
| | North | : | Aditya Mills Road & Open Plot | Details not available |
| | South | : | Aventa Palazzio CHSL | Details not available |
| | East | : | Paradigm Business Center | Details not available |
| | West | : | Internal Road & Slum | Details not available |
| 13 | Dimensions of the site | : | N. A. as property under consideration is a Residential Flat in a building. | |
| | | : | As per the Deed | As per Actuals |
| | North | : | - | - |
| | South | : | - | - |
| | East | : | - | - |
| | West | : | - | - |

| | | | |
|-----------|--|---|--|
| 14 | Extent of the site | : | Carpet Area in Sq. Ft. = 981.89 (Area as per Site measurement) Carpet Area in Sq. Ft. = 865.00 (Area As Per Agreement For Sale) Built Up Area in Sq. Ft. = 1038.00 (Carpet Area + 20%) |
| 14.1 | Latitude, Longitude & Co-ordinates of Flat | : | 19°5'51.9"N 72°52'55.7"E |
| 15 | Extent of the site considered for Valuation (least of 13A& 13B) | : | Carpet Area in Sq. Ft. = 865.00 (Area As Per Agreement For Sale) |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Owner occupied |
| II | APARTMENT BUILDING | | |
| 1. | Nature of the Apartment | : | Residential |
| 2. | Location | | |
| | C.T.S. No. | : | CTS No - 832 B |
| | Block No. | : | - |
| | Ward No. | : | - |
| | Village / Municipality / Corporation | | Village - Mohili, Municipal Corporation of Greater Mumbai (MCGM) |
| | Door No., Street or Road (Pin Code) | : | Residential Flat No. 604, 6 th Floor, Wing - A, " Palazzo Co-Op Hsg. Soc. Ltd. ", Aditya Mill Compound, Safed Pul, Andheri Kurla Road, Village - Mohili, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, Mumbai, PIN - 400 072, State - Maharashtra, India |
| 3. | Description of the locality Residential / Commercial / Mixed | : | Residential |
| 4. | Year of Construction | : | 2020 (As per occupancy certificate) |
| 5. | Number of Floors | : | 2 Basements + Stilt + 11 Upper Floors |
| 6. | Type of Structure | : | R.C.C. Framed Structure |
| 7. | Number of Dwelling units in the building | : | 6 th 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 | : | 2 Lifts |
| | Protected Water Supply | : | Municipal Water Supply |

| | | | |
|------------|--|---|---|
| | Underground Sewerage | : | Connected to Municipal Sewerage System |
| | Car parking - Open / Covered | : | One Car Parking |
| | Is Compound wall existing? | : | Yes |
| | Is pavement laid around the Building | : | Yes |
| III | Residential Flat | | |
| 1. | The floor in which the Flat is situated | : | 6 th Floor |
| 2. | Door No. of the Flat | : | Residential Flat No. 604 |
| 3. | Specifications of the Flat | | |
| | Roof | : | R. C. C. Slab |
| | Flooring | : | Vitrified Tile Flooring |
| | Doors | : | Teak Wood Door frame with Solid flush door |
| | Windows | : | Proposed Powder coated aluminium sliding windows |
| | Fittings | : | Concealed plumbing with C.P. fittings. Electrical wiring with concealed |
| | Finishing | : | Cement Plastering + POP Finish |
| 4. | House Tax | | |
| | Assessment No. | : | Bill No. 939 |
| | Tax paid in the name of | : | Mrs. Jayeeta Ray & Mr. Kaushik Banerjee |
| | Tax amount | : | 6,665/- |
| 5. | Electricity Service connection No. | : | Bill No. 101148118288 |
| | Meter Card is in the name of | : | Mrs. Jayeeta Ray & Mr. Kaushik Banerjee |
| 6. | How is the maintenance of the Flat? | : | Good |
| 7. | Sale Deed executed in the name of | : | Mrs. Jayeeta Ray & Mr. Kaushik Banerjee |
| 8. | What is the undivided area of land as per Sale Deed? | : | Details not available |
| 9. | What is the plinth area of the Flat? | : | Built Up Area in Sq. Ft. = 1038.00 (Carpet Area + 20%) |
| 10. | What is the floor space index (app.) | : | As per MCGM norms |
| 11. | What is the Carpet area of the Flat? | : | Carpet Area in Sq. Ft. = 981.89 (Area As per actual site measurement) Carpet Area in Sq. Ft. = 857.00 Balcony, Dry Ara, Flowerbed Area =124.00 Total Area in Sq. Ft. = 981.00 Carpet Area in Sq. Ft. = 865.00 (Area As Per Agreement For Sale) |

| | | | |
|-----------|--|---|---|
| 12. | Is it Posh / I Class / Medium / Ordinary? | : | Middle Class |
| 13. | Is it being used for Residential or Commercial purpose? | : | Residential Purpose |
| 14. | Is it Owner-occupied or let out? | : | Owner occupied |
| 15. | If rented, what is the monthly rent? | : | ₹ 44,800/- (Expected rental income per month) |
| IV | MARKETABILITY | | |
| 1. | How is the marketability? | : | Good |
| 2. | What are the factors favoring for an extra Potential Value? | : | Located at 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 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) | : | ₹ 20862/- to ₹ 27746/- per Sq. Ft. on Carpet Area ₹ 17385/- to ₹ 23122/- 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). | : | ₹ 23,500/- per Sq. Ft. |
| 3. | Break – up for the rate | : | |
| | I. Building + Services | : | ₹ 2,900/- per Sq. Ft. |
| | II. Land + others | : | ₹ 20,600/- per Sq. Ft. |
| 4. | Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed) | : | ₹ 1,58,277/- per Sq. M. i.e. ₹ 14,704/- 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 / Rgstrn. 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. |
| VI | COMPOSITE RATE ADOPTED AFTER DEPRECIATION | | |
| a | Depreciated building rate | | |
| | Replacement cost of Flat with Services (v(3)i) | : | ₹ 2,900/- per Sq. Ft. |

| | | | |
|----------|---|---|---|
| | Age of the building | : | 4 years |
| | Life of the building estimated | : | 56 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 | Total composite rate arrived for Valuation | | |
| | Depreciated building rate VI (a) | : | ₹ 2,900/- per Sq. Ft. |
| | Rate for Land & other V (3) ii | : | ₹ 20,600/- per Sq. Ft. |
| | Total Composite Rate | : | ₹ 23,500/- per Sq. Ft. |
| | Remarks | : | As per Site Inspection, Actual Total Carpet area 981.00 Sq. Ft (Including Balcony, Dry Ara, Flowerbed Area) is more than Carpet area 865.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate is considered |

Details of Valuation:

| No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|-----|--|----------------|-------------------|-----------------------|
| 1 | Present value of the Flat | 865.00 Sq. Ft. | 23,500.00 | 2,03,27,500.00 |
| 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 | 1 | 1200000 | 12,00,000.00 |
| | Fair Market value of the property | | | 2,15,27,500.00 |
| | Insurable value of the property (1038.00 X 2,900.00) | | | 30,10,200.00 |
| | Guideline value of the property (1038.00 X 14,386.00) | | | 1,49,32,668.00 |

Actual Site Photographs



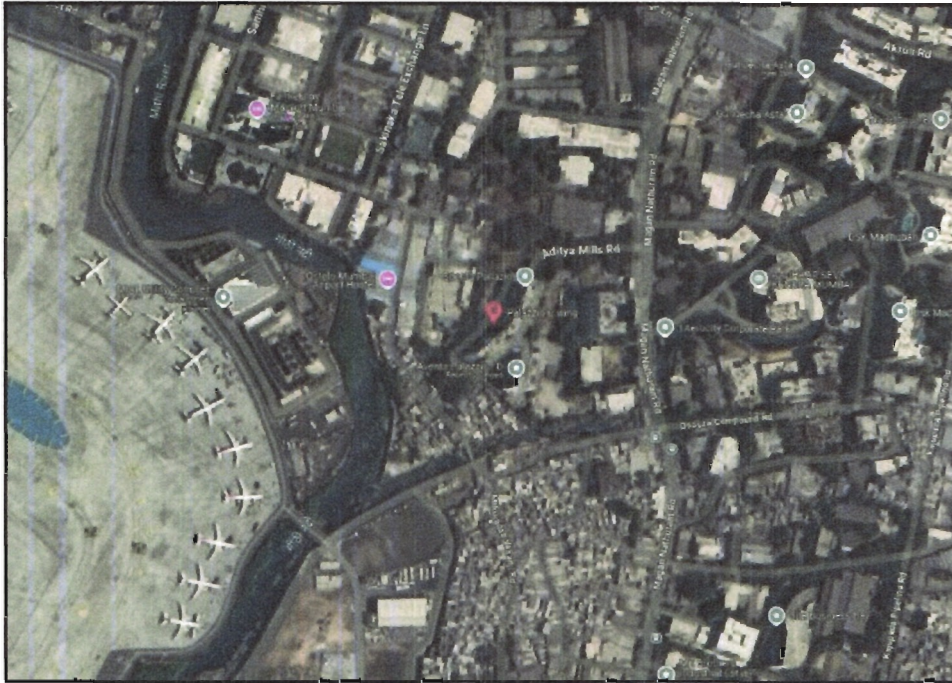
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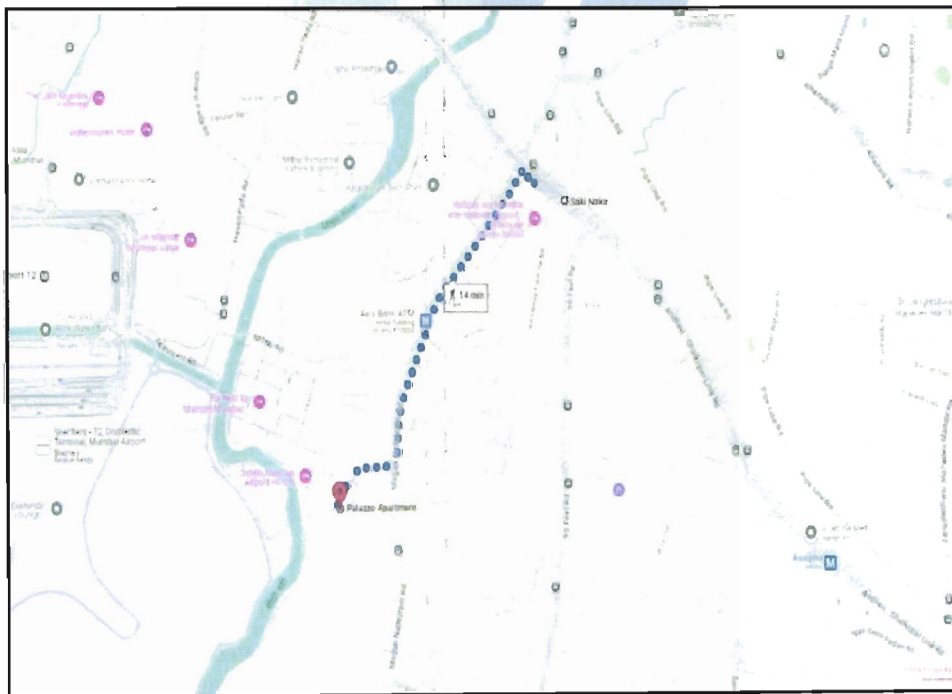
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Route Map of the property



Note: Red Place mark shows the exact location of the property



Longitude Latitude: 19°5'51.9"N 72°52'55.7"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Sakinaka - 1 Km).

Ready Reckoner Rate

| DIVISION / VILLAGE : MOHILI 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: Lal Bahadur Shastri Marg (LBS.Marg), to saki Naka passing to Kuria Andheri Marg. | | | | | |
| Rate of Land + Building in ₹ per sq. m. Built-Up | | | | | | |
| Zone | Sub-Zone | Land | Residential | Office | Shop | Industrial |
| 109 | 109/522 | 89770 | 150740 | 173300 | 188430 | 150740 |
| CTS No. 617, 618, 621, 622, 623, 633, 634, 635, 636, 637, 642/48, 651, 653, 654, 655, 656, 660, 671, 672, 674/1, 675, 676, 677, 678, 685, 689, 690, 691, 692, 717, 719, 720, 720/71A, 721A, 722, 725, 726, 727, 728, 729, 730, 7731, 732, 733, 734, 735, 736, 759/2, 750, 761, 762, 762/2, 812, 822, 832/1, 824, 835, 836, 837, 838, 841, 844, 845, 845, 847, 849, 849/1, 849/1b, 852, 879, 880, 882 | | | | | | |
| <input type="button" value="Compare With Previous Year"/> + | | | | | | |

| | | | | |
|--|--------------------|-----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 150740 | | | |
| Increase by 5% on Flat Located on 6 th Floor | 7537 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A) | 1,58,277.00 | Sq. Mtr. | 14,704.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market value Rate for Land (B) | 89770 | | | |
| The difference between land rate and building rate(A-B=C) | 68,507.00 | | | |
| Percentage after Depreciation as per table(D) | 5% | | | |
| Rate to be adopted after considering depreciation [B + (C X D)] | 1,54,852.00 | Sq. Mtr. | 14,386.00 | Sq. Ft. |

Multi-Storied building with Lift

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

| | Location of 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 | Flat | | |
| Source | magic bricks | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 865.00 | 1,038.00 | - |
| Percentage | - | 20% | - |
| Rate Per Sq. Ft. | ₹27,746.00 | ₹23,121.00 | - |

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Andheri East > 3 BHK Flats for Sale in Andheri East > 1500 Sq.ft.

₹2.40 Cr | EMI - ₹1.08L | [Get pre-approved loan](#)

3 BHK Flat For Sale in Palazzo by Spenta. [safeed pool sakinaka, Mumbai](#)

3 Beds
3 Baths
3 Balconies
Unfurnished
Grand Entr...
Meditation A...

| | | | |
|--|-------------------------------------|--|---|
| Carpet Area 865 sqft ₹27,746/sqft | Developer Spenta Builders | Project Palazzo by Spenta | Floor 2 (Out of 17 Floors) |
| Transaction Type Resale | Status Ready to Move | Furnished Status Unfurnished | Age Of Construction 5 to 16 years |

Contact Owner
Get Phone No.

More Details

| | |
|----------------|--|
| Price Breakup | ₹2.4 Cr ₹12,00,000 Approx. Registration Charges |
| Booking Amount | ₹20 Lac |

Price Indicators

| | | | |
|------------------|---------------|-----------------|-----------------|
| Property | Flat | | |
| Source | square yards | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 670.00 | 804.00 | - |
| Percentage | - | 20% | - |
| Rate Per Sq. Ft. | ₹25,373.00 | ₹21,144.00 | - |



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Sale Instances

| | | | |
|------------------|---------------|-----------------|-----------------|
| Property | Flat | | |
| Source | Index no.2 | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 592.00 | 710.40 | - |
| Percentage | - | 20% | - |
| Rate Per Sq. Ft. | ₹20,861.00 | ₹17,385.00 | - |

10/11/24, 11:47 AM reeseearchigrservice.maharashtra.gov.in/santih/TMLReportSuchiKramant2_RegiLive.aspx

| | | |
|---|--|--|
| <p>12687349 11-10-2024 Note:-Generated Through eSearch Module. For original report please contact concerned SRO office.</p> | <p>सूची क्र.2</p> | <p>दुधम निबंधक : सह दु.नि. कुर्ला 1 दस्ता क्रमांक : 12687/2024 नोंदणी : Regn:63m</p> |
| <p>गावाचे नाव : मोहीली</p> | | |
| (1) विलेखाचा प्रकार | सेल डीड | |
| (2) मोजकता | 12350000 | |
| (3) बाजारभाव(भाडेफट्टयाच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 10981107.52 | |
| (4) भू-मालक(पोलिसिस्सा व घरकामांक(असल्यास)) | 1) पालिकेचे नाव:-Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 701, माळा नं: सातवा मजला,बी विंग, इमारतीचे नाव: पॅलेडिओ सीएनएस लि., ब्लॉक नं: कुर्ला अंधेरी रोड, रोड : कुर्ला पश्चिम,मुंबई 400072. इतर माहिती: क्षेत्रफळ 592.34 चौ.मी. कारपेट, एक कार प्राकिंग (C.T.S. Number : 832 :) | |
| (5) क्षेत्रफळ | 66.06 चौ.मीटर | |
| (6) आकारणी किंवा जुडी देण्यात आलेले तेंव्हा. | | |
| (7) दस्तऐवज करून देणार-या विलेख देवना-या पक्षकाराचे नाव किंवा टिकाणी नायालयाचा हुकुमनामा किंवा अ/देव असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव :-संघा संदीप कदम वय:-42 पत्ता:-प्लॉट नं. एक-4, माळा नं. दुसरा मजला , इमारतीचे नाव: गार्डन व्ह्यू सीएनएस, ब्लॉक नं. एमएम डीटांनी रोड, कानोसा हायस्कूल समोर, रोड नं. पश्चिम पश्चिम मुंबई ; महाराष्ट्र, मुंबई, पिन कोड:-400016 पिन नं:-AEP-PR-4804C 2): नाव :-लीला विदुन राव वय:-70 पत्ता:-प्लॉट नं. एक-4, माळा नं. दुसरा मजला , इमारतीचे नाव: गार्डन व्ह्यू सीएनएस, ब्लॉक नं. एमएम डीटांनी रोड, कानोसा हायस्कूल समोर, रोड नं. पश्चिम पश्चिम मुंबई ; महाराष्ट्र, मुंबई, पिन कोड:-400016 पिन नं:-AEP-PR-4805D | |
| (8) दस्तऐवज करून घेणार-या पक्षकाराचे व किंवा देवनाची न्यायालयाचा हुकुमनामा किंवा अ/देव असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-रीयड अरेमद मो मुनुस रोड वय:-42 पत्ता:-प्लॉट नं. रूप नं 14 , माळा नं. , इमारतीचे नाव: साई दर्शन सोसायटी, ब्लॉक नं. ए जी लिंक रोड, लोकमान्य विन्हा मंदिर जवळ, रोड नं: टिळक नगर, मुंबई , MUMBAI पिन कोड:-400072 पिन नं:-AZHP-2996F | |
| (9) दस्तऐवज करून दिलेला दिनांक | 12/06/2024 | |
| (10) दस्त नोंदणी केल्याचा दिनांक | 12/06/2024 | |
| (11) अनुक्रमिक खेळ व पुढ | 12687/2024 | |
| (12) बाजार भावप्रदर्शनी मुद्रांक शुल्क | 741000 | |
| (13) बाजार भावप्रदर्शनी नोंदणी शुल्क | 30000 | |
| (14) मोरा | | |
| शुल्कांक नसाडी विचारात घेतलेले रूपशील :- | | |
| मुद्रांक शुल्क आकारताना निवडलेले अनुच्छेद :- | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it. | |

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Sale Instances

| | | | |
|------------------|---------------|-----------------|-----------------|
| Property | Flat | | |
| Source | Index no.2 | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 889.00 | 1,066.80 | - |
| Percentage | - | 20% | - |
| Rate Per Sq. Ft. | ₹21,091.00 | ₹17,576.00 | - |

10/11/24, 11:48 AM https://eeseearchigservice.maharashtra.gov.in/isantaHTMLReportSuchiKraman2_RegLive.aspx

| | | |
|---|-------------------|----------------------------------|
| 7145270 | सूची क्र.2 | दुयम निबंधक : सह दु.नि. कुर्ला 2 |
| 11-10-2024 | | दस्ता क्रमांक : 7145/2024 |
| Note:-Generated Through eSearch Module.For original report please contact concern SRO office. | | नोंदणी : Regn:83m |

गावाचे नाव : मोहीली

| | |
|---|--|
| (1)विलेखाचा प्रकार | करारनामा |
| (2)मोबदला | 18750000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 16750153.43 |
| (4) भू.मापन,फोटोहिसा व घरकमांक(असल्यास) | 1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 605,डी.विंग. माळा नं: 6, इमारतीचे नाव. पलाझिओ पलाझिओ को.ओप.ही.सो.लि. ब्लॉक नं: आदित्य मिल कंपाऊंड.सफेद पूल कुर्ला अंधेरी रोड, रोड : मोहीली विलेज साकीनाका.अंधेरी ईस्ट.मुंबई 400072. इतर माहिती: क्षेत्रफळ 889.42 चौ. फूट कार्पेट.सोबत 2 स्टील/स्टेक/ओपन कार पार्किंग नंबरस. 33 & 222(लेवल: ओपन आणि बसेमेंट लेवल 2),((C.T.S. Number : 832 :)) |
| (5) क्षेत्रफळ | 99.19 चौ.मीटर |
| (6)आकारणी किंवा जुळी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या तिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1) नाव.-गजेंद्र सिंह चौहान वय:-55 पत्ता.-प्लॉट नं. - माळा नं. - इमारतीचे नाव -, ब्लॉक नं: ध्रुव पुर पो. पदमपूर बुखरो, रोड नं: खुना हरिद्वार रोड, कोटद्वार गडवाल, उत्तराखंड, ऊट्टुवाक-आण्ड, PALURJ GARHWAL. पिन कोड:-246149 पॅन नं:-ADOPC8753D 2) नाव.-सुमित धीरेद चौहान वय:-31 पत्ता.-प्लॉट नं. प-२४०३, माळा नं. 24, इमारतीचे नाव. ओबेरॉय गार्डन, ब्लॉक नं. बँक ऑफ महाराष्ट्र समोर, रोड नं. ठाकर शिल्डेज, काडिवली पूर्व, मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400101 पॅन नं.-AWIPC 7986M |
| (8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1) नाव:-सना परवेश रोख वय:-31; पत्ता.-प्लॉट नं. प-२०३, माळा नं: 2, इमारतीचे नाव. आनंद वन सीपवयस, ब्लॉक नं. दरद विनायक लेन, रोड नं. विरार पूर्व, पालघर, महाराष्ट्र, THANE. पिन कोड:-401305 पॅन नं:-BAQPB5189M 2) नाव:-परवेश हैदर रोख वय:-34; पत्ता.-प्लॉट नं. प-२०३, माळा नं: 2, इमारतीचे नाव. आनंद वन सीपवयस, ब्लॉक नं: वरद विनायक लेन, रोड नं. विरार पूर्व, पालघर, महाराष्ट्र, THANE. पिन कोड:-401305 पॅन नं:-CFIPS2897M |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 04/04/2024 |
| (10)दस्ता नोंदणी केल्याचा दिनांक | 04/04/2024 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 7145/2024 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 1125000 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14)शेरा | |
| मुल्यांकनासाठी विचारात घेतलेला संपत्तील.:- | |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it. |

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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 **₹2,15,27,500.00 (Rupees Two Crore Fifteen Lakh Twenty Seven Thousand Five Hundred Only)** .

| No. | Particulars | Valuer comment |
|-----|---|---|
| 1 | background information of the asset being valued; | The property under consideration is purchased by Mrs. Jayeeta Ray & Mr. Kaushik Banerjee from M/s. Spenta Builders Pvt. Ltd. vide Agreement For Sale dated 28.02.2017. |
| 2 | purpose of valuation and appointing authority | As per the request from Jayeeta Ray And Kaushik Banerjee, to assess Fair Market Value value of the property for Market Value purpose |
| 3 | identity of the valuer and any other experts involved in the valuation; | Manoj Chalikwar - Regd. Valuer Barkat Hodekar - Valuation Engineer Vaishali Sarmalkar - Technical Manager Bhavika chavan - 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 - 08.10.2024 Valuation Date - 16.10.2024 Date of Report - 16.10.2024 |
| 6 | inspections and/or investigations undertaken; | Physical Inspection done on - 15.10.2024 |
| 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 |

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **16th October 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 **865.00 Sq. Ft. Carpet Area** in the name of **Mrs. Jayeeta Ray & Mr. Kaushik Banerjee**. 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 **Mrs. Jayeeta Ray & Mr. Kaushik Banerjee**. 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's representative, we understand that the Residential Flat, admeasuring **865.00 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



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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 Flat**, admeasuring **865.00 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 **16th October 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.

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 **₹2,15,27,500.00 (Rupees Two Crore Fifteen Lakh Twenty Seven 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: 2024.10.16 17:37:15 +05'30'

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



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