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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Pritam Ashok Kachore & Mrs. Kulshree Pritam Kachore**

Residential Flat No. 602, 6th Floor, "**Sanghvi Palazzo**", Caesar Road Cross Lane, Amboli, Village - Ambivali, Municipality Ward No. K/W, District - Mumbai Suburban, Andheri (West), Mumbai, PIN - 400 058, State - Maharashtra, India.

Latitude Longitude : 19°7'48.5"N 72°50'29.0"E

Valuation Prepared For:

Private Valuation

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

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 602, 6th Floor, "Sanghvi Palazzo", Caesar Road Cross Lane, Amboli, Village - Ambivali, Municipality Ward No. K/W, District - Mumbai Suburban, Andheri (West), Mumbai, PIN - 400 058, State - Maharashtra, India belongs to **Mr. Pritam Ashok Kachore & Mrs. Kulshree Pritam Kachore.**

Boundaries	:	Building	Flat
North	:	Mhatarpada Road	Building Under Construction
South	:	Mithila CHSL	Building Under Construction
East	:	Amit Naik Marg	Building Under Construction
West	:	Meri Ellen Society	Building Under Construction

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 **₹ 95,94,000.00 (Rupees Ninety Five Lakh Ninety Four Thousand Only) After completion of construction works.** As per Site Inspection 42% Construction Work is Completed.

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.

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl.: Valuation report

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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 Rent of the property for MSME Loan Purpose.
2	a) Date of inspection : 11.10.2024
	b) Date of which the valuation is made : 17.10.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale Registration No.16992/2024 Dated 07.10.2024 between M/s. Sanghvi Green LLP(The Promoter) And Mr. Pritam Ashok Kachore & Mrs. Kulshree Pritam Kachore(The Purchasers). II) Copy of RERA Certificate No. P51800053991 Dated 18.12.2023. III) Copy of Commencement Certificate No. P-10498/2022/(264)/K/W Ward/Ambivali/CC/1/Amend Dated 30.09.2024 issued by Municipal Corporation of Greater Mumbai. IV) Copy of Approved Building Plan No. P-10498/2022/(264)/K/W Ward/Ambivali/337/1/New Dated 16.12.2022 issued by Municipal Corporation of Greater Mumbai.
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Mr. Pritam Ashok Kachore & Mrs. Kulshree Pritam Kachore Residential Flat No. 602, 6 th Floor, " Sanghvi Palazzo ", Caesar Road Cross Lane, Amboli, Village - Ambivali, Municipality Ward No. K/W, District - Mumbai Suburban, Andheri (West), Mumbai, PIN - 400 058, State - Maharashtra, India. <u>Contact Person :</u> Mr. Aadesh Shah (Sales Manager) Mobile No. 9820099983 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. As per Approved Building Plan, the composition of residential flat is Living Room + Bedroom + Kitchen + 2 Toilets (i.e. 1 BHK with 2 Toilets) The property is at 1.7 km. distance from Andheri Railway Station. At the time of inspection building was under construction.
Stage of Construction	
If under construction, extent of completion	

	RCC Footing/Foundation	Complete	RCC Plinth	Complete
	Full Building Rcc	Completed upto 7th floor	Internal Brick Work	Completed upto 5th floor
	External Brick Work	Completed upto 5th floor	Internal Plastering	Completed upto 2nd floor
	Total	42% work completed		
6	Location of property			
a)	Plot No. / Survey No.	:	New Survey No - 2A/3 & 2A/4	
b)	Door No.	:	Residential Flat No. 602	
c)	C.T.S. No. / Village	:	CTS No - 264, 264/1 & 264/2, Village - Ambivali	
d)	Ward / Taluka	:	Municipality Ward No - K/W	
e)	Mandal / District	:	District - Mumbai Suburban	
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan No.P-10498/2022/(264)/K/W Ward/Ambivali/337/1/New dated 16.12.2022 issued by Municipal Corporation of Greater Mumbai (MCGM) -	
g)	Approved map / plan issuing authority	:	Downloaded from RERA website).	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
7	Postal address of the property		Residential Flat No. 602, 6 th Floor, " Sanghvi Palazzo ", Caesar Road Cross Lane, Amboli, Village - Ambivali, Municipality Ward No. K/W, District - Mumbai Suburban, Andheri (West), Mumbai, PIN - 400 058, State - Maharashtra, India.	
8	City / Town		City - Andheri (West), 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 - Ambivali 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	:	Mhatarpada Road	Jyoti Villa Building Plot
	South	:	Mithila CHSL	Yashodhan Building Plot
	East	:	Amit Naik Marg	D.P. Road
	West	:	Meri Ellen Society	Mary Ellen Building Plot
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	:	<p>Carpet Area in Sq. Ft. = 369.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 405.90 (Carpet Area + 10%)</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°7'48.5"N 72°50'29.0"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 369.00 (Area As Per Agreement for sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:	CTS No - 264, 264/1 & 264/2	
	Block No.	:	-	
	Ward No.	:	Municipality Ward No - K/W	
	Village / Municipality / Corporation		Village - Ambivali, Municipal Corporation of Greater Mumbai (MCGM)	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 602, 6 th Floor, " Sanghvi Palazzo ", Caesar Road Cross Lane, Amboli, Village - Ambivali, Municipality Ward No. K/W, District - Mumbai Suburban, Andheri (West), Mumbai, PIN - 400 058, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	

4.	Year of Construction	:	Building is under construction
5.	Number of Floors	:	Proposed Stilt + 9 Upper Floors
6.	Type of Structure	:	Proposed R.C.C Framed Structure
7.	Number of Dwelling units in the building	:	Proposed 5 Flats on 6 th Floor
8.	Quality of Construction	:	Building Under Construction
9.	Appearance of the Building	:	Building Under Construction
10.	Maintenance of the Building	:	Building Under Construction
11.	Facilities Available		
	Lift	:	Proposed 2 Lifts
	Protected Water Supply	:	Proposed Municipal Water Supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Covered Parking Space
	Is Compound wall existing?	:	Proposed, Yes
	Is pavement laid around the Building	:	Proposed, 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. 602
3.	Specifications of the Flat		
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door frame with flush doors
	Windows	:	Proposed Powder coated aluminium sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed.
	Finishing	:	Proposed Cement Plastering
4.	House Tax		
	Assessment No.	:	Building Under Construction
	Tax paid in the name of	:	Building Under Construction
	Tax amount	:	Building Under Construction
5.	Electricity Service connection No.	:	Building Under Construction
	Meter Card is in the name of	:	Building Under Construction
6.	How is the maintenance of the Flat?	:	Building Under Construction

7.	Sale Deed executed in the name of	:	Mr. Pritam Ashok Kachore & Mrs. Kulshree Pritam Kachore
8.	What is the undivided area of land as per Sale Deed?	:	Information not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 406.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 369.00 (Area As Per Agreement for sale)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Proposed Residential Purpose
14.	Is it Owner-occupied or let out?	:	Building Under Construction
15.	If rented, what is the monthly rent?	:	₹ 20,000/- (Expected rental income per month after completion of construction works)
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
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?	:	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)	:	₹ 22581/- to ₹ 27654/- per Sq. Ft. on Carpet Area ₹ 20528/- to ₹ 25140/- 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).	:	₹ 26,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700/- per Sq. Ft.
	II. Land + others	:	₹ 23,300/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 2,04,173/- per Sq. M. i.e. ₹ 18,968/- 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 are 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)	:	₹ 2,700/- per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periodic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Building is under construction
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,700/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 23,300/- per Sq. Ft.
	Total Composite Rate	:	₹ 26,000/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	369.00 Sq. Ft.	26,000.00	95,94,000.00
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			
	Total value of the property After completion			95,94,000.00



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	Realizable value of the property	86,34,600.00
	Distress value of the property	76,75,200.00
	Insurable value of the property (405.90 X 2,700.00)	10,95,930.00
	Guideline value of the property (405.90 X 18,968.00)	76,99,111.00



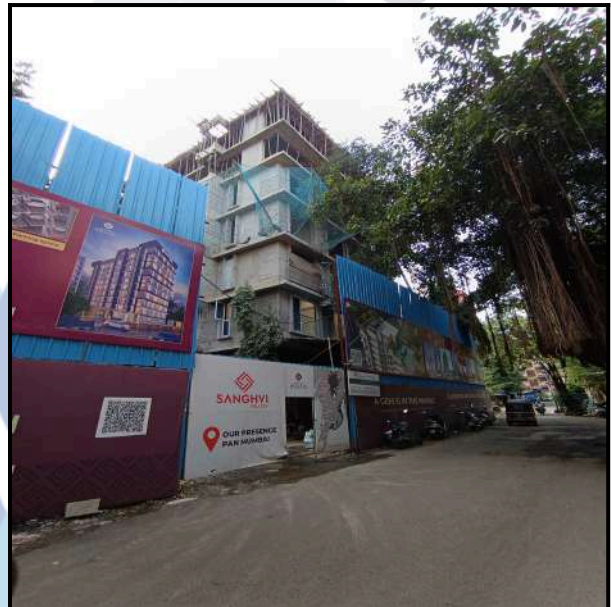
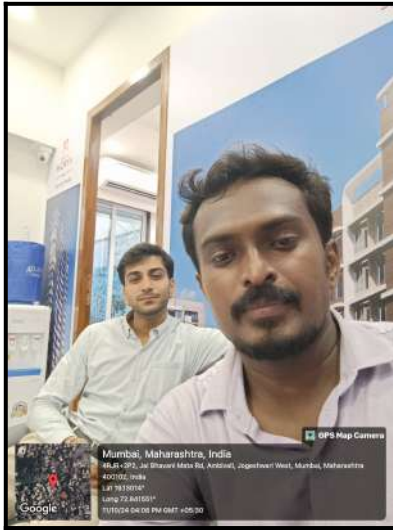
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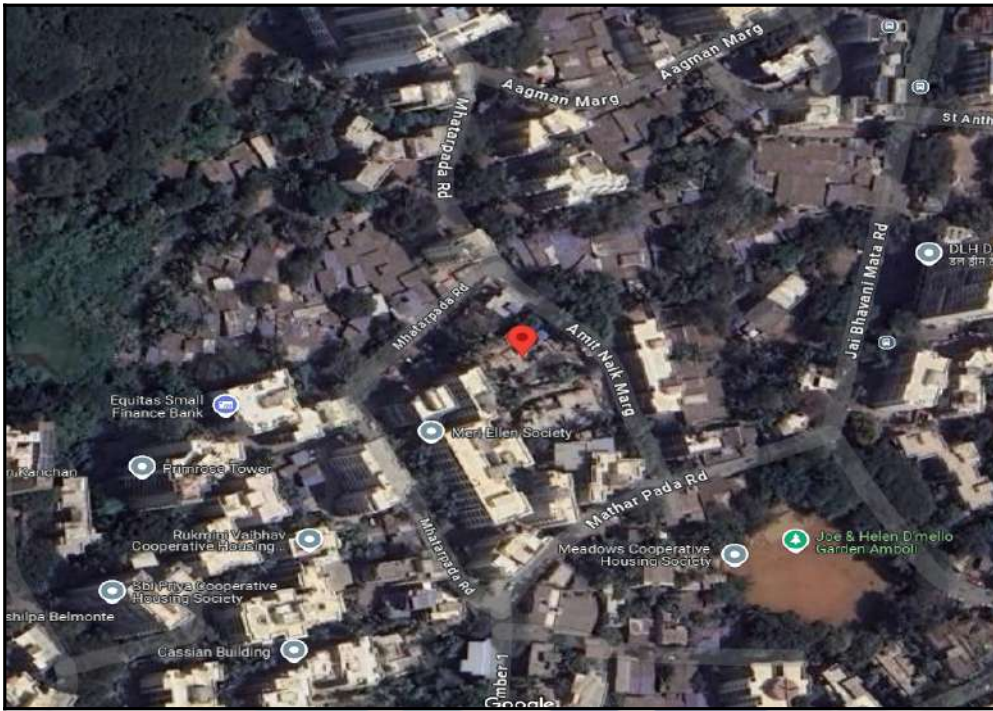
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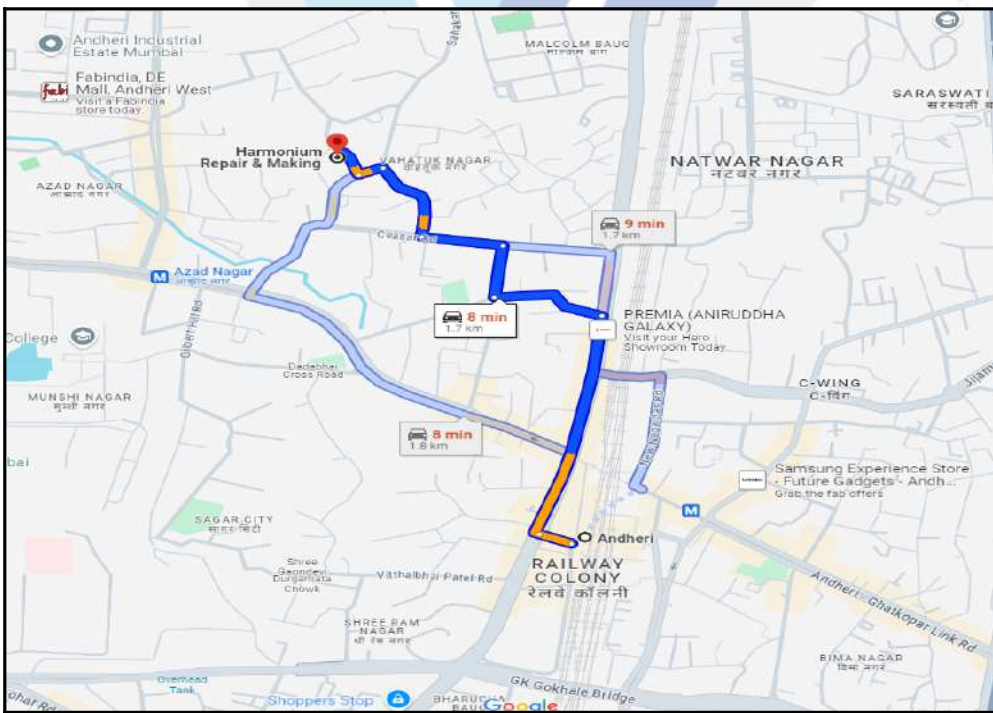
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°7'48.5"N 72°50'29.0"E

Note: The Blue line shows the route to site distance 8 min from nearest Railway Station (Andheri - 1.7 km.).



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Ready Reckoner Rate

DIVISION / VILLAGE : AMBIVALI 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: Village Boundary to the North and East, Jaiprakash Marg, Village Boundary to the South, and Veera Desai Marg to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
47	47/231	104590	194450	223620	244470	194450
195, 196, 197, 198, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 216/1, 217, 218, 219, 220, 220/42, 221, 221/1, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 245, 246, 247, 248, 249, 249/1, 249/2, 249/3, 249/4, 249/5, 249/6, 249/7, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 259A, 259B, 260, 261, 262, 263, 263A, 264, 264B, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 375/1, 375/2.						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	194450			
Increase by 5% on Flat Located on 6 th Floor	9722.5			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	2,04,173.00	Sq. Mtr.	18,968.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	104590			
The difference between land rate and building rate(A-B=C)	99,582.50			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	2,04,173.00	Sq. Mtr.	18,968.00	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	Residential Flat		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	358.00	393.80	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹27,654.00	₹25,140.00	-

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Home / Mumbai / Andheri - Dahisar / Andheri West / Sanghvi Palazzo Last updated: Sep 30, 2024


Sanghvi Palazzo ✓ RERA

By SANGHVI REALTY
Plot No 264, Ambivali, Western Suburbs, Mumbai



₹99.0 L - 2.08 Cr | ₹27.62 K/sq.ft

EMI starts at ₹49.15 K Basic Price

Contact Developer



1, 2 BHK Apartments Configurations
Dec, 2027 Possession Starts
₹27.62 K/sq.ft Avg. Price
358 - 754 sq.ft. (Carpet Area) Sizes

[Overview/Home](#)
[Around This Project](#)
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[Floor Plan](#)

Property Location
Plot No 264, Ambivali, Western Suburbs, Mumbai

Around This Project

School
St.Blaise High School

3 mins

(1.9 km)

Hospital
Healing Hands

3 mins

(1.6 km)

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Developer
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Price Indicators

Property	Residential Flat		
Source	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	358.00	393.80	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹27,654.00	₹25,140.00	-

square yards
Mumbai ▾ Buy ▾ Rent ▾ Projects ▾ Agents ▾ Services ▾ Resources ▾
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4 Photos
Map
Raj Mishra

Sanghi Palazzo
1 Bedroom 358 Sq.Ft. Apartment in Andheri West Mumbai
 Listing ID #7392614

₹ 99 L

- 1 Bedroom
- Unfurnished
- 2 Bathroom
- 358 Sq.Ft. (Carpet Area)
- Road View
- 7th Floor out of 9 Floors

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- Estimated Market Value
- Rental Value
- Govt. Value

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Overview
Amenities
Agent Overview
About Project
Commute Time
Andheri West Reviews

Key Highlights

Free Hold
Safe & Secure Locality
Affordable
Luxury lifestyle

Presenting a luxurious 1 BHK apartment for sale in the prestigious Sanghi Palazzo, located in the vibrant locality of Andheri West, Mumbai.

- Spread across a spacious 358 square feet, this apartment guarantees a comfortable living experience.
- The apartment offers a mesmerizing road view, capturing the essence of the bustling neighborhood.
- Unfurnished and newly constructed, the apartment allows you to customize the space according to your preferences.
- Its modern layout is perfectly complemented by the vibrant amenities included.
- The building boasts of a fully equipped gymnasium, ideal for fitness enthusiasts.
- The little ones can enjoy their playtime in the dedicated kids play areas, while you make use of the jogging and

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Contact our Real Estate Experts

Raj Mishra

+91876XXXXXXX

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Contact Now

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	687.00	755.70	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹22,580.00	₹20,527.00	-

5669378 06-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु.नि. अंधेरी 3 दस्त क्रमांक : 5669/2024 नोदणी : Regn:63m
गावाचे नाव : आंबिवली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	15512500	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13650778.9	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका क्र 401, माळा नं: चौथा मजला, इमारतीचे नाव: संधवी पलाझो, ब्लॉक नं: आंबोली अंधेरी पश्चिम मुंबई 400058, रोड : सिझर रोड क्रॉस लेन, इतर माहिती: सदनिकेचे क्षेत्र 687 चौ फुट रेरा कारपेट((C.T.S. Number : 264,264/1,264/2 ;))	
(5) क्षेत्रफळ	70.202 चौ.मीटर	
(6)आकारणी किंवा जुडी 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:-मेसर्स संधवी ग्रीन एलएलपी चे ऑथोराईज भागीदार पक्षाल पी संधवी तर्फे मुखत्यार गणेश आडे वय:-38 पत्ता:-प्लॉट नं: -, माळा नं: पहिला मजला, इमारतीचे नाव: वितराग चॅम्बर्स , ब्लॉक नं: फोर्ट मुंबई , रोड नं: 46 कावसजी पटेल स्ट्रीट , महाराष्ट्र, MUMBAI. पिन कोड:-400001 पॅन नं:-ADFFS0625R.	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रोहन संजय पालांठे तर्फे मुखत्यार संजय राजाराम पालांठे वय:-52; पत्ता:-प्लॉट नं: 792, माळा नं: -, इमारतीचे नाव: गणेश निवास , ब्लॉक नं: आंबोली अंधेरी पश्चिम मुंबई , रोड नं: व्ही एल सावंत मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-CVUUPP1897B 2): नाव:-संजय राजाराम पालांठे वय:-52; पत्ता:-प्लॉट नं: 792, माळा नं: -, इमारतीचे नाव: गणेश निवास , ब्लॉक नं: आंबोली अंधेरी पश्चिम मुंबई , रोड नं: व्ही एल सावंत मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-AJOPP1481D 3): नाव:-सुप्रिया संजय पालांठे वय:-53; पत्ता:-प्लॉट नं: 792, माळा नं: -, इमारतीचे नाव: गणेश निवास , ब्लॉक नं: आंबोली अंधेरी पश्चिम मुंबई , रोड नं: व्ही एल सावंत मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-AZVPP38397	
(9) दस्तावेज करून दिल्याचा दिनांक	05/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	05/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	5669/2024	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	930750	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	770.00	847.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹25,610.00	₹23,282.00	-

16981378	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 3
16-10-2024		दस्त क्रमांक : 16981/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : आंबिवली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	19720000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15984178.9	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका क्र 405, माळा नं: चौथा मजला, इमारतीचे नाव: संधवी पलाझो, ब्लॉक नं: आंबोली अंधेरी पश्चिम मुंबई 400058, रोड : सिझर रोड क्रॉस लेन, इतर माहिती: सदनिकेचे क्षेत्र 770 चौ फुट रेरा कारपेट...सोबत एक कार पार्किंग स्पेस...महाराष्ट्र शासन राजपत्र क्रं मुद्रांक -2021/अनौ.स.क्रं.12/प्र.क्रं.107/म.-1(धोरण) दिनांक 31/03/2021 नुसार महिलासांठी 1 टक्का मुद्रांक शुल्काची सुट देण्यात आली आहे.((C.T.S. Number : 264,264/1,264/2 ;))	
(5) क्षेत्रफळ	78.717 चौ.मीटर	
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स संधवी ग्रीन एलएलपी चे भागीदार पक्षात पी संधवी तर्फे मुखत्यार गणेश आडे वय:-40 पत्ता:-प्लॉट नं: -, माळा नं: पहिला मजला, इमारतीचे नाव: वितराग चेंबर्स , ब्लॉक नं: फोर्ट मुंबई , रोड नं: 46 कावसजी पटेल स्ट्रीट , महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-ADFFS0625R	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वॅनीसा गोन्साल्विस वय:-56; पत्ता:-प्लॉट नं: 28, माळा नं: -, इमारतीचे नाव: आंबोली, ब्लॉक नं: मेरी इल्लेन विल्डिंग जवळ, अंधेरी पश्चिम मुंबई, रोड नं: ऑफ सिझर रोड, महाराष्ट्र, मुंबई, पिन कोड:-400058 पॅन नं:-AJGPG2892M 2): नाव:-मेलनी मेरी गोन्साल्विस वय:-62; पत्ता:-प्लॉट नं: 28, माळा नं: -, इमारतीचे नाव: आंबोली, ब्लॉक नं: मेरी इल्लेन विल्डिंग जवळ, अंधेरी पश्चिम मुंबई, रोड नं: ऑफ सिझर रोड, महाराष्ट्र, मुंबई, पिन कोड:-400058 पॅन नं:-ACAPG9271H	
(9) दस्तऐवज करून दिल्याचा दिनांक	07/10/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	07/10/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	16981/2024	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	986000	
(13)बाजारभावप्रमाणे 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 **₹95,94,000.00 (Rupees Ninety Five Lakh Ninety Four Thousand Only) after completion of the property.** As per Site Inspection 42% Construction Work is Completed.

No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by from vide dated .
2	purpose of valuation and appointing authority	As per the request from Pritam Ashok Kachore And Kulashree Pritam Kachore, to assess Fair Market Rent value of the property for MSME Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Chandan Singh - Valuation Engineer Shyam Kajvilkar - Technical Manager Jayaraja Acharya - 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 - 09.10.2024 Valuation Date - 17.10.2024 Date of Report - 17.10.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 11.10.2024
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 **17th 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 **369.00 Sq. Ft. Carpet Area** in the name of **Mr. Pritam Ashok Kachore & Mrs. Kulshree Pritam Kachore**. 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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Pritam Ashok Kachore & Mrs. Kulshree Pritam Kachore**. 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 **369.00 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 369.00 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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Rent** of the property under reference for **Non SARFAESI** purpose as on dated **17th October 2024**.

The term **Fair Market Rent** 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 **₹95,94,000.00 (Rupees Ninety Five Lakh Ninety Four Thousand Only)**.As per Site Inspection 42% Construction Work is Completed.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



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