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MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Shailesh Rajendra Ghanmode**

Residential Flat No. 1303, 13<sup>th</sup> Floor, 'B' Wing, "Veena Serenity", Veena Serenity A, B, C Wing Co-op.  
Hsg. Soc. Ltd., Village – Chembur, Taluka – Kurla, Mumbai - 400 071,  
State - Maharashtra, Country - India

Latitude Longitude: 19°03'45.5"N 72°53'33.9"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

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

+91 2247495919

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1303, 13<sup>th</sup> Floor, 'B' Wing, "Veena Serenity", Veena Serenity A, B, C Wing Co-op. Hsg. Soc. Ltd., Village – Chembur, Taluka – Kurla, Mumbai - 400 071, State - Maharashtra, Country - India belongs to **Mr. Shailesh Rajendra Ghanmode.**

Boundaries of the property.

North : Thakkar Bappa Colony Road  
South : Slum Area  
East : Samaj Mandir Hall  
West : Road No. 4

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 for **Private Purpose** at ₹ **1,58,74,500.00 (Rupees One Crore Fifty Eight Lakh Seventy Four 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 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 |
|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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**Vastukala Consultants (I) Pvt. Ltd.**

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

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

| I  |   | General |  |
|----|---|---------|--|
| 1. | Purpose for which the valuation is made   | :       | To assess Fair Market value of the property for <b>Private Purpose.</b>  |
| 2. | a) Date of inspection   | :       | 10.10.2024   |
|    | b) Date on which the valuation is made  | :       | 14.10.2024   |
| 3. | List of documents produced for perusal:<br>1. Copy of Agreement for Sale dated 08.10.2024 between Mrs. Prachi Radhakrishna Amin & Mr. Radhakrishna Chennappa Amin (Transferors) AND Mr. Shailesh Rajendra Ghanmode. (Transferee)<br>2. Copy of Full Occupancy Certificate No. MH / EE / (B.P) / GM / MHADA – 27 / 107 / 2021 Dated 05.04.2021 issued by MHADA |         |  |
| 4. | Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)  | :       | <b>Mr. Shailesh Rajendra Ghanmode</b><br><br><b>Address:</b> Residential Flat No. 1303, 13 <sup>th</sup> Floor, 'B' Wing, "Veena Serenity", Veena Serenity A, B, C Wing Co-op. Hsg. Soc. Ltd., Village – Chembur, Taluka – Kurla, Mumbai - 400 071, State - Maharashtra, Country - India<br><br><b>Contact Person:</b><br>Mr. Sayli Ghanmode (Owner Wife)<br>Mobile No.: 9028231767<br><br>Sole ownership<br>Details of ownership share is not available |
| 5. | Brief description of the property (Including Leasehold / freehold etc.)   | :       | The property is a Residential flat is located on 13 <sup>th</sup> Floor<br><br>The composition of flat is having Living Room + 2 Bed Rooms + Kitchen + Dining + 3 Toilets ( <b>i.e. 2 BHK + 3 Toilets</b> ). The property is at 500 mts. walkable distance from nearest Railway Station Tilaknagar   |
| 6. | Location of property  | :       |  |
|    | a) Plot No. / Survey No.  | :       | Survey No. 14 (Part)   |
|    | b) Door No.   | :       | Residential Flat No. 1303  |
|    | c) C.T.S. No. / Village   | :       | CTS No. 58 (Part) of Village Kole - Chembur  |
|    | d) Ward / Taluka  | :       | Taluka – Kurla   |
|    | e) Mandal / District  | :       | District – Mumbai Suburban   |
|    | f) Date of issue and validity of layout of approved map / plan.   | :       | Approved Building Plan were not provided and not verified. However, the Copy of Full Occupancy Certificate No. MH / EE / (B.P) / GM / MHADA – 27 / 107 / 2021 Dated 05.04.2021 issued by MHADA has been verified.  |
|    | 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 Flat No. 1303, 13 <sup>th</sup> Floor, 'B' Wing, "Veena Serenity", Veena Serenity A, B, C Wing Co-op. Hsg. Soc. Ltd., Village – Chembur, Taluka – Kurla, Mumbai - 400 071, State - Maharashtra, Country - India |                         |
| 8.        | City / Town   | : | City  |                         |
|           | Residential area  | : | Yes   |                         |
|           | Commercial area   | : | No  |                         |
|           | Industrial area   | : | No  |                         |
| 9.        | Classification of the area  | : |   |                         |
|           | i) High / Middle / Poor   | : | Middle Class  |                         |
|           | ii) Urban / Semi Urban / Rural  | : | Semi Urban  |                         |
| 10.       | Coming under Corporation limit / Village Panchayat / Municipality   | : | Village – Chembur<br>MHADA  |                         |
| 11.       | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area | : | No  |                         |
| 12.       | <b>Boundaries of the property</b>   |   | <b>As per Site</b>  | <b>As per documents</b> |
|           | North   | : | Thakkar Bappa Colony Road   | Details not available   |
|           | South   | : | Slum Area   | Details not available   |
|           | East  | : | Samaj Mandir Hall   | Details not available   |
|           | West  | : | Road No. 4  | Details not available   |
| 13        | Dimensions of the site  |   | N. A. as property under consideration is a flat in an apartment building.   |                         |
|           |   |   | A   | B                       |
|           |   |   | per the Deed  | Actuals                 |
|           | North   | : | -   | -                       |
|           | South   | : | -   | -                       |
|           | East  | : | -   | -                       |
|           | West  | : | -   | -                       |
| 14.       | Extent of the site  | : | Carpet Area in Sq. Ft. = 524.00<br>(Area as per actual site measurement)  |                         |
|           |   |   | <b>Carpet Area in Sq. Ft. = 557.00</b><br><b>(Area as per Agreement for sale)</b>   |                         |
|           |   |   | Built -Up Area in Sq. Ft. = 668.00<br>(Carpet Area + 20%)   |                         |
| 14.1      | Latitude, Longitude & Co-ordinates of Flat  | : | 19°03'45.5"N 72°53'33.9"E   |                         |
| 15.       | Extent of the site considered for Valuation (least of 13A& 13B)   | : | <b>Carpet Area in Sq. Ft. = 557.00</b><br><b>(Area as per Draft Agreement for sale)</b>   |                         |
| 16        | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.  | : | Tenant Occupied   |                         |
| <b>II</b> | <b>APARTMENT BUILDING</b>   |   |   |                         |
| 1.        | Nature of the Apartment   | : | Residential   |                         |
| 2.        | Location  | : |   |                         |
|           | C.T.S. No.  | : | CTS No. 58 (Part) of Village Kole - Chembur   |                         |



|            |  |   |  |
|------------|--|---|--|
|            | Block No.  | : | -  |
|            | Ward No.   | : | -  |
|            | Village / Municipality / Corporation                         | : | Village – Chembur<br>MHADA   |
|            | Door No., Street or Road (Pin Code)                          | : | Residential Flat No. 1303, 13 <sup>th</sup> Floor, 'B' Wing, “ <b>Veena Serenity</b> ”, Veena Serenity A, B, C Wing Co-op. Hsg. Soc. Ltd., Village – Chembur, Taluka – Kurla, Mumbai - 400 071, State - Maharashtra, Country - India |
|            | Description of the locality Residential / Commercial / Mixed | : | Residential  |
|            | Year of Construction   | : | 2021 (As per Full Occupancy Certificate)   |
|            | Number of Floors   | : | Stilt + 15 upper floors  |
|            | Type of Structure  | : | R.C.C. Framed Structure  |
|            | Number of Dwelling units in the building                     | : | 4 Flats on 13 <sup>th</sup> Floor  |
|            | Quality of Construction                                      | : | Normal   |
|            | Appearance of the Building                                   | : | Normal   |
|            | Maintenance of the Building                                  | : | Normal   |
| 3.         | Facilities Available   | : |  |
|            | Lift   | : | 2 lifts  |
|            | Protected Water Supply                                       | : | Municipal Water supply   |
|            | Underground Sewerage   | : | Connected to Municipal Sewerage System   |
|            | Car parking - Open / Covered                                 | : | Stack Car Parking  |
|            | Is Compound wall existing?                                   | : | Yes  |
|            | Is pavement laid around the building                         | : | Yes  |
| <b>III</b> | <b>FLAT</b>  |   |  |
| 1          | The floor in which the Flat is situated                      | : | 13 <sup>th</sup> Floor   |
| 2          | Door No. of the Flat   | : | Residential Flat No. 1303  |
| 3          | Specifications of the Flat                                   | : |  |
|            | Roof   | : | R.C.C. Slab  |
|            | Flooring   | : | Vitrified tiles flooring   |
|            | Doors  | : | Teakwood door frame with MS 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.:                          | : | Details not available  |
|            | Meter Card is in the name of:                                | : | Details not available  |
| 6          | How is the maintenance of the Flat?                          | : | Normal   |
| 7          | Sale Deed executed in the name of                            | : | <b>Mr. Shailesh Rajendra Ghanmode</b>  |
| 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. = 668.00   |

|           |  |   |   |
|-----------|--|---|---|
|           |  |   | (Carpet Area + 20%)   |
| 10        | What is the floor space index (app.)   | : | As per MHADA norms  |
| 11        | What is the Carpet Area of the Flat?   | : | Carpet Area in Sq. Ft. = 524.00<br>(Area as per actual site measurement)<br><br><b>Carpet Area in Sq. Ft. = 557.00</b><br><b>(Area as per Draft Agreement for sale)</b> |
| 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?   | : | Tenant Occupied   |
| 15        | If rented, what is the monthly rent?   | : | ₹ 46,000.00 Present rental income per month   |
| <b>IV</b> | <b>MARKETABILITY</b>   | : |   |
| 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  |
| <b>V</b>  | <b>Rate</b>  | : |   |
| 1         | After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas) | : | ₹ 28,000.00 to ₹ 29,000.00 per Sq. Ft. on Carpet area   |
| 2         | 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).  | : | ₹ 28,500.00 per Sq. Ft. on Carpet area  |
| 3         | Break – up for the rate  | : |   |
|           | I. Building + Services   | : | ₹ 2,700.00 per Sq. Ft.  |
|           | II. Land + others  | : | ₹ 25,800.00 per Sq. Ft.   |
| 4         | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)   | : | ₹ 1,59,577.00 per Sq. M.<br>i.e. ₹ 14,825.07 per Sq. Ft.  |
| 5         | Age of the building  | : | 3 years   |
| 6         | Life of the building estimated   | : | N.A Building age below 5 years  |
|           | <b>Remarks:</b>  |   |   |

**Details of Valuation:**

| Sr. No. | Description   | Qty.           | Rate per Unit (₹) | Estimated Value (₹)   |
|---------|---|----------------|-------------------|-----------------------|
|         | Present value of the property   | 557.00 Sq. Ft. | 28,500.00         | <b>1,58,74,500.00</b> |
|         | <b>Total value of the property</b>                                    |                |                   | <b>1,58,74,500.00</b> |
|         | <b>Insurable value of the property (668.00 Sq. Ft. X ₹ 2,700.00)</b>  |                |                   | <b>18,03,600.00</b>   |
|         | <b>Guideline value of the property (668.00 Sq. Ft. X ₹ 14,825.00)</b> |                |                   | <b>99,03,100.00</b>   |

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 Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, 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 ₹ 28,000.00 to ₹ 29,000.00 per Sq. Ft. on Carpet area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 28,500.00 per Sq. Ft. on Carpet area for valuation.



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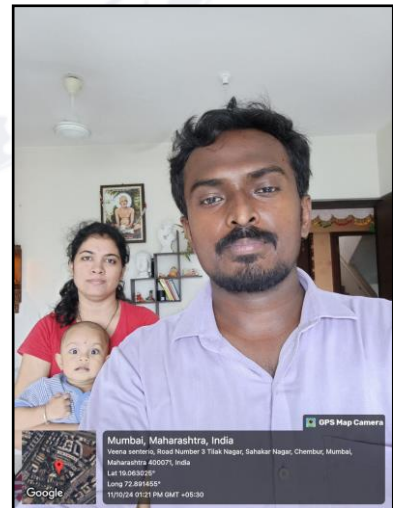
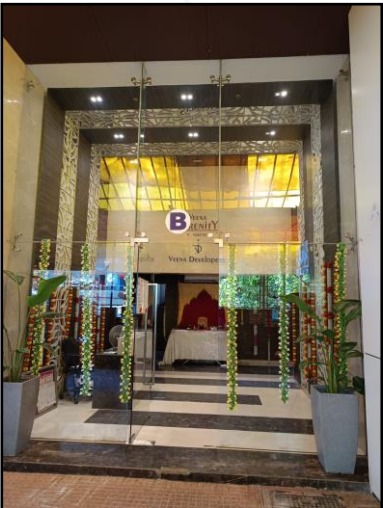
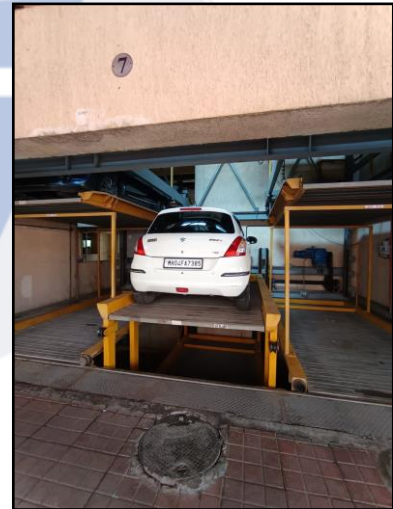
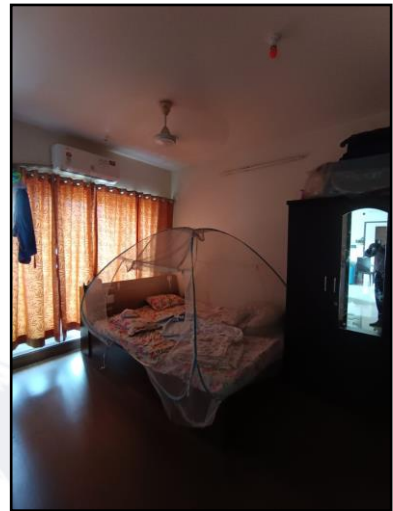
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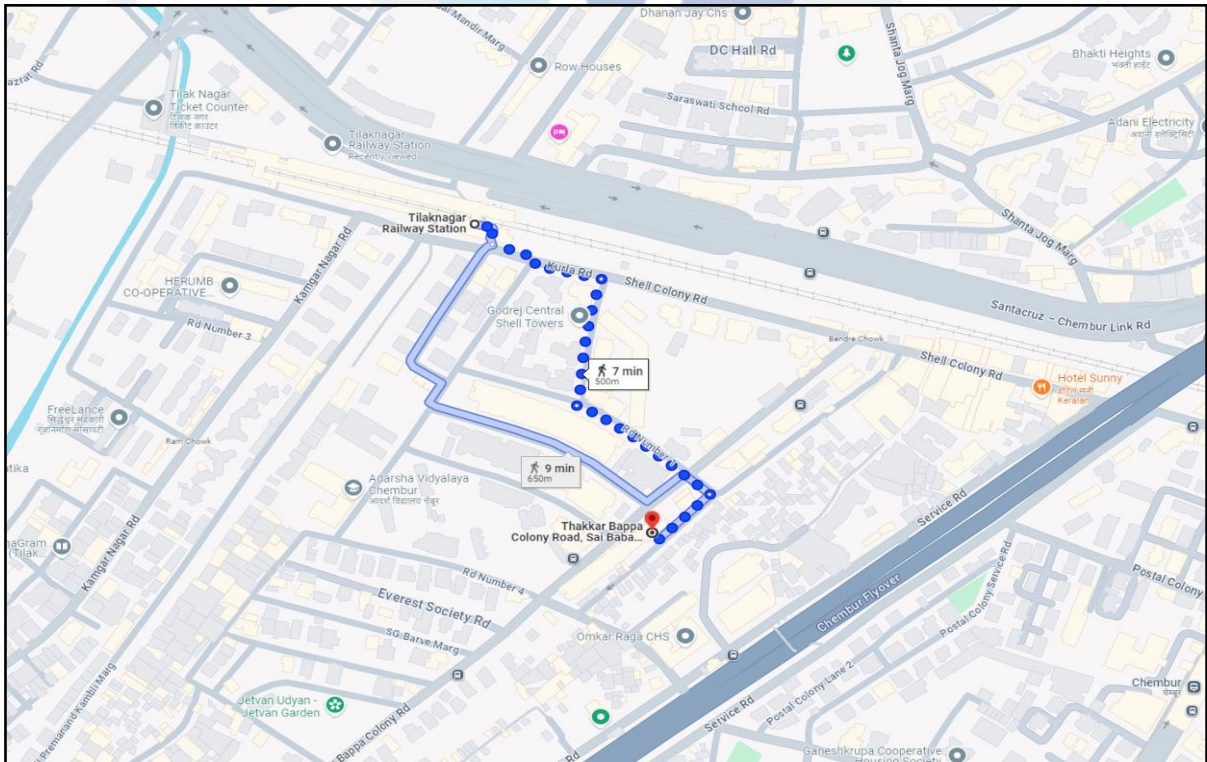
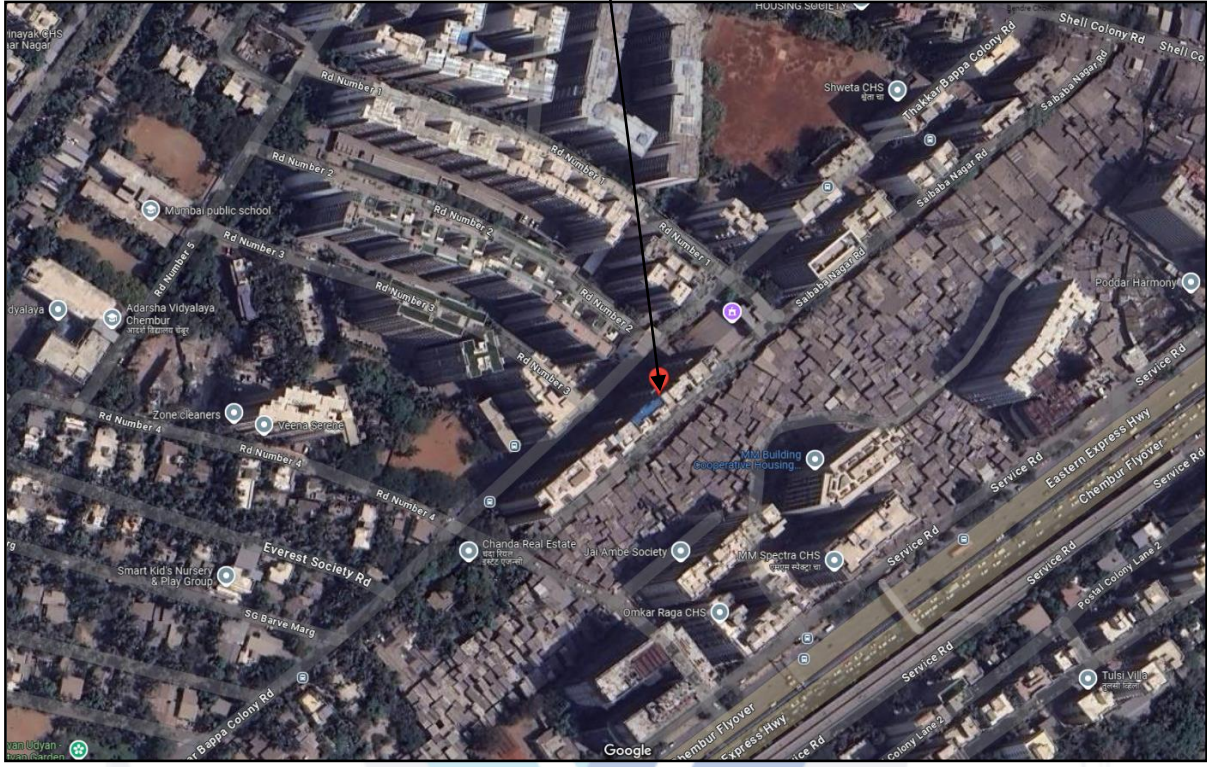
## Actual site photographs





# Route Map of the property

Site u/r



**Latitude Longitude: 19°03'45.5"N 72°53'33.9"E**

**Note:** The Blue line shows the route to site from nearest railway station (Tilkanagar – 500 Mts)



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## Ready Reckoner Rate

| DIVISION / VILLAGE : CHEMBUR<br>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 <span style="color: blue;">Mumbai</span>                                      |       |                 |                       |        |            |
| Land Mark  | Terrain: Ward Boundary, Express Highway, and the Area Bounded by Mahatma Gandhi Road (M.G. Road) and Pipeline. |       |                 |                       |        |            |
| Rate of Land + Building in ₹ per sq. m. Built-Up   |  |       |                 |                       |        |            |
| Zone   | Sub Zone   | Land  | Residential     | Office                | Shop   | Industrial |
| 98   | 98/440   | 64130 | 145070          | 166830                | 181330 | 145070     |
| <b>CTS No.</b> 1, 3, 4, 5, 6, 6/106, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 59G, 60, 61/1, 61/2, 61/3, 61/4, 61/5, 61/6, 61/7, 61/8, 61/9, 61/10, 61/11, 61/12, 61/13, 61/14, 61/15, 61/16, 61/17, 61/18, 61/19, 61/20, 61/21, 61/22, 61/23, 61/24, 61/25, 61/26, 61/27, 61/28, 61/29, 61/30, 61/31, 61/32, 61/33, 61/34, 61/35, 61/36, 61/37, 61/38, 61/39, 61/40, 61/41, 61/42, 61/43, 61/44, 61/45, 61/46, 61/47, 61/48, 61/49, 61/50, 61/51, 61/52, 61/53, 61/54, 61/55, 61/56, 61/57, 61/58, 61/59, 61/60, 61/61, 61/62, 61/63, 61/64, 61/65, 61/66, 61/67, 61/68, 61/69, 61/70, 61/71, 61/72, 61/73, 61/74, 61/75, 61/76, 61/77, 61/78, 61/79, 61/80, 61/81, 61/82, 61/83, 61/84, 61/85, 61/86, 61/87, 61/88, 61/89, 61/90, 61/91, 61/92, 61/93, 61/94, 61/95, 61/96, 61/97, 61/98, 61/99, 61/100, 61/101, 61/102, |  |       |                 |                       |        |            |

|  |                    |                 |                  |                |
|--|--------------------|-----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat                                     | 1,45,070.00        |                 |                  |                |
| No Decrease for Flat Located on 13th Floor   | 14,507.00          |                 |                  |                |
| <b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>                  | <b>1,59,577.00</b> | <b>Sq. Mtr.</b> | <b>14,825.00</b> | <b>Sq. Ft.</b> |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B)                                 | -                  |                 |                  |                |
| The difference between land rate and building rate (A – B = C)                           | -                  |                 |                  |                |
| Depreciation Percentage as per table (D) [100% - 3%]<br>(Age of the Building – 39 Years) | -                  |                 |                  |                |
| <b>Rate to be adopted after considering depreciation [B + (C x D)]</b>                   | -                  | <b>Sq. Mtr.</b> | -                | <b>Sq. Ft.</b> |

### Multi-Storied building with Lift

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

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

**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 |



## Sales Instance

| Regd. Doc. No. | Date       | Agreement Value in ₹ | Carpet Area in Sq. M. | Carpet Area in Sq. Ft. | Rate per Sq. Ft. |
|----------------|------------|----------------------|-----------------------|------------------------|------------------|
| 18883 / 2024   | 18.08.2024 | 1,15,00,000.00       | 46.05                 | 496.00                 | 27,840.00        |

| सूची क्र.2  |   |
|---|---|
| 18883391<br>05-10-2024<br>Note:-Generated Through eSearch Module,For original report please contact concern SRO office.               | दुय्यम निबंधक : सह दु.नि. कुर्ला 4<br>दस्त क्रमांक : 18883/2024<br>नोंदणी :<br>Regn:63m   |
| <b>गावाचे नाव : चेंबूर</b>  |   |
| (1) विलेखाचा प्रकार   | अॅग्रीमेंट टू सेल   |
| (2) मोबदला  | 11500000  |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  | 7348520.85  |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं 1402, माळा नं: 14 वा मजला, इमारतीचे नाव: वीणा सेरेनिटी बी विंग,सहकार नगर रोड नं 3, ब्लॉक नं: शेल कॉलनी, रोड : चेंबूर,मुंबई 400071, इतर माहिती: .( ( C.T.S. Number : 58 Pt ; ) )  |
| (5) क्षेत्रफळ   | 46.05 चौ.मीटर   |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.  |   |
| (7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-खुशबू लोकेश अग्रवाल वय:-41 पत्ता:-फ्लॉट नं: C-601, माळा नं: ., इमारतीचे नाव: इरीस, रुणवाल बिस, ब्लॉक नं: क्रॉम्पटन ग्रिवस कंपाऊंड, जेव्हीएलआर रोड, रोड नं: कांजुरमार्ग पूर्व, मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400042 पॅन नं:-ALWPG5847N<br>2): नाव:-लोकेश अग्रवाल वय:-42 पत्ता:-फ्लॉट नं: सी-६०१, माळा नं: ., इमारतीचे नाव: इरीस, रुणवाल बिस, ब्लॉक नं: क्रॉम्पटन ग्रिवस कंपाऊंड, रोड नं: जेव्हीएलआर रोड, कांजुरमार्ग पूर्व, मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400042 पॅन नं:-AHEPA6356N |
| (8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                   | 1): नाव:-नताशा कौर वय:-38; पत्ता:-फ्लॉट नं: सी ७०१, माळा नं: ., इमारतीचे नाव: वीणा सेरेनिटी, ब्लॉक नं: तिलक नगर गोदरेज शेल कॉलनी, रोड नं: चेंबूर,मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400071 पॅन नं:-ARPPB7088P<br>2): नाव:-ऋषभ प्रदीप गडा वय:-39; पत्ता:-फ्लॉट नं: 33-17, माळा नं: ., इमारतीचे नाव: कृष्ण भवन, ब्लॉक नं: सायन मेन रोड, सायन, रोड नं: मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400022 पॅन नं:-AKTPG9056B  |
| (9) दस्तऐवज करुन दिल्याचा दिनांक  | 18/08/2024  |
| (10) दस्त नोंदणी केल्याचा दिनांक  | 18/08/2024  |
| (11) अनुक्रमांक, खंड व पृष्ठ  | 18883/2024  |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क  | 690000  |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क  | 30000   |
| (14) शोरा   |   |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:-  |   |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-  | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.  |

## Sales Instance

| Regd. Doc. No. | Date       | Agreement Value in ₹ | Carpet Area in Sq. M. | Carpet Area in Sq. Ft. | Rate per Sq. Ft. |
|----------------|------------|----------------------|-----------------------|------------------------|------------------|
| 19400 / 2024   | 16.07.2024 | 1,58,00,000.00       | 67.58                 | 606.00                 | 26,073.00        |

| सूची क्र.2  |  |
|---|--|
| 19400520<br>17-07-2024<br>Note:-Generated Through eSearch Module,For original report please contact concern SRO office.               | दुख्यम निबंधक : सह दु.नि.कुर्ला 5<br>दस्त क्रमांक : 19400/2024<br>नोदणी :<br>Regn:63m  |
| <b>गावाचे नाव : चेंबूर</b>  |  |
| (1)विलेखाचा प्रकार  | करारनामा   |
| (2)मोबदला   | 15800000   |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  | 10799624.87  |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: प्लॉट नं 603,6 वा मजला,ए विंग,वीणा सेरेनिटी,वीणा सेरेनिटी ए.बी.सी विंग को ऑप हौ सोसा लि,सहकार नगर रोड नं 3,चेंबूर,मुंबई 400071,मौजे चेंबूर,सदनिकेचे एकूण क्षेत्रफळ 606 चौ फूट कारपेट एरिया,एक पझल कार पार्किंग स्पेस सहित.( ( C.T.S. Number : 58 (part) ; ) ) |
| (5) क्षेत्रफळ   | 67.58 चौ.मीटर  |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.   |  |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-ऋतम रॉय वय:-36 पत्ता:-प्लॉट नं: प्लॉट नं 603, माळा नं: 6 वा मजला, इमारतीचे नाव: ए विंग, वीणा सेरेनिटी ए.बी.सी. विंग को ऑप हौ सोसा लि, ब्लॉक नं: सहकार नगर नं 3, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ANKPR1895B   |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-प्रकाश परसराम मौर्या वय:-50; पत्ता:-प्लॉट नं: गल्ली नं 34, माळा नं: इंदिरा नगर पार्ट 2, इमारतीचे नाव: ठक्कर बाप्पा कॉलनी, ब्लॉक नं: बाबा रामदेव टेम्पल जवळ, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AJGPM3122Q   |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 16/07/2024   |
| (10)दस्त नोंदणी केल्याचा दिनांक   | 16/07/2024   |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 19400/2024   |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 948000   |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000  |
| (14)शेरा  |  |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:-  |  |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-  | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.   |



| Sr. | Particulars   | Valuer comment  |
|-----|---|---|
| 1.  | Background information of the asset being valued;   | The property under consideration is belongs to Mr. Shailesh Rajendra Ghanmode. as per Agreement for sale dated 08.10.2024   |
| 2.  | Purpose of valuation and appointing authority   | As per the request Privet Valuation, to assess value of the property for <b>Private Purpose</b> .   |
| 3.  | Identity of the valuer and any other experts involved in the valuation;   | Manoj B. Chalikwar – Regd. Valuer<br>Chandan Singh – Valuation Engineer<br>Vaishali Sarmalkar – Technical Manager<br>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 – 10.10.2024<br>Valuation Date – 14.10.2024<br>Date of Report – 14.10.2024  |
| 6.  | Inspections and/or investigations undertaken;   | Physical Inspection done on 10.10.2024  |
| 7.  | Nature and sources of the information used or relied upon;  | <ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul> |
| 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 Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, 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 **14<sup>th</sup> 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. 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 Flat, admeasuring total **Carpet Area in Sq. Ft. = 557.00**. the Owner of the property is **Mr. Shailesh Rajendra Ghanmode**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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## Property Title

Based on our discussion with the Client, we understand that the subject property is the Owner of the property is **Mr. Shailesh Rajendra Ghanmode.**

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 Flat, admeasuring total **Carpet Area in Sq. Ft. = 557.00.**

## 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 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



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subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

### **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 **Carpet Area in Sq. Ft. = 557.00.**

### **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 **14<sup>th</sup> 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 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 for **Private Purpose** at **₹ 1,58,74,500.00 (Rupees One Crore Fifty Eight Lakh Seventy Four Thousand Five Hundred Only)**.

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

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

**Auth. Sign.**



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