



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

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

Vastukala Consultants (I) Pvt. Ltd.

VALUATION REPORT OF IMMOVEABLE PROPERTY



Details of the property under consideration:

NAME OF CLIENT / DEVELOPER: M/s. Marathon Realty Pvt. Ltd.

Commercial Office No. 301, B Wing & 302, C Wing, Marathon Futurex, IT / BFSI Commercial project on
C. S. No. 166, Lower Parel Division, N. M. Joshi Marg, Lower Parel, Mumbai – 400 013, Maharashtra, India.

Latitude Longitude - 18°59'40.7"N 72°49'52.6"E

Intended User:

STCI FINANCE LIMITED

A/B 1-802, A Wing, 8th Floor, Marathon Innova, Marathon Nextgen Compound,
Off. Ganpatrao Kadam Marg, Lower Parel (West), Mumbai – 400 013,
State – Maharashtra, Country – India

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

mumbai@vastukala.co.in

www.vastukala.co.in



Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: STCI/M/s. Marathon Realty Pvt. Ltd. (12239/2309534) Page 2 of 24

www.vastukala.co.in

Vastu/STCI/Mumabi/11/2024/12239/2309534
10/28-232-SSPPY
Date – 09.11.2024

VALUATION REPORT OF IMMOVABLE PROPERTY OF "Marathon Futurex"

Commercial Office No. 301, B Wing & 302, C Wing, Marathon Futurex, IT / BFSI Commercial project on C. S. No. 166, Lower Parel Division, N. M. Joshi Marg, Lower Parel, Mumbai – 400 013, Maharashtra, India

Latitude Longitude - 18°59'40.7"N 72°49'52.6"E

NAME OF CLIENT / DEVELOPER: M/s. Marathon Realty Pvt. Ltd.

Pursuant to instructions from SCTI finance, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **09th November 2024** for bank purpose.

1. Location Details:

The property is situated at Commercial Office No. 301, B Wing & 302, C Wing, **Marathon Futurex**, IT / BFSI Commercial project on C. S. No. 166, Lower Parel Division, N. M. Joshi Marg, Lower Parel, Mumbai – 400 013, Maharashtra, India. It is about 350 M. walking distance from Lower Parel Railway Station. Surface transport to the property is by buses, autos, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality.

2. Developer Details:

Name of Client / Developer	M/s. Marathon Realty Pvt. Ltd.
Registered office address	Office No. 702, 7 th Floor, Marathon Max, Mulund Goregaon Link Road, Mulund (West), Mumbai – 400 080, Maharashtra, India
Contact Numbers	<u>Contact Person:</u> Mrs. Sharavi Joshi Mb. No. 8097616974 Mr. Rohit Jadhav (Office Boy) Mb. No. 9594101959
E – mail ID and Website	sharvari.joshi@marathonrealty.com

3. Boundaries of the Property:

Direction	Particulars
On or towards North	BDD Chawl & Western Railway Track
On or towards South	Mafatlal Mills
On or towards East	N. M. Joshi Road
On or towards West	Western Railway Track



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

mumbai@vastukala.co.in

www.vastukala.co.in



Vastukala Consultants (I) Pvt. Ltd.

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

To,

**The Branch Manager,
STCI FINANCE LIMITED**

A/B 1-802, A Wing, 8th Floor, Marathon Innova,
Marathon Nextgen Compound, off. Ganpatrao Kadam Marg,
Lower Parel (West), Mumbai – 400 013, State – Maharashtra, Country – India

VALUATION REPORT (IN RESPECT OF PROJECT VALUATION REPORT)

I	General	
1.	Purpose for which the valuation is made	: As per request from STCI Finance Limited, Lower Parel (West) fair market value of the property for lending purpose.
2.	a) Date of inspection	: 09.11.2024
	b) Date on which the valuation is made	: 09.11.2024
3.	List of documents produced for perusal	
	1. Copy of Approved Plan No. EB/9927/GS/A/OCC/8/New dated 01.06.2023 issued by Municipal Corporation of Greater Mumbai Approved Upto: 3 Basement Floors + Ground Floor + 1st to 38th Upper Floors	
	2. Copy of Commencement Certificate No. EB/9927/GS/A/FCC/6/Amend dated 19.01.2022 issued by Municipal Corporation of Greater Mumbai This CC is endorsed for the work upto 38th Floor + OHT + Staircase as per approved plan dated 06.12.2021	
	3. Copy of Part Occupancy Certificate No. EB/9927/GS/A/OCC/8/New dated 01.06.2023 issued by Municipal Corporation of Greater Mumbai. Approved for 36th Floor to 38 (part) upper floor of building C	
	4. Copy of Developer Agreement dated 22.09.2004 between Mafatlal Industries Ltd. (The Owners) and M/s. Marathon Realty Ltd. (The Developers) through vide Reg. No. BBE/2/7533/2004 dated 23.09.2004	
	5. Copy of Property Card	
	6. Copy of Self Declaration Letter issued by M/s. Marathon Realty Pvt. Ltd.	
4a.	Property Under Considerations	: Commercial Office No. 301, B Wing & 302, C Wing, Marathon Futurex , IT / BFSI Commercial project on C. S. No. 166, Lower Parel Division, N. M. Joshi Marg, Lower Parel, Mumbai – 400 013, Maharashtra, India.
4b.	Name of the clients / developer and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Marathon Realty Pvt. Ltd. Address: Office No. 702, 7th Floor, Marathon Max, Mulund Goregaon Link Road, Mulund (West), Mumbai – 400 080, Maharashtra, India Contact Person: Mrs. Sharavi Joshi Mb. No. 8097616974 Mr. Rohit Jadhav (Office Boy) Mb. No. 9594101959



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



5.	Brief description of the property (Including Leasehold / freehold etc.):									
	<p>About Galaxy Marathon Futurex Project: Marathon Futurex is a well-structured and strategically planned project that is preferably placed in a very good location - Lower Parel, Mumbai. The units in this project come at a reasonable price. Marathon Futurex makes sure to provide all the contemporary requirements of all the residents. This skillfully crafted project has ready-to-move units. The project offers an array of property choices such as a commercial office space to suit every individual's need. This project was launched in January 2019 and is now ready to move. Moreover, the certificate of occupancy was granted to this project. A well-known builder Marathon Realty Pvt. Ltd., has constructed Marathon Futurex with sophistication and perfection.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A, B & C</td> <td>3 Basement Floors + Ground Floor + 1st to 38th Upper Floors</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>The units are sold as bare shell units. Internal walls and final finishing will be done while giving the possession to the client (Occupancy Received dated 2011 to 2023)</td> <td>100%</td> </tr> </tbody> </table>		Wing	Number of Floors	A, B & C	3 Basement Floors + Ground Floor + 1 st to 38 th Upper Floors	Present stage of Construction	Percentage of work completion	The units are sold as bare shell units. Internal walls and final finishing will be done while giving the possession to the client (Occupancy Received dated 2011 to 2023)	100%
Wing	Number of Floors									
A, B & C	3 Basement Floors + Ground Floor + 1 st to 38 th Upper Floors									
Present stage of Construction	Percentage of work completion									
The units are sold as bare shell units. Internal walls and final finishing will be done while giving the possession to the client (Occupancy Received dated 2011 to 2023)	100%									
6.	Location of property	:								
	a) Plot No. / Survey No.	:								
	b) Door No.	:								
	c) C. T.S. No. / Village	:								
	d) Ward / Taluka	:								
	e) Mandal / District	:								
7.	Postal address of the property / Property Under Considerations.	:								
8.	City / Town	:								
	Residential area	:								
	Commercial area	:								
	Industrial area	:								
9.	Classification of the area	:								
	i) High / Middle / Poor	:								
	ii) Urban / Semi Urban / Rural	:								
10.	Coming under Corporation limit / Village Panchayat / Municipality	:								
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:								
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:								
13.	Boundaries of the property	As per Documents								
	North	Property of CB Gorwala								
	South	Partly by the property Municipal land and partly by Bombay Development Chawls								
	East	De Lisle Road (Now Know as N. M.								
		As per Site								
		BDD Chawl & Western Railway Track								
		Mafatlal Mills								
		N. M. Joshi Road								

		Joshi Road)	
	West	Railway Lines of Western Railway	Western Railway Track
14.1	Dimensions of the site		N. A. as the land is irregular in shape
14.2	Latitude, Longitude & Co-ordinates of property	:	18°59'40.7"N 72°49'52.6"E
14.3	Extent of the site	:	Unit wise Area - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	As per table attached to the report
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant and in bare shell condition
II	CHARACTERSTICS OF THE SITE		
1.	Classification of locality	:	Higher Middle class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	For Commercial purpose
8.	Any usage restriction	:	Commercial
9.	Is plot in town planning approved layout?	:	Yes, MCGM Approved Layout
10.	Corner plot or intermittent plot?	:	Intermittent
11.	Road facilities	:	Yes
12.	Type of road available at present	:	B.T. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	30.00 M. wide Road
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Municipal Water supply
16.	Underground sewerage system	:	Connected to Municipal sewer
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developed area near to both suburban railway stations i.e., Lower Parel on Western Railway Line and Curry Road on Central Railway line.
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc., (Distance from sea-cost / tidal level must be incorporated)	:	No
Part – A			
1	Size of plot	:	Land Area – 17,033.00 Sq. M. (As per Plan)
	North & South	:	-
	East & West	:	-
2	Area of Units considered for valuation	:	As per table attached to the report.
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report. Details of recent online listings are attached with the report.
4	Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed)	:	Commercial Unit - ₹ 3,52,900.00 per Sq. M i.e., ₹ 32,785.00 per Sq. Ft. on Built-up Area
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial /	:	Commercial

	Industrial)		
b)	Type of construction (Load bearing / RCC / Steel Framed)	:	R.C.C. Framed structure
c)	Year of construction	:	2011 to 2023 (As per Occupancy Certificate)
d)	Number of floors and height of each floor including basement, if any	:	3 Basement Floors + Ground Floor + 1 st to 38 th Upper Floors
e)	Plinth area floor-wise	:	As per table attached to the report
f)	Condition of the building	:	
i)	Exterior – Excellent, Good, Normal, Poor	:	Excellent
ii)	Interior – Excellent, Good, Normal, Poor	:	Excellent
g)	Date of issue and validity of layout of approved map	:	1. Copy of Approved Plan No. EB/9927/GS/A/OCC/8/New dated 01.06.2023 issued by Municipal Corporation of Greater Mumbai
h)	Approved map / plan issuing authority	:	Approved Upto: 3 Basement Floors + Ground Floor + 1st to 38th Upper Floors 2. Copy of Commencement Certificate No. EB/9927/GS/A/FCC/6/Amend dated 19.01.2022 issued by Municipal Corporation of Greater Mumbai This CC is endorsed for the work upto 38th Floor + OHT + Staircase as per approved plan dated 06.12.2021 3. Copy of Part Occupancy Certificate No. EB/9927/GS/A/OCC/8/New dated 01.06.2023 issued by Municipal Corporation of Greater Mumbai. Approved for 36th Floor to 38 (part) upper floor of building C
i)	Whether genuineness or authenticity of approved map / plan is verified	:	Yes
j)	Any other comments by our empaneled valuers on authentic of approved plan	:	No.

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	R.C.C. Footing
2.	Basement	:	Yes
3.	Superstructure	:	As per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Glass Door at main entrance of office premises
5.	RCC Works	:	Yes
6.	Plastering	:	Yes
7.	Flooring, Skirting, dado	:	Units are in Bare shell Condition
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Glass Cladding for building exteriors
9.	Roofing including weather proof course	:	Provided
10.	Drainage	:	Connected to municipal line
2.	Compound Wall	:	
	Height	:	RCC Framed Structure with plastered B.B.
	Length	:	Masonry wall
	Type of construction	:	

3.	Electrical installation	:	Concealed
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	Basic points provided as per requirement.
	Fan points	:	Interior electrical works to be done by unit owner.
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	Concealed
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	Included in the Rate per Sq. Ft. on Carpet Area
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	Total	:	

Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	Included in the Rate per Sq. Ft. on Carpet Area
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total	:	

Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	Included in the Rate per Sq. Ft. on Carpet Area
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total	:	

Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	Included in the Rate per Sq. Ft. on Carpet Area
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	-

CONFIGURATION OF UNITS TO BE AS PER INFORMATION PROVIDED BY DEVELOPER:

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Government Value of property:

Sr. No.	Office No.	Floor	Wing	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	RR Rate per Sq. M. on Built Up Area in ₹	RR Rate per Sq. Ft. on Built Up Area in ₹	Government Value in ₹
1	301	3rd Floor	B	27,819.00	33,383.00	3,52,900.00	32,785.00	109,44,62,107.00
2	302	3rd Floor	C	5,101.00	6,121.00	3,52,900.00	32,785.00	20,06,84,827.00
TOTAL				32,920.00	39,504.00			129,51,46,934.00

Fair Market Value of property:

Sr. No.	Office No.	Floor	Wing	Saleable Area in Sq. Ft.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area in ₹	Value in ₹
1	301	3rd Floor	B	42,799.00	27,819.00	33,383.00	43,000.00	119,62,17,000.00
2	302	3rd Floor	C	7,848.00	5,101.00	6,121.00	43,000.00	21,93,43,000.00
TOTAL				50,647.00	32,920.00	39,504.00		141,55,60,000.00

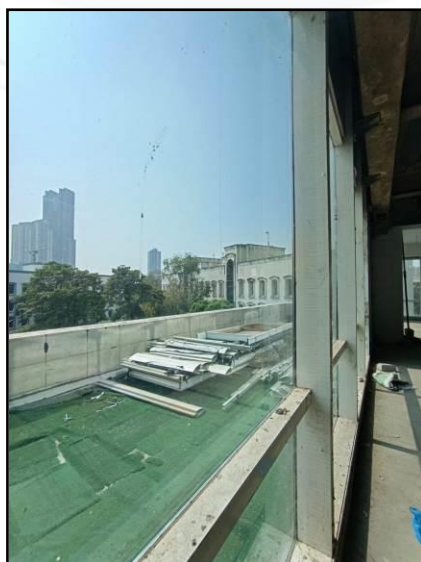
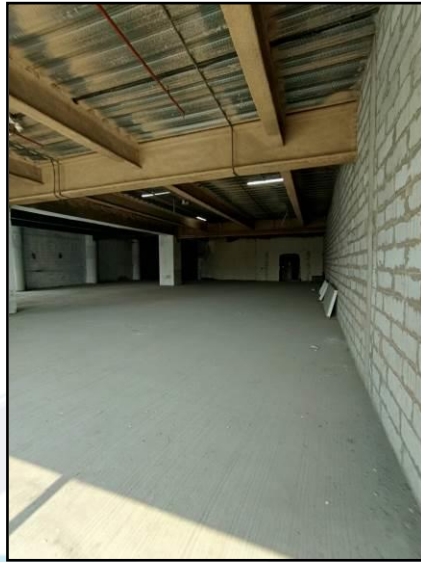
Summary of the Valuation

Particulars	Value in ₹	Value in ₹ Cr.
Fair Market Value of the Property	141,55,60,000.00	141.55
Realizable Value of the Property	127,40,04,000.00	127.40
Distress Value of the Property	113,24,48,000.00	113.24
Government value of the Property	129,51,46,934.00	129.51
Insurable Value (Total Built Up Area X Construction Rate) = (50,647.00 X 2,500.00)	12,66,17,500.00	12.66

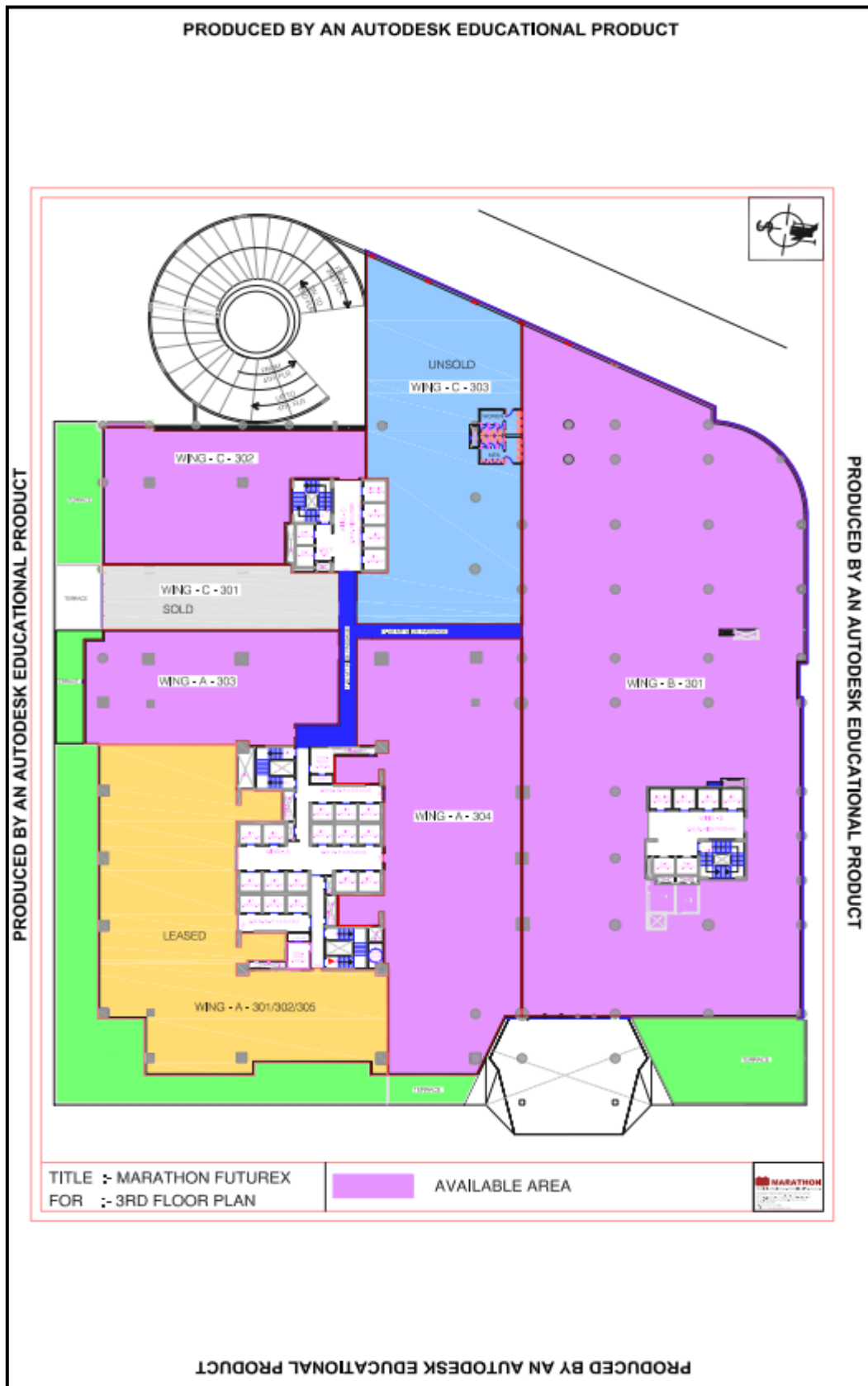
VALUATION METHODOLOGY:

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 comparable, 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 & Commercial Shop where there are typically many comparable 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 ₹ 40,000.00 to ₹ 50,000.00 per Sq. Ft. on Carpet area for commercial property Considering the rate with attached report, current market conditions, demand and supply position, office size, location, upswing in real estate prices, sustained demand for Commercial Unit, all-round development of commercial and residential application in the locality etc. **We estimate ₹ 43,000.00 per Sq. Ft. on Carpet Area for valuation.**

Actual Site Photographs



Layout Plan



Self-Declaration Letter



www.marathon.in

To,

Vastukala Consultants (I) Pvt. Ltd.
121, 1st Floor, Ackruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093

Subject: Unit Details for Valuation of Units under Marathon Realty Private Limited

Below are the Unit details:

Sr.	Unit No.	Floor	Rera Carpet Area in Sq. ft.	Sold / Unsold Flat
3	B-301	3	27819	Unsold
4	C-302	3	5101	Unsold
Total			32920	

Thanking You,

For Marathon Realty Private Limited.

Authorised Signatory



Marathon Realty Pvt Ltd. 702, Marathon Max,
Mulund-Goregaon Link Road, Mulund (W)
Mumbai 400080

T : +91-22-6724 8484/88
E : marathon@marathonrealty.com

CIN: U70100MH1994PTC084037



Since 1989

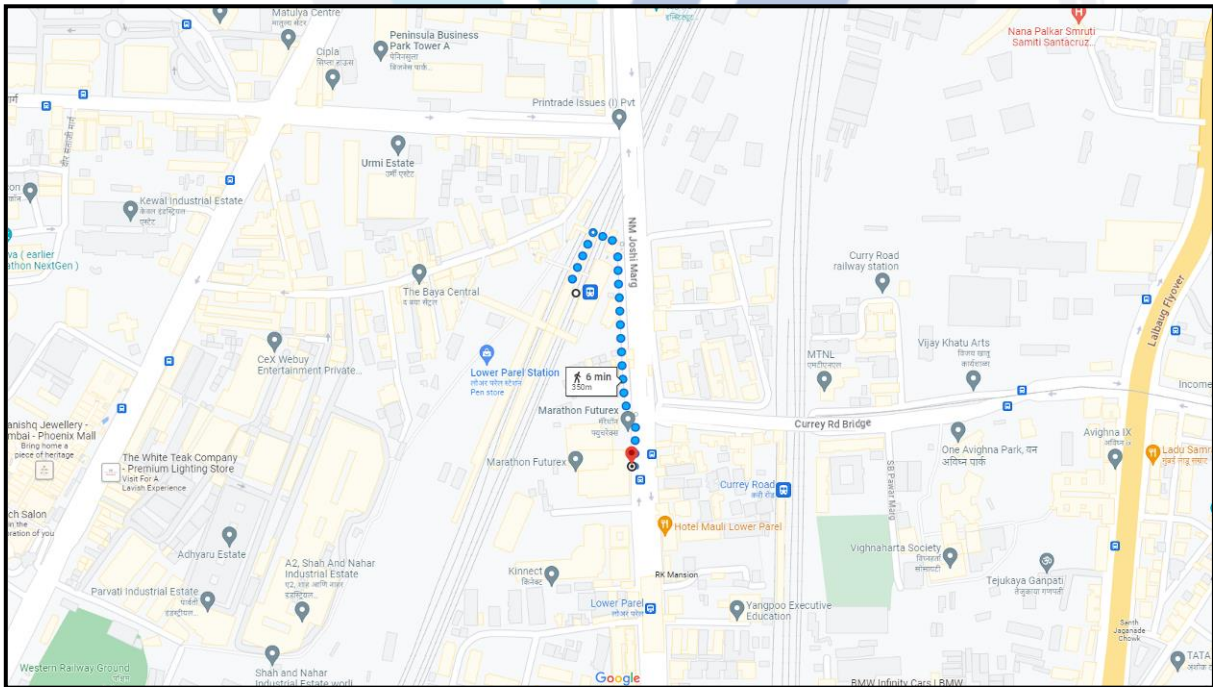
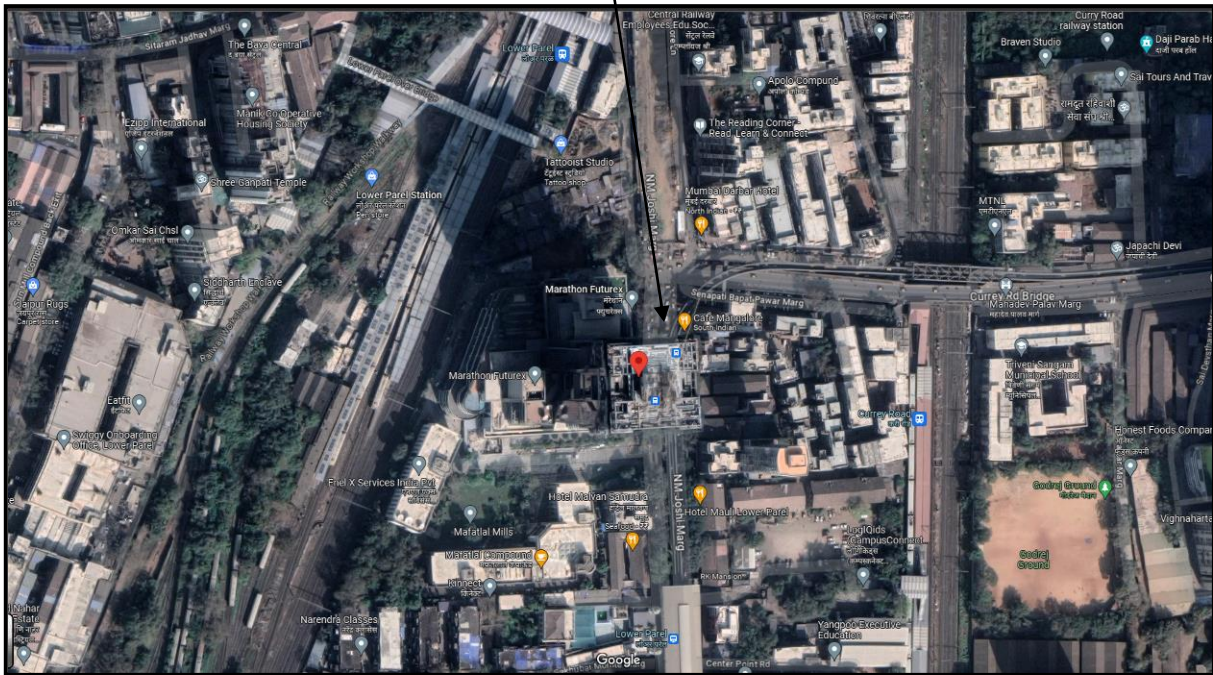
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Route Map of the property



Site u/r



Latitude Longitude - 18°59'40.7"N 72°49'52.6"E

Note: The Blue line shows the route to site from nearest railway station (Lower Parel – 350 M.)

Ready Reckoner Rate


Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home
Valuation Guidelines | User Manual

Year: Language:

Selected District:

Select Village:

Search By: Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	12/94 -भुभाग : मध्यरेल्वे व पश्चिम रेल्वे यामधील टिळक त्रिज पासून एलफिस्टन त्रिजपर्यंतचा भुभाग	48800	0	0	0	0	चौ. मीटर
SurveyNo	12/92A -रस्ता : केशवराव खाटे मार्ग - पश्चिम रेल्वे लाईन पासून पुडे ताडदेव रोड जंक्शन पर्यंत.	133610	271560	352100	387500	281400	चौ. मीटर
SurveyNo	12/93A -रस्ता : रावबहादूर एस.के. बोले मार्ग - दादर स्टेशन ते सयानी रोड पर्यंत(TPS IV माहिम क्षेत्र)	145040	287800	330960	363390	289840	चौ. मीटर
SurveyNo	12/91A -भूभाग : मध्य रेल्वे लाईन, पश्चिमेस पश्चिम रेल्वे लाईन, दक्षिण पूर्वेस सानेगुरुजी मार्ग, दक्षिणेस केशवराव खाटे मार्ग	133890	302230	352900	423700	302230	चौ. मीटर
SurveyNo	12/91B -रस्ता : डॉ.ई.मोझेस रोड - सात रस्ता जंक्शन पासून वरळी नाक्यापर्यंत	134380	275800	335400	402500	280720	चौ. मीटर

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

Registered Sale Instances

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
23848 / 2024	06.10.2024	2,93,87,690.00	65.31	703.00	41,803.00

23848319 07-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2 दस्ता क्रमांक : 23848/2024 नोंदणी : Regn:83m
गावाचे नाव : लोअर परेल			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	29387690		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	27061077.8		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: कमर्शियल / ऑफीस युनिट नं. 129, माळा नं: 1 ला मजला, इमारतीचे नाव: बिल्डिंग नं.सी.मॅरेथॉन फ्युचरेक्स,सी-विंग, ब्लॉक नं: मफतलाल मिल कंपाउंड, रोड : एन.एम.जोशी मार्ग,लोअर परेल,मुंबई-400013, इतर माहिती: कमर्शियल/ऑफीस युनिट क्षेत्र 65.31 चौ.मी.(म्हणजेच 703 चौ.फूट)कारपेट(रेरा प्रमाणे)आणि एकूण इतर क्षेत्र 2.50 चौ.मी.(म्हणजेच 27 चौ.फूट),(सर्विस क्षेत्र 23 चौ.फूट व प्रपोझनेट इलेक्ट्रिक रुम क्षेत्र 4 चौ.फूट),सोबत 1(एक)मेकॅनिकल-स्टॅकेबल कार पार्किंग.((C.T.S. Number : 166-part ;))		
(5) क्षेत्रफळ	65.31 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तावेज करून देणा-या लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मॅरेथॉन रियल्टी प्रायव्हेट लिमिटेड यांच्यावतीने सिनियर मॅनेजर आणि अधिकृत व्यक्ती द्वारकानाथ के. राव यांच्यावतीने कुलमुख्यत्यार म्हणून समीर शेट्टी वय:-51 पत्ता:-प्लॉट नं: 702, माळा नं: 7 वा मजला, इमारतीचे नाव: मॅरेथॉन मॅक्स, ब्लॉक नं: मुलुंड-पश्चिम, रोड नं: मुलुंड गोरगांव लिंक रोड, मुलुंड-पश्चिम,मुंबई-400080, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AAACM3361R 2): नाव:-मॅरेथॉन नेक्स्टजन रियल्टी लिमिटेड यांच्यावतीने सिनियर मॅनेजर आणि अधिकृत व्यक्ती द्वारकानाथ के. राव यांच्यावतीने कुलमुख्यत्यार म्हणून समीर शेट्टी वय:-51 पत्ता:-प्लॉट नं: -, इमारतीचे नाव: मॅरेथॉन फ्युचरेक्स, ब्लॉक नं: मफतलाल मिल कंपाउंड, रोड नं: एन.एम.जोशी मार्ग,लोअर परेल, मुंबई-400013, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-AAACP8032E		
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-डॉ. निलेश दगडू सरोदे वय:-46; पत्ता:-प्लॉट नं: 2001, माळा नं: 20 वा मजला, इमारतीचे नाव: सी 1,टॉवर सेलेस्टिया, ब्लॉक नं: रुणवाल मायसिटी फेज-1, रोड नं: दिवा मानपाडा रोड, डोंबिवली-पूर्व, ठाणे-421204, डोंबिवली, ठाणे. पिन कोड:-421204 पॅन नं:-A.Z.ZPS4437P		
(9) दस्तावेज करून दिल्याचा दिनांक	05/10/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	06/10/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	23848/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1763500		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)सोरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			

Registered Sale Instances

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
9749 / 2024	15.06.2024	22,18,06,250.00	-	5527.14	40,130.38

गावाचे नाव : लोअर परेल	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	221806250
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	179514588.5
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: आयटी/आयटीईएस युनिट नं. ए-1303, माळा नं: 13वा मजला, ए विंग, बिल्डींग नं. सी, इमारतीचे नाव: मॅरथॉन फ्युचरेक्स, ब्लॉक नं: लोअर परेल, मुंबई 400013, रोड : डिलाईल रोड, इतर माहिती: 5(पाच)मेकॅनिकल/स्टॅकेबल कार पार्कींग स्लॉट सहित, सदर मिळकतीचे डिव्हीजन लोअर परेल, सि.एस. नं. 166(पार्ट), सदर आयटी/आयटीईएस युनिट चे क्षेत्रफळ 5527.14 चौ फूट कारपेट व दस्तात नमुद केल्याप्रमाणे. ((C.I.S. Number : सि एस नं. 166 (पार्ट) ;))
(5) क्षेत्रफळ	5527.14 चौ.फूट
(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:-पिकेश दिलीपकुमार जैन वय:-43 पत्ता:-प्लॉट नं: फ्लॉट नं. 19, माळा नं: 4था मजला, इमारतीचे नाव: 14/ए, सेहा सदन, ब्लॉक नं: गिरगाव, मुंबई, रोड नं: मंगल वाडी, महाराष्ट्र, मुंबई. पिन कोड:-400004 पॅन नं:-ACR/PJ2953L 2): नाव:-कमलेश दिलीपकुमार जैन वय:-45 पत्ता:-प्लॉट नं: फ्लॉट नं. 19, माळा नं: 4था मजला, इमारतीचे नाव: 14/ए, सेहा सदन, ब्लॉक नं: गिरगाव, मुंबई, रोड नं: मंगल वाडी, महाराष्ट्र, मुंबई. पिन कोड:-400004 पॅन नं:-ABJP/0019N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-इफिरस वेल्थ प्रायव्हेट लिमिटेड चे प्राधिकृत व्यक्ती कुणाल मेहता वय:-41; पत्ता:-प्लॉट नं: ऑफिस नं. ए 2102, बी, माळा नं: -, इमारतीचे नाव: मॅरथॉन फ्युचरेक्स, ब्लॉक नं: लोअर परेल, मुंबई, रोड नं: एन एम जोशी मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400013 पॅन नं:-AAFCE0297D
(9) दस्तऐवज करून दिल्याचा दिनांक	14/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	15/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	9749/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	13308400
(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.

Price Indicators

Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
13	Magicbricks.com	4,961.00	22,26,00,000.00	44,870.00
36	Magicbricks.com	800.00	3,60,00,000.00	45,000.00





magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Commercial Property for Sale in Mumbai > Office Space for Rent in Mumbai > Office Space for Rent in Lower Parel > 7900 Sq-ft

₹22.26 Cr ₹28177/sqft EMI - ₹10.04L | [How much loan can I get?](#) PREMIUM PROJECT

Office Space For Sale in Marathon Futurex, **Lower Parel, Mumbai**

⋮

+11 Photos

Furnished

<p>Commercial Complex Marathon Futurex</p>	<p>Super Area 7900 sqft ▾ ₹28,177/sqft</p>	<p>Carpet Area 4961 sqft ▾ ₹44,870/sqft</p>
<p>Floor 13 (Out of 43 Floors)</p>	<p>Units On Floor 6</p>	<p>Pantry Personal Pantry</p>
<p>Washroom 2</p>	<p>Overlooking Garden/Park Facing Main Road Facing</p>	<p>Facing North</p>

✔ Personal Pantry/Cafeteria Available





magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Commercial Property for Sale in Mumbai > Office Space for Rent in Mumbai > Office Space for Rent in Lower Parel East > 1100 Sq-ft

₹3.60 Cr ₹32727/sqft EMI - ₹1.62L | [Get pre-approved loan](#) PREMIUM PROJECT

Office Space For Sale in Marathon Futurex, **Lower Parel East, Mumbai**

⋮

+19 Photos

Grade A+ | Unfurnished | 1 Car Parking

<p>Commercial Complex Marathon Futurex</p>	<p>Super Area 1100 sqft ▾ ₹32,727/sqft</p>	<p>Carpet Area 800 sqft ▾ ₹45,000/sqft</p>
<p>Floor 36 (Out of 38 Floors)</p>	<p>Units On Floor 15</p>	<p>Pantry Dry Pantry</p>
<p>Washroom 2</p>	<p>Overlooking Garden/Park Facing Main Road Facing</p>	<p>Facing North</p>

✔ Dry Pantry/Cafeteria Available ✔ 1 Covered Parking(s) Available

Price Indicators

Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
31	99acres.com	1,676.57	7,00,00,000.00	41,752.00
1	99acres.com	500.00	2,20,00,000.00	44,000.00

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

Home > Office Space for sale in Mumbai > Bare shell Office Space for sale in Mumbai > Bare shell Office Space for sale in Lower Parel

₹7 Cr @ 31,818 per sq.ft. Bare Shell Office Space for sale
 in Marathon Futurex, Lower Parel, South Mumbai, Mumbai
 Estimated EMI ₹5,59,093

RERA STATUS REGISTERED Registration No: P51900025476 Website: <https://maharera.mahaonline.gov.in/>

Overview Society Dealer Details Articles

Property (2) **Society (101)**

- Super Builtup Area** 2200 sq.ft. (204.39 sq.m.)
- Carpet Area** 1676.57 sq.ft. (155.76 sq.m.)
- Area spread over** 1 floor (31st / 36 floors building)
- Car parking** 1 parking spots (private parking in basement, private parking outside the building, public parking)
- Walls and doors** Walls are brick walls and doors are in place
- Washrooms** 3 washrooms available (2 private, 1 shared)
- Flooring** Concrete flooring

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

Home > Office Space for sale in Mumbai > Bare shell Office Space for sale in Mumbai > Bare shell Office Space for sale in Lower Parel Posted on Oct 28, 2024 | Ready to move

₹2.2 Cr @ 24,444 per sq.ft. Bare Shell Office Space for sale
 in Marathon Futurex, Lower Parel, Mumbai
 Estimated EMI ₹1,75,715

RERA STATUS REGISTERED Registration No: P51900025476 Website: <https://maharera.maharashtra.gov.in/>

Overview Society Dealer Details Recommendations Articles

Property (0) **Society (100)**

MARATHON Futurex
Lower Parel

THE ADDRESS FOR YOUR BUSINESS

- Super Builtup Area** 900 sq.ft. (83.61 sq.m.)
- Carpet Area** 500 sq.ft. (46.45 sq.m.)
- Area spread over** 1 floor (1st / 38 floors building)
- Car parking** 1 private parking spots in basement
- Walls and doors** Walls are brick walls and doors are not in place
- Flooring** Vitrified flooring

As a result of my appraisal and analysis, it is my considered opinion that the Fair Market Value of the above property in the prevailing condition with aforesaid specification is as follows

Particulars	Value in ₹	Value in ₹ Cr.
Fair Market Value of the Property	141,55,60,000.00	141.55
Realizable Value of the Property	127,40,04,000.00	127.40
Distress Value of the Property	113,24,48,000.00	113.24
Government value of the Property	129,51,46,934.00	129.51
Insurable Value (Total Built Up Area X Construction Rate) = (50,647.00 X 2,500.00)	12,66,17,500.00	12.66

Place: Mumbai

Date: 09.11.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. IBBI/RV/07/2018/10366

Reg. No. CAT-I-F-1763

Enclosures

	Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
--	---	----------

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 09.11.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 09.11.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be having expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- x. Further, I hereby provide the following information.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is developed by M/s. Marathon Realty Pvt. Ltd. and unit consideration are 301 in B Wing & 302 in C Wing
2.	Purpose of valuation and appointing authority	As per request from STCI Finance Limited, Lower Parel (West) to assess fair market value of the property for lending purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Prayush P. Parekh – Senior Valuation Engineer Bhavika Chavan – Valuation Engineer
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 – 08.11.2024 Valuation Date – 09.11.2024 Date of Report – 09.11.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 09.11.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Comparable Sales 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, industrial land size, location, sustained demand for residential land, all round development of residential projects 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 **09th November 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 advise 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 currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name of Developer **M/s. Marathon Realty Pvt. Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is developed by **M/s. Marathon Realty Pvt. Ltd.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Valuation Report Prepared For: STCI/M/s. Marathon Realty Pvt. Ltd. (12239/2309534) Page 22 of 24
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.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the documents provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

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 land and properties that are typically traded on a unit basis.

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

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

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.

This exercise is to assess **Fair Market Valuation** of the property under reference as on **09th November 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 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 valued for this particular purpose as per the details provided.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

