

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Brijesh Parnami**

Residential Flat No. 103, 1<sup>st</sup> Floor, Wing - B, "Shagun Tower Co-Op. Hsg. Soc. Ltd.", Near Dindoshi Bus Depot, Gen A. K. Vaidya Marg, Village - Dindoshi, Malad (East), Taluka - Borivali, District - Mumbai & Mumbai Suburban, Mumbai, 400 097, State - Maharashtra, India.

Latitude Longitude : 19°10'33.1"N 72°51'49.6"E

### Valuation Prepared For:

**Private Valuation**





#### Our Pan India Presence at :

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

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

 +91 2247495919

 [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

 [www.vastukala.co.in](http://www.vastukala.co.in)

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 103, 1<sup>st</sup> Floor, Wing - B, "Shagun Tower Co-Op. Hsg. Soc. Ltd.", Near Dindoshi Bus Depot, Gen A. K. Vaidya Marg, Village - Dindoshi, Malad (East), Taluka - Borivali, District - Mumbai & Mumbai Suburban, Mumbai, 400 097, State - Maharashtra, India belongs to **Mr. Brijesh Parnami**.

Boundaries	:	Building	Flat
North	:	Wing - A	Marginal Space
South	:	Shagun Arcade Building & General Arun Kumar Road	Flat No. 104
East	:	Corner Stone Building	Lift & Staircase
West	:	Silver Sapphire Building	Entry of Flat No. 103

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 **₹ 3,55,32,336.00 (Rupees Three Crore Fifty Five Lakh Thirty Two Thousand Three Hundred Thirty Six Only)**.

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

Hence certified

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

**Manoj Chalikwar**

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.28 10:38:20 +05'30'



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 Value of the property for Networth Certificate Purpose.
2	a) Date of inspection : 26.12.2024
	b) Date of which the valuation is made : 27.12.2024
3	List of documents produced for perusal: I) Copy of Approved Building Plan Document No.CHE/6400/BPBS/AP Dated 03.05.2008 issued by Municipal Corporation of Greater Mumbai. II) Copy of Agreement For Sale Document No.04454/2007 Dated 23.06.2007 between M/s. Aditya Constructions & Developers Pvt. Ltd.(The Developers) And Mr. Brijesh Parnami(The Purchaser). III) Copy of Electricity Bill Document No.9000 0022 1806 Dated 23.12.2024. IV) Copy of Commencement Certificate Document No.CHE/6400/BP/(WS)/AP/AR Dated 08.12.2004 issued by Municipal Corporation of Greater Mumbai. V) Copy of Occupancy Certificate Document No.CHE/6400/BP (WS)/AP Dated 31.05.2008 issued by Municipal Corporation of Greater Mumbai. VI) Copy of Society Share Certificate Document No.43 Dated 14.06.2009 And Mr. Brijesh Parnami(The Transferee). VII) Copy of Society Maintenance Bill Document No.1893 Dated 01.07.2024 issued by SOCIETY.
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. Brijesh Parnami</b> Residential Flat No. 103, 1 <sup>st</sup> Floor, Wing - B, " <b>Shagun Tower Co-Op. Hsg. Soc. Ltd.</b> ", Near Dindoshi Bus Depot, Gen A. K. Vaidya Marg, Village - Dindoshi, Malad (East), Taluka - Borivali , District - Mumbai & Mumbai Suburban, Mumbai, 400 097, State - Maharashtra, India.  Contact Person : Mr. Brijesh Parnami (Owner) Mobile No. 9619002345  Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 1 <sup>st</sup> Floor. The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + Dining + 3 Toilet + 2 Passage. The property is at 950 Mtr. distance from Dindoshi Metro Station.
6	Location of property
a)	Plot No. / Survey No. : New Survey No - 31
b)	Door No. : Residential Flat No. 103
c)	C.T.S. No. / Village : CTS No - 103/A, Village - Dindoshi



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d)	Ward / Taluka	:	Taluka - Borivali	
e)	Mandal / District	:	District - Mumbai & Mumbai Suburban	
f)	Date of issue and validity of layout of approved map / plan	:	Approved Building Plan Document No.CHE/6400/BPBS/AP Dated 03.05.2008 issued by Municipal Corporation of Greater Mumbai.	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.	
7	Postal address of the property	:	Residential Flat No. 103, 1 <sup>st</sup> Floor, Wing - B, "Shagun Tower Co-Op. Hsg. Soc. Ltd.", Near Dindoshi Bus Depot, Gen A. K. Vaidya Marg, Village - Dindoshi, Malad (East), Taluka - Borivali , District - Mumbai & Mumbai Suburban, Mumbai, 400 097, State - Maharashtra, India.	
8	City / Town	:	City - Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Dindoshi 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	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Wing - A	Information not available
	South	:	Shagun Arcade Building & General Arun Kumar Road	Information not available
	East	:	Corner Stone Building	Information not available
	West	:	Silver Sapphire Building	Information not available
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals
	North	:	-	-

	South	:	-	-
	East	:	-	-
	West	:	-	-
14	Extent of the site	:	Carpet Area in Sq. Ft. = 1091.03 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 1062.00 (Area As Per Other)  Built Up Area in Sq. Ft. = 1274.40 (Carpet Area + 20%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°10'33.1"N 72°51'49.6"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 1062.00</b> <b>( Area As Per Other)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:	CTS No - 103/A	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - Dindoshi, Municipal Corporation of Greater Mumbai (MCGM)	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 103, 1 <sup>st</sup> Floor, Wing - B, " <b>Shagun Tower Co-Op. Hsg. Soc. Ltd.</b> ", Near Dindoshi Bus Depot, Gen A. K. Vaidya Marg, Village - Dindoshi, Malad (East), Taluka - Borivali , District - Mumbai & Mumbai Suburban, Mumbai, 400 097, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2008 (As per occupancy certificate)	
5.	Number of Floors	:	1 Basement + Stilt + 2 Podium + 16 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	1 <sup>st</sup> Floor is having 4 Flats	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	

11.	Facilities Available		
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	1 <sup>st</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 103
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid door with safety door
	Windows	:	Alluminum sliding windows with M. S. Grills
	Fittings	:	Concealed plumbing with C.P. fittings. Concealed Electrical wiring
	Finishing	:	Cement Plastering + POP Finish
4.	House Tax		
	Assessment No.	:	Information not available
	Tax paid in the name of	:	Information not available
	Tax amount	:	Information not available
5.	Electricity Service connection No.	:	9000 0022 1806
	Meter Card is in the name of	:	Mr. Brijesh Parnami
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	<b>Mr. Brijesh Parnami</b>
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. = 1274.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	Information not available
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 1091.03</b> <b>(Area As per actual site measurement)</b> <b>Carpet Area in Sq. Ft. = 1062.00</b> <b>(Area As Per Other)</b>

12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ 74,000/- (Expected rental income per month)
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Average
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
<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)	:	₹ 27103/- to ₹ 32387/- per Sq. Ft. on Carpet Area ₹ 22586/- to ₹ 26990/- 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).	:	₹ 31,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 28,200/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,51,640/- per Sq. M. i.e. ₹ 14,088/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,39,790/- per Sq. M. i.e. ₹ 12,987/- per Sq. Ft.
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstin. 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.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,800/- per Sq. Ft.



	Age of the building	:	16 years
	Life of the building estimated	:	44 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	24.00%
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,128/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 28,200/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 30,328/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1062.00 Sq. Ft.	30,328.00	3,22,08,336.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations	1062	2000	21,24,000.00
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking	1	1200000	12,00,000.00
	<b>Total value / Realizable value of the property</b>			<b>3,55,32,336.00</b>
	<b>Insurable value of the property (1274.40 X 2,800.00)</b>			<b>35,68,320.00</b>
	<b>Guideline value of the property (1274.40 X 12,987.00)</b>			<b>1,65,50,633.00</b>



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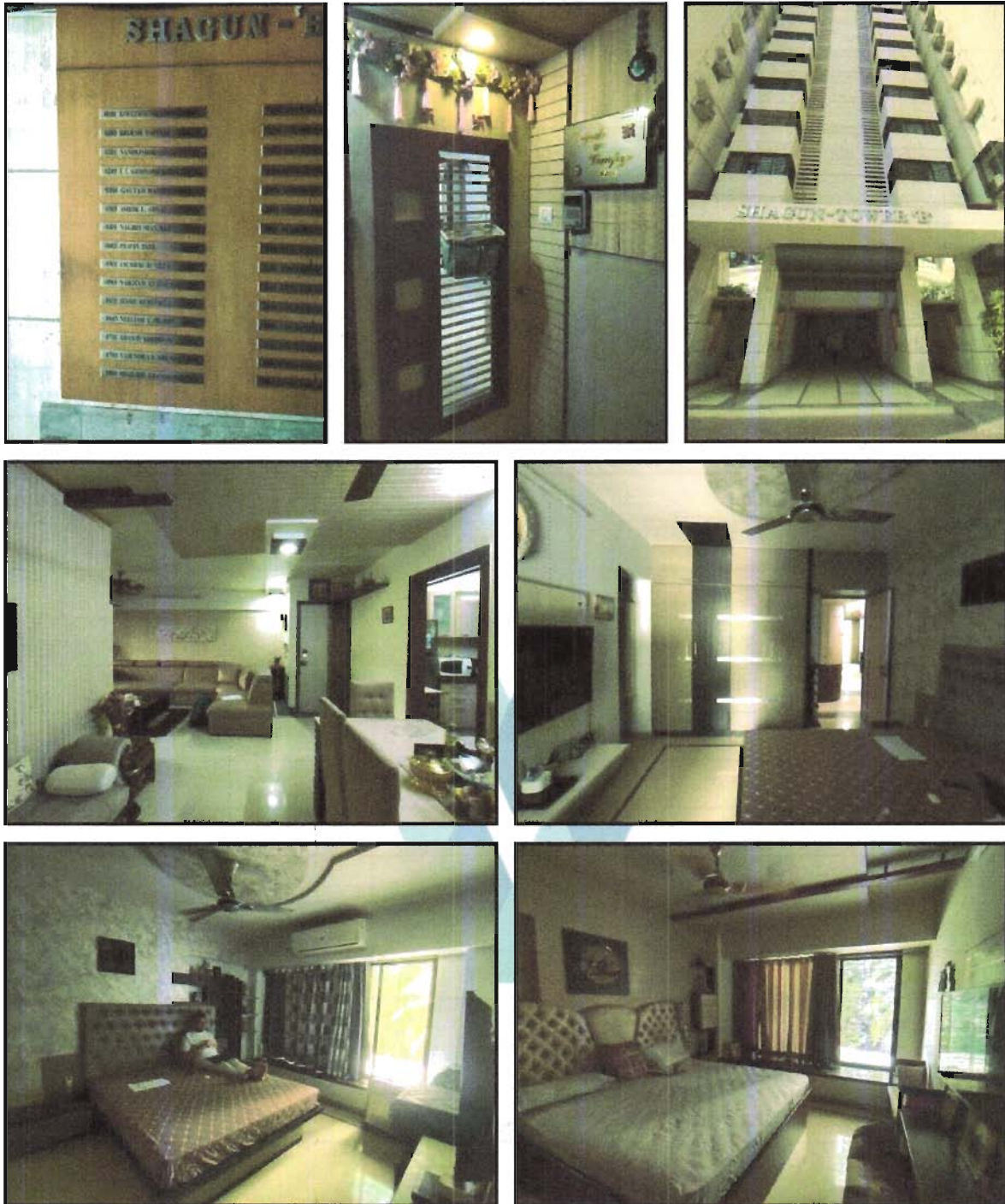
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## Actual Site Photographs

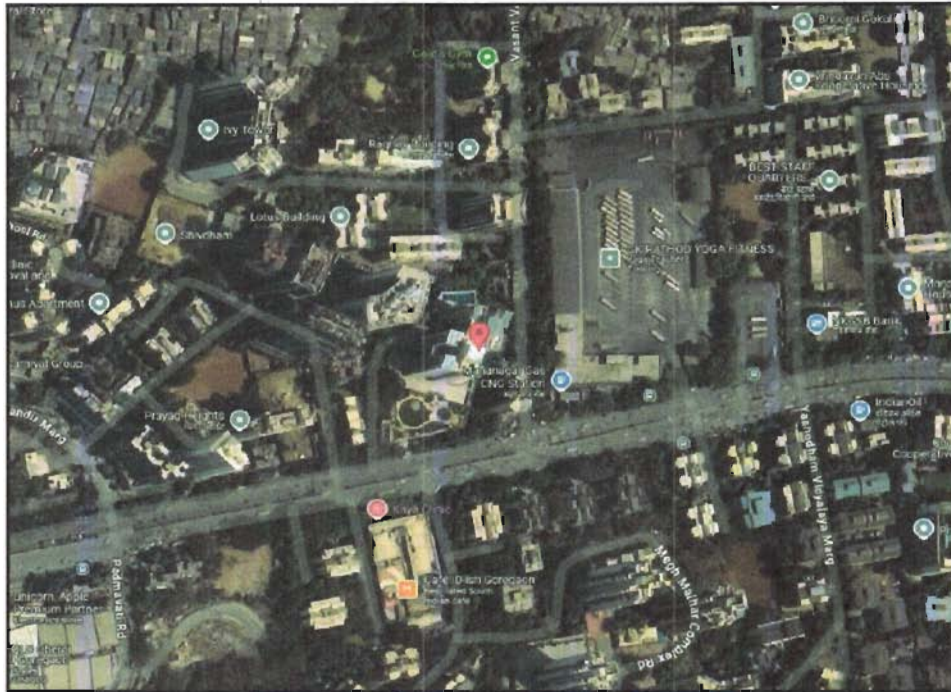


## Actual Site Photographs

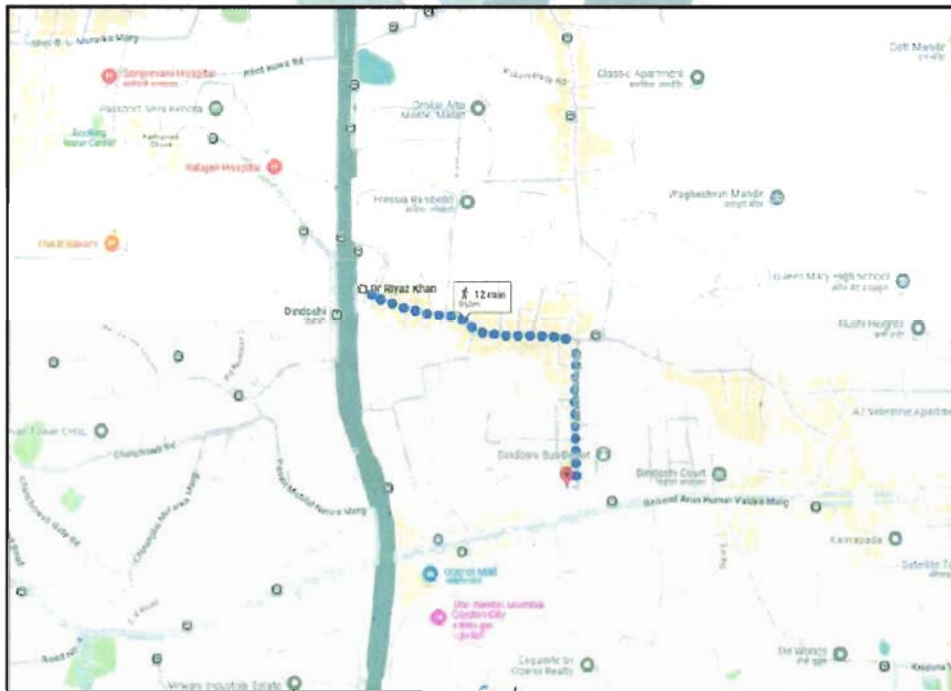




## Route Map of the property



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



**Longitude Latitude:** 19°10'33.1"N 72°51'49.6"E

**Note:** The Blue line shows the route to site distance from nearest Metro Station (Dindoshi - 950 Mtr.).



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## 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 )

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Year: 2024-2025 Language: English

Selected District: MumbaiSubUrban

Select Village: दिंडोशी ( बोरीवली )

Search By:  Survey No.  Location

Enter Survey No: 31 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
61.286-भुभाग: उत्तरेस वॉर्ड सीमा, पश्चिम व दक्षिणेस गावाची सीमा, पूर्वेस द्रुतगती मार्ग.	77580	151640	174380	189550	151640	चौ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	151640			
Flat Located on 1 <sup>st</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,51,640.00</b>	<b>Sq. Mtr.</b>	<b>14,088.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	77580			
The difference between land rate and building rate(A-B=C)	74,060.00			
Percentage after Depreciation as per table(D)	16%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,39,790.00</b>	<b>Sq. Mtr.</b>	<b>12,987.00</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



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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



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## Price Indicators

Property	Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	1,127.00	1,352.40	1,622.88
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹31,943.00	₹26,619.00	₹22,183.00

**₹3.60 Cr** | EMI: ₹162k | [Get pre-approved loan](#)

3 BHK 1580 Sq-ft Flat For Sale - Goregaon East, Mumbai

3 Beds | 4 Baths | 1 Covered Parking | Furnished | Fireplace | Jogging and...

Carpet Area: 1127 sqft - ₹319-3sqft | Developer: DB Realty Pvt. Ltd. | Project: Shagun Tower | Floor: 10 (Out of 16 Floors)

Transaction Type: Resale | Status: Ready to Move | Additional Rooms: 1 Study Room | Facing: East

East Facing Property

[Contact Agent](#) | [Get Phone No](#)

### More Details

Price Breakup: ₹3.6 Cr | ₹18,00,000 Approx. Registration Charges | ₹1 Monthly

Booking Amount: ₹11.0 Lac

Address: Goregaon East, Mumbai, Goregaon East, Mumbai - Western Mumbai, Maharashtra

Landmarks: Oberoi mall

Furnishing: Furnished

Flooring: Marble, Vitrified

Type of Ownership: Freehold

[View all details](#)

**Description:** The above mention apartment its well located in goregaon east school, shopping mall, bank and bank atm are located nearby from the above mention apartment its a fully well maintain. [Read more](#)



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## Price Indicators

Property	Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	1,127.00	1,352.40	1,622.88
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹32,387.00	₹26,989.00	₹22,491.00

**₹3.65 Cr** EMI: ₹1.65L | Get pre-approved loan

3 BHK 1550 Sq-ft Flat For Sale - Goregaon East, Mumbai

3 Beds | 4 Baths | 1 Covered Parking | Furnished

Carpet Area: 1127 sqft - 12127 sqft

Developer: DB Realty Pvt. Ltd.

Project: Shagun Tower

Floor: 13 (Out of 16 Floors)

Transaction Type: Resale

Status: Ready to Move

Additional Rooms: 1 Study Room

Facing: East

East Facing Property

**More Details**

Price Breakup: ₹3.65 Cr | ₹18,25,000 Approx. Registration Charges | ₹1 Monthly

Booking Amount: ₹11.0 Lac

Address: Goregaon East, Mumbai, Goregaon East, Mumbai - Western Mumbai, Maharashtra

Landmarks: Oberoi mall.

Furnishing: Furnished

Flooring: Marble, Vitrified

Type of Ownership: Freehold

[View all details](#)

**Description:** The above mention apartment its well located in goregaon east school, shopping mall, bank and bank atm are located nearby from the above mention apartment its a fully well maintain. [Read more](#)



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## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	826.22	991.46	1,189.75
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹32,074.00	₹26,728.00	₹22,274.00

17512389 24-10-2024 Note -Generated Through eSearch Module.For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि. बोरोवली 6 दस्ता क्रमांक : 17512/2024 नोंदणी : Regn.03m
<b>गावाचे नाव : दिंडोशी</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	26500000	
(3) बाजारभावात/भाडेपट्ट्याचा/वास्तुपट्ट्याकार आकारणी देतो की पट्टेदार ते मसुदा करावे	15221112.69	
(4) भू मापन पोटॅन्सिअल व परकमाक/असल्यास	1) प्रातिकेपे नाव, Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: 1104, बी-विंग, माळा नं: 11, इमारतीचे नाव: रागुन टॉवर बिल्डिंग, रागुन टॉवर सी एच एस लि, ब्लॉक नं: दिंडोशी बस डेपोत जवळ, माळाड ईस्ट, मुंबई 400097, रोड : जनरल ए के वैद्य मार्ग, इतर माहिती: सोबत एक कार पार्किंग नं-46 क्षेत्र 7.80 चौ मी। ( C.T.S. Number - 103 ; )	
(5) क्षेत्रफळ	92.11 चौ.मीटर	
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा	1) नाव :- गाणवी देवी कुचलंपती उर्फ के गाणवीदेवी बय - 50 पक्षा: प्लॉट नं: एच नं- ५-२-७१/२, प्लॉट नं ८५, माळा नं. , इमारतीचे नाव: , ब्लॉक नं: एफ्फेव्ही इन्स्टिट्यूट जवळ, मौला अली, हैदराबाद, रोड नं: तिरुमलानगर, ओल्ड मीरपेट, आंध्र प्रदेश, HYDERABAD. पिन कोड:- 500040 पॅन नं:- EFOPK5280K 2) नाव :- वेंकट रामा कृष्णम राव कुचलंपती उर्फ के ज्ही अर के रावु बय -60 पक्षा: प्लॉट नं: एच नं- ५-२-७१/२, प्लॉट नं- ८५, माळा नं: , इमारतीचे नाव: , ब्लॉक नं: एफ्फेव्ही इन्स्टिट्यूट जवळ, मौला-अली, हैदराबाद, रोड नं: तिरुमलानगर, ओल्ड मीरपेट, आंध्र प्रदेश, HYDERABAD. पिन कोड:- 500040 पॅन नं:- ABKPK4793M	
(7) टन्सरेवज करून देणा-या/सिद्धन ठेवणा-या पक्षकाराचे नाव किंवा दिंडोशी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पक्षा	1) नाव :- टीनी योगेश राव बय - 44, पक्षा: प्लॉट नं बी-११०३, माळा नं 11, इमारतीचे नाव रागुन टॉवर, ब्लॉक नं दिंडोशी, माळाड ईस्ट, मुंबई, रोड नं: जन ए के वैद्य मार्ग, महाराष्ट्र, मुंबई. पिन कोड -400097 पॅन नं:- AKBPP4773G 2) नाव :- योगेश बाबू राव बय - 47, पक्षा: प्लॉट नं बी-११०३, माळा नं 11, इमारतीचे नाव रागुन टॉवर, ब्लॉक नं दिंडोशी, माळाड ईस्ट, मुंबई, रोड नं: जन ए के वैद्य मार्ग, महाराष्ट्र, मुंबई. पिन कोड -400097 पॅन नं:- ADYPR1329Q 3) नाव :- नमिता बाबू राव बय - 72, पक्षा: प्लॉट नं बी-११०३, माळा नं 11 इमारतीचे नाव रागुन टॉवर, ब्लॉक नं दिंडोशी, माळाड ईस्ट, मुंबई, रोड नं: जन ए के वैद्य मार्ग, महाराष्ट्र, मुंबई. पिन कोड -400097 पॅन नं:- BFBPR1871R 4) नाव :- बाबू कोरगाया राव बय - 80, पक्षा: प्लॉट नं बी-११०३, माळा नं 11, इमारतीचे नाव रागुन टॉवर, ब्लॉक नं दिंडोशी, माळाड ईस्ट, मुंबई, रोड नं: जन ए के वैद्य मार्ग, महाराष्ट्र, मुंबई. पिन कोड -400097 पॅन नं:- AETPB3519E	
(8) टन्सरेवज करून देणा-या पक्षकाराचे व किंवा दिंडोशी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पक्षा	1) नाव :- टीनी योगेश राव बय - 44, पक्षा: प्लॉट नं बी-११०३, माळा नं 11, इमारतीचे नाव रागुन टॉवर, ब्लॉक नं दिंडोशी, माळाड ईस्ट, मुंबई, रोड नं: जन ए के वैद्य मार्ग, महाराष्ट्र, मुंबई. पिन कोड -400097 पॅन नं:- AKBPP4773G 2) नाव :- योगेश बाबू राव बय - 47, पक्षा: प्लॉट नं बी-११०३, माळा नं 11, इमारतीचे नाव रागुन टॉवर, ब्लॉक नं दिंडोशी, माळाड ईस्ट, मुंबई, रोड नं: जन ए के वैद्य मार्ग, महाराष्ट्र, मुंबई. पिन कोड -400097 पॅन नं:- ADYPR1329Q 3) नाव :- नमिता बाबू राव बय - 72, पक्षा: प्लॉट नं बी-११०३, माळा नं 11 इमारतीचे नाव रागुन टॉवर, ब्लॉक नं दिंडोशी, माळाड ईस्ट, मुंबई, रोड नं: जन ए के वैद्य मार्ग, महाराष्ट्र, मुंबई. पिन कोड -400097 पॅन नं:- BFBPR1871R 4) नाव :- बाबू कोरगाया राव बय - 80, पक्षा: प्लॉट नं बी-११०३, माळा नं 11, इमारतीचे नाव रागुन टॉवर, ब्लॉक नं दिंडोशी, माळाड ईस्ट, मुंबई, रोड नं: जन ए के वैद्य मार्ग, महाराष्ट्र, मुंबई. पिन कोड -400097 पॅन नं:- AETPB3519E	
(9) टन्सरेवज करून देण्याचा दिनांक	08/08/2024	
(10) दस्त मोदणी केल्याचा दिनांक	08/08/2024	
(11) अनुक्रमांक खंड व पृष्ठ	17512/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1590000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) रोरा		
मुद्रांकनासाठी विचारत घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	1,125.37	1,350.44	1,620.53
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹27,102.00	₹22,585.00	₹18,821.00

10926387 13-07-2024 Note -Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक सह दु.नि. बोरोवली 4 डस्त क्रमांक : 10926/2024 नोंदणी : Regn 83m
<b>गावाचे नाव : दिंडोशी</b>		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मोबदला	30500000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की घट्टेदार ते नमुद करावे	19046131.39	
(4) भू. मापन, पोटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: सदनिका क्र.1303, बी- विंग, माळा नं: 13वा मजला, इमारतीचे नाव: शगुन टॉवर को-ऑप ही सोसा ति., ब्लॉक नं: दिंडोशी बस डेपो जवळ, जनरल ए. के. वैद्य मार्ग, रोड : मालाड पूर्व, मुंबई- 400097, इतर माहिती: सदनिका क्र.बी-1303 चे क्षेत्रफळ 104.55 चौ.मी. कारपेट म्हणजेच 125.46 चौ.मी. बिल्ट अप, सोबत एक कार पार्किंग स्पेस नं.06( -4 लेवेल बेसमेंट ) ( C.T.S. Number : 103/A ; )	
(5) क्षेत्रफळ	125.46 चौ मीटर	
(6) आकारणी किंवा जुडी टॅप्पात असेल तेव्हा		
(7) टस्लेबज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव: जुडीत सुनील कामध बघ: 52 पत्ता: प्लॉट नं: सदनिका क्र 301, माळा नं: , इमारतीचे नाव: रेहाना हार्दिस, ब्लॉक नं: घाफल लेन, ऑप. सुपर बाजार, रोड नं: सांताक्रुज पश्चिम, मुंबई 400054, महाराष्ट्र, मुंबई. पिन कोड: 400054 पॅन नं: AHIPK6776G 2) नाव: मनोज मोहन कामध बघ: 55 पत्ता: प्लॉट नं: , माळा नं: , इमारतीचे नाव: नवदुर्ग, ब्लॉक नं: अणारी क्रॉस नाका रोड, एटी आणि टी टावर जवळ, रोड नं: अणारी, विनार पश्चिम, पालघर- 401301, महाराष्ट्र, ठाणे. पिन कोड: 401301 पॅन नं: ACGPK4020N	
(8) टस्लेबज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव: धरमबंद पी. केसवानी बघ: 67, पत्ता: प्लॉट नं: सदनिका क्र.1101, माळा नं: 11वा मजला, इमारतीचे नाव: व्हॅलेटॉईन टॉवर, ब्लॉक नं: फिल्म सिटी रोड, पिंपरी पाडा, रोड नं: मालाड पूर्व, मुंबई- 400097, महाराष्ट्र, मुंबई. पिन कोड: 400097 पॅन नं: AECPK6716P 2) नाव: मीरा केसवानी बघ: 62, पत्ता: प्लॉट नं: सदनिका क्र.1101, माळा नं: 11वा मजला, इमारतीचे नाव: व्हॅलेटॉईन टॉवर, ब्लॉक नं: फिल्म सिटी रोड, पिंपरी पाडा, रोड नं: मालाड पूर्व, मुंबई- 400097, महाराष्ट्र, मुंबई. पिन कोड: 400097 पॅन नं: AFJPK0447H	
(9) टस्लेबज करून दिल्याचा दिनांक	12/07/2024	
(10) टस्ल नोंदणी केल्याचा दिनांक	12/07/2024	
(11) अनुक्रमांक, खट व पृष्ठ	10926/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1830000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील : मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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 **₹3,55,32,336.00 (Rupees Three Crore Fifty Five Lakh Thirty Two Thousand Three Hundred Thirty Six Only)** .

No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mr. Brijesh Parnami from M/s. Aditya Constructions & Developers Pvt. Ltd. vide Agreement For Sale dated 23.06.2007.
2	purpose of valuation and appointing authority	As per the request from BRIJESH PARNAMI, to assess Fair Market Value value of the property for <b>Networth Certificate purpose</b>
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Saiprasad Patil - Valuation Engineer Binumon Moozhickal - Technical Manager SONAL SHIVGAN - Technical Officer
4	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	date of appointment, valuation date and date of report;	Date of Appointment - 27.12.2024 Valuation Date - 27.12.2024 Date of Report - 27.12.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 26.12.2024
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 **27th December 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 **1062.00 Sq. Ft. Carpet Area** in the name of **Mr. Brijesh Parnami**. 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 owned by **Mr. Brijesh Parnami**.



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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 **1062.00 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 valuation.



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## 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 1062.00 Sq. Ft. Carpet Area.**

## ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Non SARFAESI** purpose as on dated **27th December 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, 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 **`3,55,32,336.00 (Rupees Three Crore Fifty Five Lakh Thirty Two Thousand Three Hundred Thirty Six Only)**.

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

**Manoj Chalikwar**

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
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Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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



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