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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 Client / Borrower: Mr. Ketan Nanlal Sheth

Old Property: Residential Flat No. 06, 1st Floor, Wing - F, "Arihant Apartments", Arihant Siddhi Co-Op. Hsg. Soc. Ltd. Plot No. 4 to 8, Saibaba Nagar, Off S. V. Road, Borivali (West), Pin – 400 092, Maharashtra, India.

New Property: Proposed Residential Flat No. 1706, 17th Floor, "Inspira Aura", Under construction Redevelopment Building Known as Arihant Siddhi Co - Op. Hsg. Soc. Ltd., Plot No. 4 to 8, Saibaba Nagar, Off S. V. Road, Borivali (West), Pin – 400 092, Maharashtra, India.

Longitude Latitude: 19°13'00.7"N 72°50'56.7"E

Intended User:

Bank of India

Khodadad Circle Branch

B-2, Empress Mahal, 1st Floor, Dadar T. T., Mumbai - 400 014, Maharashtra, India.

Our Pan India Presence at :

- | | | | |
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| 📍 Mumbai | 📍 Nashik | 📍 Rajkot | 📍 Raipur |
| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

Regd. Office

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

+91 2247495919

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Valuation Report Prepared For: Bank of India / Khodadad Branch / Mr. Ketan Nanlal Sheth Page 2 of 27

Vastu/Mumbai/03/2025/014157/2310969

11/13-166-SOMV

Date: 11.03.2025

VALUATION OPINION REPORT

Property Under Consideration:

Old Property (As per Mortgage Deed): Residential Flat No. 06, 1st Floor, Wing - F, "Arihant Apartments", Arihant Siddhi Co-Op. Hsg. Soc. Ltd. Plot No. 4 to 8, Saibaba Nagar, Off S. V. Road, Borivali (West), Pin – 400 092, Maharashtra, India.

New Property (Alternate Allocation in new building): Proposed Residential Flat No. 1706, 17th Floor, "Inspira Aura", Under construction Redevelopment Building Known as Arihant Siddhi Co - Op. Hsg. Soc. Ltd., Plot No. 4 to 8, Saibaba Nagar, Off S. V. Road, Borivali (West), Pin – 400 092, Maharashtra, India.

Name of Client / Borrower: Mr. Ketan Nanlal Sheth

Boundaries of the property.

North : Saibaba Mandir Road
South : Internal Road
East : Internal Road
West : Under Construction building & Road

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 for Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) purpose at ₹ **1,69,68,000.00 (Rupees One Core Sixty Nine Lakh Sixty Eight Thousand Only)** after completion of project and after receiving the possession of the above stated new flat.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2025.03.11 12:10:40 +05'30'

Auth. Sign.



Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Bank of India Empanelment No.: MNZ:C&IC:VA: 19-20

Encl.: Valuation report

Our Pan India Presence at :

- | | | | |
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| 📍 Nanded | 📍 Thane | 📍 Ahmedabad | 📍 Delhi NCR |
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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,
The Branch Manager
Bank of India
Khodadad Circle Branch
 B-2, Empress Mahal, 1st Floor, Dadar T. T.,
 Mumbai - 400 014, Maharashtra, India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market Value of the under construction property (post completion) for Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 (SARFAESI) Purpose.
2.	a)	Date of inspection : 07.02.2025
	b)	Date on which the valuation is made : 11.03.2025
3.	<p>List of documents produced for perusal: (Old Property / Mortgaged Property)</p> <p>i) Copy of Agreement for Sale of (Old Flat No. 06) dated 23.09.2019 between Mr. Govind B Vasu (the Transferor) AND Mr. Ketan Nanlal Sheth (the Transferee).</p> <p>ii) Previous Valuation report dated 05.12.2019 issued by Young India Engineers & Surveyors</p> <p>List of documents produced for perusal: (Flat in Under Construction building)</p> <p>iii) Copy of Commencement Certificate No. P-17996 / 2023 / (13/3) / R / C Ward / KANDIVALI R / C / CC / 1 / New dated 11.01.2024 issued by Municipal Corporation of Greater Mumbai.</p> <p>iv) Copy of Approved Building Plan No. P-17996 / 2023 / (13/3) / R / C Ward / KANDIVALI R dated 21.12.2023 issued by Municipal Corporation of Greater Mumbai.</p> <p>v) Copy of RERA Certificate No. P51800054866 dated 15.02.2024 issued by Maharashtra Real Estate Regulatory Authority.</p> <p>vi) Copy of New flat allotment table mentioning names of owners against flats/ floors in proposed /under construction building</p>	
	Name of the client / borrower and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<p>Mr. Ketan Nanlal Sheth</p> <p>Address: Proposed Residential Flat No. 1706, 17th Floor, "Inspira Aura", Redevelopment Building Known as Arihant Siddhi Co - Op. Hsg. Soc. Ltd., Plot No. 4 to 8, Saibaba Nagar, Off S. V. Road, Borivali (West), Pin – 400 092, State - Maharashtra, Country - India.</p> <p>Contact Person: Mr. Mukesh B Kamble (Sr. Br. Manager) Contact No.: 9665121618</p> <p>Sole Ownership Details of ownership share is not available</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	: As per mortgage deed/ information provided by bank, the customer has mortgaged old flat with following details:

		<p>Residential Flat No. 06, 1st Floor, Wing - F, "Arihant Apartments", Arihant Siddhi Co-Op. Hsg. Soc. Ltd. Plot No. 4 to 8, Saibaba Nagar, Off S. V. Road, Borivali (West), Pin – 400 092, Maharashtra, India.</p> <p>This building has gone for redevelopment and as per the statement provided by bank, the said borrower will get new / alternate accommodation in redeveloped building with following details:</p> <p>Residential Flat No. 1706, 17th Floor, "Inspira Aura", Under construction Redevelopment Building Known as Arihant Siddhi Co - Op. Hsg. Soc. Ltd., Plot No. 4 to 8, Saibaba Nagar, Off S. V. Road, Borivali (West), Pin – 400 092, Maharashtra, India.</p> <p>The property is a Residential Flat in under construction building. This flat will be located on 17th Floor. The composition of Residential Flat will be 2 Bedrooms + Living + Kitchen + 2 Toilets.</p> <p>As per site inspection, old building is demolished and excavation work for new building is in process. Accordingly, we have prepared valuation report for new / alternate accommodation only.</p> <p>The property is at 1.7 km. travelling distance from nearest railway station Borivali.</p>
6.	Location of property	:
	a) Plot No. / Survey No.	: Plot No. 4, 5, 6, 7 & 8
	b) Door No.	: Residential Flat No. 06 on 17 th Floor
	c) C. T. S. No. / Village	: C.T.S. No. 13/3 of Village – Kandivali
	d) Ward / Taluka	: Taluka - Borivali
	e) Mandal / District	: District – Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	: Copy of Approved Building Plan No. P-17996 / 2023 / (13/3) / R / C Ward / KANDIVALI R dated 21.12.2023
	g) Approved map / plan issuing authority	: issued by Municipal Corporation of Greater Mumbai.
	h) Whether genuineness or authenticity of approved map/ plan is verified	:
	i) Any other comments by our empaneled valuers on authentic of approved plan	No
7.	Postal address of the property	: Proposed Residential Flat No. 1706, 17 th Floor, " Inspira Aura ", Redevelopment Building Known as Arihant Siddhi Co - Op. Hsg. Soc. Ltd., Plot No. 4 to 8, Saibaba Nagar, Off S. V. Road, Borivali (West), Pin –

		400 092, State - Maharashtra, Country - India.	
8.	City / Town	:	Mumbai City
	Residential area	:	Proposed, Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Kandivali Municipal Corporation of Greater Mumbai
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		As per Site As per Documents
	North	:	Saibaba Mandir Road Sai Baba Mandir Road
	South	:	Internal Road Internal Road
	East	:	Internal Road Internal Road
	West	:	Under Construction building & Road Sai Dham Building
13	Dimensions of the site		N. A. as property under consideration is a Residential Flat in a under construction building.
			A B As per the Deed Actuals
	North	:	Information not available Building Under Construction
	South	:	Information not available Building Under Construction
	East	:	Information not available Building Under Construction
	West	:	Information not available Building Under Construction
14.	Extent of the site	:	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19° 13' 00.7" N 72° 50' 56.7" E
15.	Extent of the site considered for Valuation (least of 13A & 13B)	:	Carpet Area = 605.00 Sq. Ft. (Area as per Area Statement provided by Banker)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C. T.S. No.	:	13 / 3
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village - Kandivali Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Proposed Residential Flat No. 1706, 17 th Floor, "Inspira Aura", Redevelopment Building Known as

		Arihant Siddhi Co - Op. Hsg. Soc. Ltd., Plot No. 4 to 8, Saibaba Nagar, Off S. V. Road, Borivali (West), Pin - 400 092, Maharashtra, India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: Building Under Construction
5.	Number of Floors	: Proposed Part Ground + Part Stilt + 1 st to 5 th Podium + 7 th Amenity Floor + 8 th to 37 th upper Floor
6.	Type of Structure	: Proposed R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: Proposed 8 Flats on 17 th Floor (as per approved plan)
8.	Quality of Construction	: Under Construction building
9.	Appearance of the Building	: Under Construction building
10.	Maintenance of the Building	: Under Construction building
11.	Facilities Available	:
	Lift	: Proposed 4 Lifts (as per approved plan)
	Protected Water Supply	: Proposed Municipal Water Supply
	Underground Sewerage	: Will be Connected to Municipal Sewer System
	Car parking - Open / Covered	: Proposed Podium Car Parking Space
	Is Compound wall existing?	: Proposed, Yes
	Is pavement laid around the building	: Proposed, Yes
III	Flat (Under Construction)	
1	The floor in which the flat is situated	: 17 th Floor
2	Door No. of the Flat	: 1706
3	Specifications of the Flat	:
	Roof	: Proposed R.C.C. Slab
	Flooring	: Proposed Vitrified tiles flooring
	Doors	: Proposed Teak Proposed Wood door frame with flush doors
	Windows	: Proposed Powder coated Aluminum sliding windows
	Fittings	Proposed Concealed plumbing with C.P. fittings. Electrical wiring with Concealed
	Finishing	Proposed Cement Plastering with POP false ceiling
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?	: Building Under Construction
7	Sale Deed executed in the name of	: Mr. Ketan Nanlal Sheth
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 = 666.00 Sq. Ft. (Carpet Area as per Area Statement provided by Banker + 10%)

10	What is the floor space index (app.)	:	As per Development Control Regulations
11	What is the Carpet Area of the Flat?	:	Carpet Area = 605.00 Sq. Ft. (Area as per Area Statement provided by Banker)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Building Under Construction
15	If rented, what is the monthly rent?	:	₹ 42,000.00 Expected rental income per month after completion
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 25,000.00 to ₹ 30,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the [pent house under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 28,000.00 per Sq. Ft. on Carpet area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 25,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,59,005.00 per Sq. M. i.e. ₹ 14,772.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	N.A. Building age is below 5 years
	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 RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / Regn. Fees. Thus, the rates differ from place to place and location. amenities per se as evident from the fact that even RR rates decided by Govt. differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	Building under construction

	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	0.0%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 3,000.00per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 25,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 28,000.00 per Sq. Ft.
<p>As per mortgage deed/ information provided by bank, the customer has mortgaged old flat with following details: Residential Flat No. 06, 1st Floor, Wing - F, "Arihant Apartments", Arihant Siddhi Co-Op. Hsg. Soc. Ltd. Plot No. 4 to 8, Saibaba Nagar, Off S. V. Road, Borivali (West), Pin – 400 092, Maharashtra, India.</p> <p>This building has gone for redevelopment and as per the statement provided by bank, the said borrower will get new / alternate accommodation in redeveloped building with following details: Residential Flat No. 1706, 17th Floor, "Inspira Aura", Under construction Redevelopment Building Known as Arihant Siddhi Co - Op. Hsg. Soc. Ltd., Plot No. 4 to 8, Saibaba Nagar, Off S. V. Road, Borivali (West), Pin – 400 092, Maharashtra, India.</p> <p>The property is a Residential Flat in under construction building. This flat will be located on 17th Floor. The composition of Residential Flat will be 2 Bedroom + Living + Kitchen + 2 Toilets.</p> <p>As per site inspection, old building is demolished and excavation work for new building is in process. Accordingly, we have prepared valuation report for new / alternate accommodation - post completion of construction work and upon getting possession of new flat only.</p>			

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	605.00 Sq. Ft.	28,000.00	1,69,68,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others / Car Parking			
	Market value of the property			1,69,68,000.00
	Realizable value of the property			1,52,71,200.00
	Distress Sale value of the property			1,35,74,400.00



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Insurable value of the property (666.00 X 3,000.00)	19,96,500.00
Govt. Value of the property (666.00 X 14,772.00)	98,30,766.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

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 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 ₹ 25,000.00 to ₹ 30,000.00 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 Residential and Commercial application in the locality etc. We estimate ₹ 28,000.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 42,000.00 Expected rental income per month after completion
iii) Any likely income it may generate	Rental Income after completion



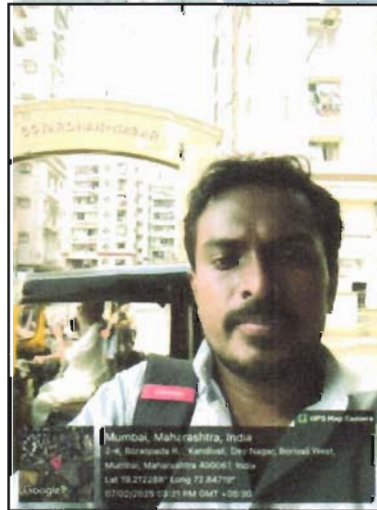
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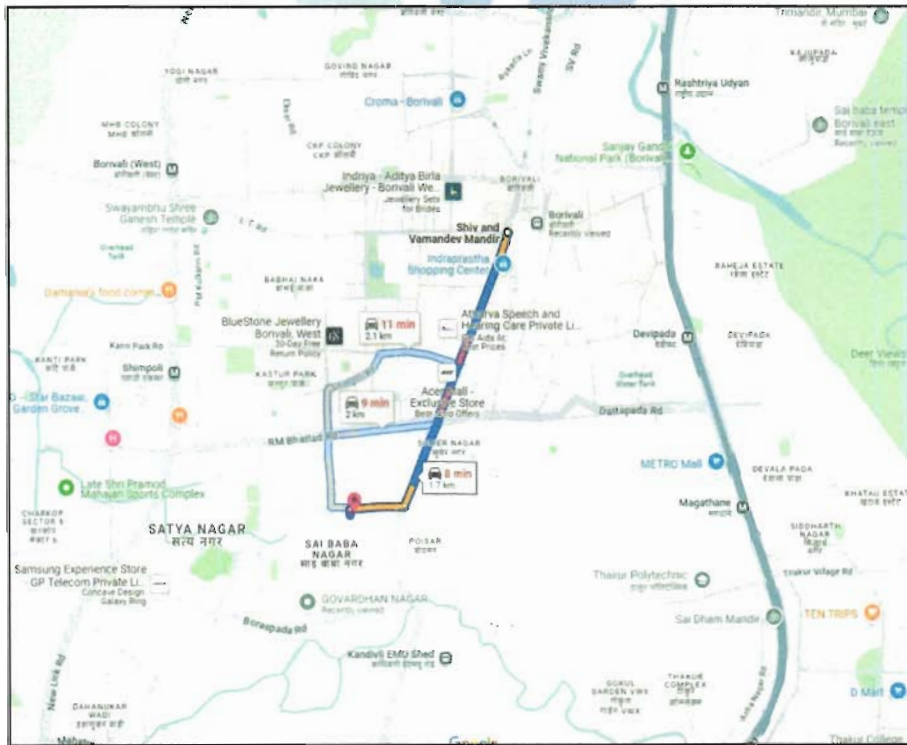
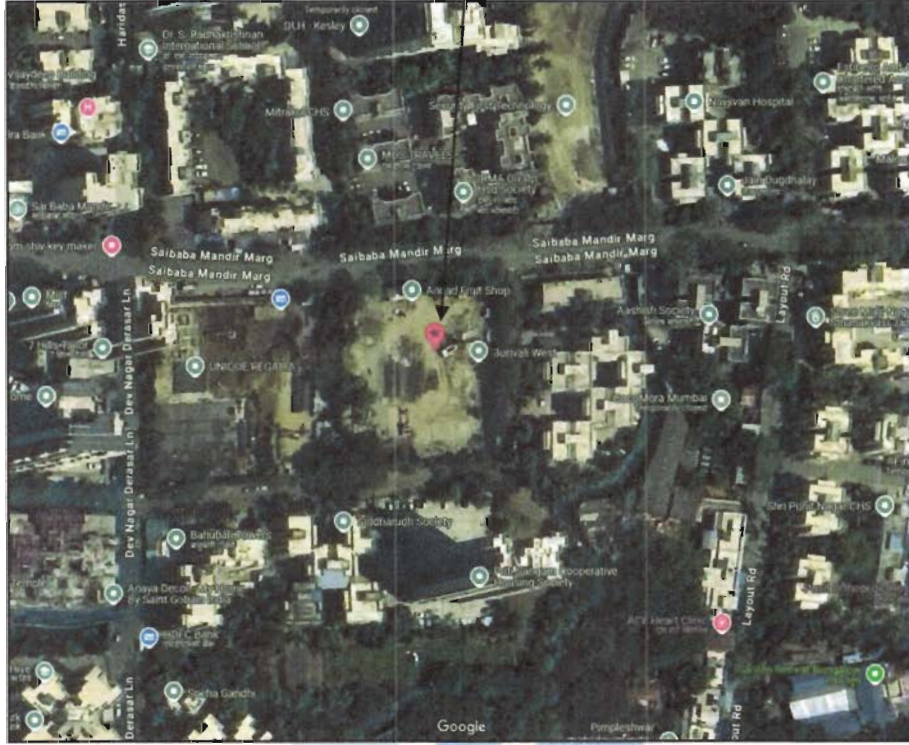
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Actual Site Photographs



Route Map of the property Site u/r



Longitude Latitude: 19°13'00.7"N 72°50'56.7"E

Note: The Blue line shows the route to site from nearest railway station (Borivali – 1.7 Km.)

Ready Reckoner Rate

DIVISION / VILLAGE : KANDIVALI Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Village Boundary to the North and East, 90 Feet Wide, D. P. Road to the South, Link Road to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
79	79/355	66170	144550	166230	213300	144550
CTS No. 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 28, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 128						

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,44,550.00			
10% Increase on Flat Located on 17 th Floor	14,455.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,59,005.00	Sq. Mt.	14,772.00	Sq. Ft.
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% - 0%] (Age of the Building – 0 Years)	-			
Rate to be adopted after considering depreciation [B + (C x D)]	-	Sq. Mt.	-	Sq. Ft.

Multi-Storied building with Lift

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

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

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



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Price Indicators

Property	3 BHK Flat		
Source	housing.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	1273.00	1400.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹ 28,000.00	₹ 25,600.00	-

HOUSING.COM Buy in Mumbai

Home / Mumbai / Borivali West / Apartment for Sale in Borivali West / 3 BHK Flat

3 BHK Flat ₹3.59 Cr 6MI starts at ₹1.78 Lacs

By **INSPIRA REALTY AND INFRA PRIVATE LIMITED** ₹25.64 K/sq.ft

Inspira Aura, AshTavinayak Nagar, Borivali West, Mumbai

1400.00 sq.ft [convert unit](#)
Built Up Area

₹25.64 K/sq.ft
Avg. Price

3 BHK
Configuration

31st Mar, 2028
Possession status

25 of 37
Floor

Semi Furnished
Furnishing

[OVERVIEW](#) [PRICE ESTIMATE](#) [AMENITIES](#) [RATINGS AND REVIEWS](#) [PRICE TRENDS](#) [LOCALITY](#) [PROJECT Q&A](#) [DEVELOPER](#)

Special Highlights

- Gymnasium
- Indoor Game Room
- Kid's Pool
- Lift

Property Location
Inspira Aura, AshTavinayak Nagar, Borivali West, Mumbai

Great choice! Better priced property in this area

Contact Seller
SONU CHAUDHARY
 Inspiring Prime Agent
 +9198042...
 Please share your contact

+91

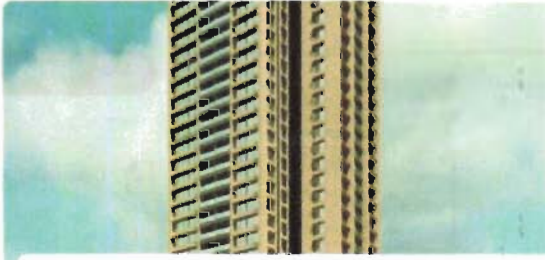
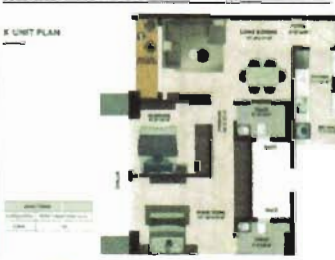
Price Indicators

Property	2 BHK Flat		
Source	magicbricks.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	734.00	807.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹ 29,958.00	₹ 27,124.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property

₹ 2.19 Cr EMI - ₹ 99k [Get Loan offers from 3+ banks](#) PREMIUM PROJECT

2 BHK 990 Sq-ft Flat For Sale **Saibaba Nagar Borivali West, Mumbai**

2 Beds 2 Baths 1 Balcony 1 Covered Parking
Helipad Fingerprint

Carpet Area 734 sqft - ₹ 29,958/sqft	Developer IR JPV Estates Pvt. Ltd.	Project Inspira Aura	Floor 23 (Out of 37 Floors)
Transaction Type New Property	Facing East	Lifts 2	Furnished Status Semi-Furnished

Contact Agent
Get Phone No.

Posted on: Feb 27, 25

Contact Agent
Naushad - 91-7000000000

Get Phone No.

Download Brochure

More Details

Price Breakup	₹ 2.19 Cr ₹ 10,99,450 (Approx. Registration Charges) ₹ 8 Per sq. Unit Monthly
Booking Amount	₹ 5.0 Lac
Address	Borivali West, Mumbai, Saibaba Nagar Borivali West, Mumbai - Western Mumbai, Maharashtra
Landmarks	opp. S. Radhakrishnan Intl School, Saibaba Nagar, Borivali West,
Furnishing	Semi-Furnished
Flooring	Ceramic Tiles, Vitrified

Price Indicators

Property	3 BHK Flat		
Source	magicbricks.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	1108.00	1219.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹ 28,673.00	₹ 26,000.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Log in ▾ Post Property

Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » 1490 Sq-ft

₹3.17 Cr EMI - ₹1431 Can I afford it? PREMIUM PROJECT

3 BHK 1490 Sq-ft Flat For Sale [Saibaba Nagar Borivali West, Mumbai](#)

3 Beds 3 Baths 2 Balconies 1 Covered Parking
Skyline View Smart Home

Carpet Area 1108 sqft - ₹28,672/sqft	Developer IRJPV Estates Pvt. Ltd.	Project Inspira Aura	Floor 30(Out of 37 Floors)
Transaction Type New Property	Facing East	Lifts 2	Furnished Status Semi-Furnished

Contact Agent
Get Phone No.

Contact Agent

Naushad -91-70xxxxxxx

Get Phone No.

Download Brochure

More Details

Price Breakup	₹3.17 Cr ₹15,88,500 Approx. Registration Charges ₹8 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac
Address	Borivali West, Mumbai, Saibaba Nagar Borivali West, Mumbai - Western Mumbai, Maharashtra
Landmarks	opp. S. Radhakrishnan Intl School, Saibaba Nagar, Borivali West,
Furnishing	Semi-Furnished
Flooring	Ceramic Tiles, Vitrified
Loan Offered	Estimated EMI: ₹143287 Apply for Home Loan



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Sales Instance

Property	Flat		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	915.00	1007.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹ 28,781.00	₹ 26,165.00	-

3/7/25, 6:24 PM	igr_1391	
1391517 28-02-2025 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु.नि.मुंबई 24 दस्त क्रमांक : 1391/2025 नोंदणी : Regn:63m
गावाचे नाव : कांदिवली		
(1) विलेखाचा प्रकार	ऑप्रीमेंट टू सेल	
(2) मोबदला	26334900	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	17395147	
(4) भू-मापन,पोटहिस्ता व परक्रमांक(असल्यास)	1) पालिकेचे नाव-मुंबई मनपाइतर वर्णन :सदनिका नं: 1605, माळा नं: 16 वा मजला, इमारतीचे नाव: प्रताप आदिनाथ, ब्लॉक नं: साईबाबा नगर,एस. व्ही. रोड, रोड : बोरीवली पश्चिम,मुंबई - 400092. इतर माहिती: सदनिकेचे क्षेत्रफळ 915 चौ. फुट रेरा कार्पेट एरिया म्हणजेच (85 चौ. मीटर), डेक एरिया 65 चौ. फुट(म्हणजे 6.03 चौ. मीटर)आणि ड्राय बाल्कनी एरिया 29 चौ. फुट(म्हणजे 2.69 चौ. मीटर) म्हणजेच 103.15 चौ.मी. (बिल्टअप)..... सोबत पॉडियम लेवल 2 मध्ये दोन सरफेस कार पार्किंग नं. पीपी2-69 चे क्षेत्रफळ 148 चौ. फूट (13.75 चौ.मी.) आणि पीपी2-70 चे क्षेत्रफळ 148 चौ.फूट (13.75 चौ.मी.) (C.T.S. Number : 13/12,13/13,13/14 ;)	
(5) क्षेत्रफळ	103.15 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1). नाव.-मेसर्स जेपिकी रिप्लटर्स प्रायव्हेट लिमिटेड चे संचालक इंसल जिगर बोरा तर्फे कबुली जबाबा करीता मुखत्यार मेघराज केशव बरोट वय:-42 पत्ता:-प्लॉट नं. - माळा नं. 7 वा मजला, इमारतीचे नाव. जेट प्राईम, ब्लॉक नं. सुरेश रोड, वेस्टर्न एक्सप्रेस हायवे मेट्रो स्टेशन जवळ, रोड नं. अंधेरी कुर्ला रोड,अंधेरी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400093 फॅन नं:-AACCJ0783G	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1). नाव.-प्रमोद लखमशी पटेल वय:-45, पत्ता.-प्लॉट नं. बी /24, माळा नं. -, इमारतीचे नाव: शेहा सदन, ब्लॉक नं. डी एन दूबे रोड, सेंट झेवियर्स शाळेजवळ, रोड नं. रतन नगर, दहिसर (पूर्व),मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400068 फॅन नं:-AUYPPI062H 2). नाव.-गीता प्रमोद पटेल वय:-43, पत्ता.-प्लॉट नं. बी /24, माळा नं. -, इमारतीचे नाव: शेहा सदन, ब्लॉक नं. डी एन दूबे रोड, सेंट झेवियर्स शाळेजवळ, रोड नं. रतन नगर, दहिसर (पूर्व),मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400068 फॅन नं:-AZYPP8778M	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/02/2025	
(10)दस्त नोंदणी केल्याचा दिनांक	10/02/2025	
(11)अनुक्रमांक,खंड व पृष्ठ	1391/2025	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1580100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)चौरा		
शुल्कांकनसाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	
https://api.real-value.co.in/5001/igr-Search/67c0b490dd18ca0c909e1041		

Sales Instance

Property	Flat		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	1012.00	1113.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹ 27,173.00	₹ 24,703.00	-

3811451 05-03-2025 Note:-Generated Through eSearch Module.For original report please contact concern SRC office.	सूची क्र.2	दुयम निबंधक : सह दु.नि.मुंबई 22 दस्त क्रमांक : 3811/2025 नोंदणी : Regn:63m
गावाचे नाव : कादिवली		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	27500000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	18947180.35	
(4) भू-मापन,पोलिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका क्र.1401,बी विंग, माळा नं: 14 वा मजला, इमारतीचे नाव: अनंत भूमी सह. गृह. संस्था मर्या., ब्लॉक नं: कादिवली(पश्चिम), मुंबई, रोड : सेक्टर क्र.1, महावीर नगर, इतर माहिती: सोबत दोन; 2)कार पार्किंग स्पेस देण्यात आलेली आहे ----- सदर सदनिकेचे क्षेत्रफळ 94.02 चौरस मीटर कारपेट आहे ----- इतर वर्णन दस्तात नमूद केल्याप्रमाणे, ((C.T.S. Number : 128 A / 45 / B ;))	
(5) क्षेत्रफळ	112.824 चौ.मीटर	
(6) अफाकणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या सिद्द ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-किशोर जिवराज जाका वय.-78 पत्ता:-प्लॉट नं.0, माळा नं.0, इमारतीचे नाव. सदनिका क्र.- 1401,अनंत भूमी सह.गृह.संस्था मर्या., ब्लॉक नं. कादिवली(पश्चिम), मुंबई, रोड नं. महावीर नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं.-AHLPJ2389H 2): नाव.-अंजना किशोर जावा वय.-68 पत्ता:-प्लॉट नं.0, माळा नं.0, इमारतीचे नाव. सदनिका क्र.- 1401,अनंत भूमी सह.गृह.संस्था मर्या., ब्लॉक नं. कादिवली (पश्चिम), मुंबई, रोड नं. महावीर नगर, महाराष्ट्र, MUMBAI. पिन कोड.-400067 पॅन नं.-AGRPJ9933E	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-गायत्री मदन काळे वय.-35, पत्ता:-प्लॉट नं.0, माळा नं.0, इमारतीचे नाव. सदनिका क्र.- 1402,अनंत भूमी सह.गृह.संस्था मर्या., ब्लॉक नं. कादिवली (पश्चिम), मुंबई, रोड नं. महावीर नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं.-BQAPK6012K 2): नाव.-धैर्या विजय सावला वय.-34, पत्ता:-प्लॉट नं.0, माळा नं.0, इमारतीचे नाव. सदनिका क्र.- 1402,अनंत भूमी सह.गृह.संस्था मर्या., ब्लॉक नं. कादिवली(पश्चिम), मुंबई, रोड नं. महावीर नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं.-CDMPS2710Q 3): नाव.-रेखा विजय सावला वय.-61, पत्ता:-प्लॉट नं.0, माळा नं.0, इमारतीचे नाव. सदनिका क्र.- 1402,अनंत भूमी सह.गृह.संस्था मर्या., ब्लॉक नं. कादिवली (पश्चिम), मुंबई, रोड नं. महावीर नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं.-AUNPS1770L 4): नाव.-विजय देवजी सावला वय.-65, पत्ता:-प्लॉट नं.0, माळा नं.0, इमारतीचे नाव. सदनिका क्र.- 1402,अनंत भूमी सह.गृह.संस्था मर्या., ब्लॉक नं. कादिवली (पश्चिम), मुंबई, रोड नं. महावीर नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं.-ASVPS5182J	
(9) दस्तऐवज करून,दिव्याचा दिनांक	01/03/2025	
(10)दस्त नोंदणी केल्याचा दिनांक	01/03/2025	
(11)अनुक्रमिक खंड व पृष्ठ	3811/2025	
(12)बाजारभावाप्रमाणे द्रुतक शुल्क	1650000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)घोर,		

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 for Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) purpose at ₹ 1,69,68,000.00 (Rupees One Core Sixty Nine Lakh Sixty Eight Thousand Only) after completion of project and after receiving the possession of the above stated new flat. The Realizable Value of the above property is ₹ 1,52,71,200.00 (Rupees One Crore Fifty Two Lakh Seventy One Thousand Two Hundred Only). The Distress Value is ₹ 1,35,74,400.00 (Rupees One Crore Thirty Five Lakh Seventy Four Thousand Four Hundred Only).

Place: Mumbai

Date: 11.03.2025

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2025.03.11 12:11:11 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Bank of India Empanelment No.: MNZ :C&IC:VA: 19-20

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure-IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached



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(Annexure-IV)

DECLARATION-CUM-UNDERTAKING

I, Mr. Manoj 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 11.03.2025 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. My engineer Chandan Singh has personally inspected the property on 07.02.2025. 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 has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



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- 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 EAPC7114Q
- 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 abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. am registered under Section 34 AB of the Wealth Tax Act, 1957
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Approved Valuer, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.



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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	As per mortgage deed/ information provided by bank, the customer has mortgaged old flat with following details: Residential Flat No. 06, 1 st Floor, Wing - F, "Arihant Apartments", Arihant Siddhi Co-Op. Hsg. Soc. Ltd. Plot No. 4 to 8, Saibaba Nagar, Off S. V. Road, Borivali (West), Pin – 400 092, Maharashtra, India. This building has gone for redevelopment and as per the statement provided by bank, the said borrower will get new / alternate accommodation in redeveloped building with following details: Residential Flat No. 1706, 17 th Floor, "Inspira Aura", Under construction Redevelopment Building Known as Arihant Siddhi Co - Op. Hsg. Soc. Ltd., Plot No. 4 to 8, Saibaba Nagar, Off S. V. Road, Borivali (West), Pin – 400 092, Maharashtra, India.
2.	purpose of valuation and appointing authority	As per the request from Bank of India, Khodadad Circle Branch to assess Fair Market Value of the property for SARFAESI purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Chandan Singh – Valuation Engineer Vinita Surve – Technical Manger 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 – 06.02.2025 Valuation Date – 11.03.2025 Date of Report – 11.03.2025
6.	inspections and/or investigations undertaken;	Physical Inspection done on 07.02.2025
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;	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 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 **11th March 2025** 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.



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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 **605.00 Sq. Ft. Carpet Area** in the name of **Mr. Ketan Nanlal Sheth**. 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's representative, we understand that the subject property is owned by **Mr. Ketan Nanlal Sheth**. 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.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information 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 Residential Flat in under construction building, admeasuring **605.00 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



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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 / Exiting 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 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.

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's representative and site visit conducted, we understand that the subject property is Residential Flat in under construction building, admeasuring **605.00 Sq. Ft. Carpet Area.**



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ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting 1. 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.

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.



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11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such



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longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2025.03.11 12:11:42 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Bank of India Empanelment No.: MNZ :C&IC:VA: 19-20



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	SAI DHAM BUILDING SIDE		SAI BABA MANDIR ROAD SIDE		INTERNAL ROAD EAST SIDE		INTERNAL ROAD SOUTH SIDE	
	FLAT NO 1	FLAT NO 2	FLAT NO 3	FLAT NO 4	FLAT NO 5	FLAT NO 6	FLAT NO 7	FLAT NO 8
TERRACE	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK
37TH FLOOR	SALE 734 SQ.FT.	SALE 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	SALE 606 SQ.FT.	SALE 606 SQ.FT.	PART TERRACE	
36TH FLOOR	SALE 734 SQ.FT.	SALE 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	SALE 606 SQ.FT.	SALE 606 SQ.FT.	SALE 606 SQ.FT.	SALE 606 SQ.FT.
35TH FLOOR	SALE 734 SQ.FT.	SALE 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	REFUGE AREA	Rajesh Surti E20 606 SQ.FT.	Shobhankar Vaidyat F09 606 SQ.FT.	Leslie Vaidyat F15 606 SQ.FT.
34TH FLOOR	SALE 734 SQ.FT.	SALE 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	SALE 606 SQ.FT.	SALE 606 SQ.FT.	SALE 606 SQ.FT.	SALE 606 SQ.FT.
33RD FLOOR	SALE 734 SQ.FT.	SALE 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	Ramabhadar Singh E20 606 SQ.FT.	Bhavik Behra F18 606 SQ.FT.	Bina Chouda F19 606 SQ.FT.	Kalpina Sharda F20 606 SQ.FT.
32ND FLOOR	SALE 734 SQ.FT.	SALE 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	Lata Sharma D19 606 SQ.FT.	Dhruva Karanika E17 606 SQ.FT.	Hemantkumar Das C17 606 SQ.FT.	Mital Sheth E16 606 SQ.FT.
31ST FLOOR	SALE 734 SQ.FT.	SALE 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	Pavesh Patel C18 606 SQ.FT.	Anil Pragasli C19 606 SQ.FT.	Kabur Doss C20 606 SQ.FT.	Shital Mehta B16 606 SQ.FT.
30TH FLOOR	SALE 734 SQ.FT.	SALE 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	Jayshri Kapadia B16 606 SQ.FT.	Vajayanti Tote B19 606 SQ.FT.	Vijay Naganath E16 606 SQ.FT.	Vijya Naganath C07 606 SQ.FT.
29TH FLOOR	SALE 734 SQ.FT.	SALE 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	Dilipkumar Shah A17 606 SQ.FT.	Nikhil Mehta A19 606 SQ.FT.	Ratnavanagar A20 606 SQ.FT.	Dinesh Mehta B17 606 SQ.FT.
28TH FLOOR	SALE 734 SQ.FT.	SALE 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	REFUGE AREA		SALE 606 SQ.FT.	Same Mallan F16 606 SQ.FT.
27TH FLOOR	SALE 734 SQ.FT.	SALE 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	Dhanesh Doss E14 606 SQ.FT.	Maheshwari Patel E15 606 SQ.FT.	Gaurav Katta F13 606 SQ.FT.	Kishor Katta F14 606 SQ.FT.
26TH FLOOR	Kiran Lodi C13 734 SQ.FT.	Jignasa Verma F17 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	Hemant Mehta E07 606 SQ.FT.	Rohini Pragasli D15 606 SQ.FT.	Sudh Jan D16 606 SQ.FT.	Chandrasent Datt E13 606 SQ.FT.
25TH FLOOR	Prabhakar Salgotra A02 735 SQ.FT.	Arundhan Shah E16 735 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	Nilesh Patel D11 606 SQ.FT.	Chandrasent Seneet D11 606 SQ.FT.	Vinod Datta D18 606 SQ.FT.	Ketan Kulkarni D18 606 SQ.FT.
24TH FLOOR	SALE 734 SQ.FT.	SALE 734 SQ.FT.	Rajesh Torshika D01 1008 SQ.FT.	SALE 1108 SQ.FT.	Rishabh Gedha A14 606 SQ.FT.	Uday Saraf A15 606 SQ.FT.	Bhramur Doshi A16 606 SQ.FT.	Coimbe Masafala B13 606 SQ.FT.
23RD FLOOR	SALE 735 SQ.FT.	SALE 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	Vinod Prasad F10 606 SQ.FT.	Hriday Datta F11 606 SQ.FT.	Sharda Maron F12 606 SQ.FT.	Bhramur Chaudhary A13 606 SQ.FT.
22ND FLOOR	SALE 734 SQ.FT.	SALE 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	Bhramur Jethi E09 606 SQ.FT.	Mehra Doshi E10 606 SQ.FT.	Shriprakash Sangher E11 606 SQ.FT.	Madhur Jindan B14 606 SQ.FT.
21ST FLOOR	Anand Shetty C16 734 SQ.FT.	Kabita Chouda C05 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	REFUGE AREA		Jayshree Trivedi B09 606 SQ.FT.	Gurpreet Doss D12 606 SQ.FT.
20TH FLOOR	SALE 734 SQ.FT.	SALE 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	Gobind Mehta C11 606 SQ.FT.	Shashi Shemshing C12 606 SQ.FT.	Chandrika Datta C01 606 SQ.FT.	Hemant Datt D10 606 SQ.FT.
19TH FLOOR	SALE 734 SQ.FT.	SALE 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	Bal Krishna Shah B11 606 SQ.FT.	Kamlesh Shah B12 606 SQ.FT.	Chari Trivedi C08 606 SQ.FT.	Siddhanta Saha C10 606 SQ.FT.
18TH FLOOR	SALE 734 SQ.FT.	SALE 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	Ashish Shah A11 606 SQ.FT.	Shriprakash Datta A12 606 SQ.FT.	SALE 606 SQ.FT.	SALE 606 SQ.FT.
17TH FLOOR	SALE 734 SQ.FT.	SALE 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	Kiran Kulkarni F08 606 SQ.FT.	Ketan Sheth F06 606 SQ.FT.	Sajal Pragasli F07 606 SQ.FT.	Punemchand Mehta A10 606 SQ.FT.
16TH FLOOR	SALE 734 SQ.FT.	SALE 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	Anand Danga E05 606 SQ.FT.	Shant Jan C06 606 SQ.FT.	Chandrasent Bajwa D14 606 SQ.FT.	Chetan Gupta E08 606 SQ.FT.
15TH FLOOR	SALE 734 SQ.FT.	SALE 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	Jayant Gokarna C05 606 SQ.FT.	Shobhana Bhanwar D06 606 SQ.FT.	Chirag Saha D07 606 SQ.FT.	Kritkumar Shah D08 606 SQ.FT.
14TH FLOOR	SALE 734 SQ.FT.	SALE 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	REFUGE AREA		SALE 606 SQ.FT.	Prem Mehta C06 606 SQ.FT.
13TH FLOOR	SALE 734 SQ.FT.	SALE 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	Daraj Gada B08 606 SQ.FT.	Aparna Mahamankar B07 606 SQ.FT.	Ravi Shah B06 606 SQ.FT.	Sudha Desai E06 606 SQ.FT.
12TH FLOOR	Vinod Singh C02 735 SQ.FT.	Urmila Sampat D20 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	Laxmben Zaveri A06 606 SQ.FT.	Sabooji Satya A07 606 SQ.FT.	Vasant Sunarya A08 606 SQ.FT.	Bina Devi B05 606 SQ.FT.
11TH FLOOR	Hemant Raval B18 734 SQ.FT.	Pooja Shree B10 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	Sushil Parke F01 606 SQ.FT.	Vikas Ramakr F02 606 SQ.FT.	Meharaj Sarverkar F03 606 SQ.FT.	Anil Sheth A05 606 SQ.FT.
10TH FLOOR	Vinod Jethi D17 734 SQ.FT.	Vinod Sellen E12 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	Neha Pandey D03 606 SQ.FT.	Darshana Taylor D04 606 SQ.FT.	Dip Ghoshkar E01 606 SQ.FT.	Ravishanker Navada E03 606 SQ.FT.
9TH FLOOR	Narash Shirodkar A08 734 SQ.FT.	Hemant Shah F08 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	Dhanashree Chavla D06 606 SQ.FT.	Shikha Sinha C03 606 SQ.FT.	Rameshwar Bhandari C04 606 SQ.FT.	Hemant Mehta D02 606 SQ.FT.
8TH FLOOR	Shankar Mehta C14 734 SQ.FT.	Shreehar Khoskar E02 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	Gopal Sathak B01 606 SQ.FT.	Usha Vaidyanath B02 606 SQ.FT.	Sunderlal Desai B03 606 SQ.FT.	Arpita Trivakar B04 606 SQ.FT.
7TH FLOOR	Komal D'Costa E04 734 SQ.FT.	Dhruv Saha A03 734 SQ.FT.	SALE 1008 SQ.FT.	SALE 1108 SQ.FT.	REFUGE AREA		Rishikant Sangher A01 606 SQ.FT.	Sutan Kalgotkar A04 606 SQ.FT.
6TH E-LEVEL PODIUM	AMENITY							

Sir/Madam,

We request you to kindly provide SARFAESI Valuation Report of Property of Mr. Ketan Sheth mentioning old flat details (as per your earlier email) along with that "The building in which said flat was present has gone into redevelopment and the borrower got new flat allowed in proposed building Arihant Siddhi Building with flat no.F06 on 17th floor. The area of this newly allotted flat is 605 Sq. Ft.
The approved plan copy mentioning the name against said flat number is enclosed herewith.
You are requested to carry out valuation of this newly allotted under construction flat - post completion of building*

सादर एवं साभार/Thanks & Regards

खोदादाद सर्कल शाखा/ Khodadad Circle Branch

मुंबई दक्षिण अंचल/Mumbai South Zone

टे.Ph. 022- 24126218 / 24144783



सादर एवं साभार/Thanks & Regards

खोदादाद सर्कल शाखा/ Khodadad Circle Branch

मुंबई दक्षिण अंचल/Mumbai South Zone

टे.Ph. 022- 24126218 / 24144783



Please consider the environment before printing this e-mail!



Outlook

Fwd: Fw: SARFAESI Valuation Report

From sonal ambekar <sonal.ambekar19@gmail.com>

Date Tue 3/11/2025 11:30 AM

To Dinesh Gawde <dinesh@vastukala.co.in>

----- Forwarded message -----

From: **Binu Surendran** <binu@vastukala.co.in>

Date: Mon, Mar 10, 2025 at 3:00 PM

Subject: Fw: SARFAESI Valuation Report

To: sonalambekar19 <sonal.ambekar19@gmail.com>



VASTUKALA
Unlocking Excellence
Vastukala Consultants (I) Pvt Ltd

BINU SURENDRAN

Team Leader -Valuation



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Powai, Andheri East, Mumbai, Maharashtra 400072

 www.vastukala.co.in

From: Vastukala Mumbai <mumbai@vastukala.co.in>

Sent: Monday, March 10, 2025 2:59 PM

To: Binu Surendran <binu@vastukala.co.in>

Subject: Fw: SARFAESI Valuation Report

From: Vastukala Mumbai <mumbai@vastukala.co.in>

Sent: Monday, March 10, 2025 2:05 PM

To: Binu Surendran <binu@vastukala.co.in>

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From: Mukesh Bhimrao Kamble <Mukesh.Kamble@bankofindia.co.in> on behalf of Khodadad Circle
<KhodadadCircle.MumbaiSouth@bankofindia.co.in>

Sent: Monday, March 10, 2025 12:25:36 PM

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Subject: SARFAESI Valuation Report