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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Pankaj Babulal Jain & Mrs. Parsan Babulal Jain**

Residential Flat No. 905, 9th Floor, Wing - Tower - B, "**Salsette - 27**", Phase - 1, 25-29, Dr. Ambedkar Road, Village - Mazgaon Divison, Municipality Ward No. E - Ward, Byculla, District - Mumbai City, Mumbai, PIN Code - 400 027, State - Maharashtra, India.

Latitude Longitude : 18°58'56.5"N 72°50'10.4"E

Valuation Prepared For:

Private Valuation

Our Pan India Presence at :

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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 905, 9th Floor, Wing - Tower - B, "**Salsette - 27**", Phase - 1, 25-29, Dr. Ambedkar Road, Village - Mazgaon Divison, Municipality Ward No. E - Ward, Byculla, District - Mumbai City, Mumbai, PIN Code - 400 027, State - Maharashtra, India belongs to **Mr. Pankaj Babulal Jain & Mrs. Parsan Babulal Jain.**

Boundaries of the property

North : Jetha Compound
South : Internal Road & Petrol Pump
East : The New Great Eastern Mills
West : Dr. Babasaheb Ambedkar Marg

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 **₹ 7,35,05,000.00 (Rupees Seven Crore Thirty Five Lakh Five Thousand 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.**

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl.: Valuation report



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Vastukala Consultants India Pvt. Ltd.

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

VALUATION REPORT (IN RESPECT OF FLAT)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Market Value Purpose.
2	a) Date of inspection : 13.02.2025
	b) Date of which the valuation is made : 18.02.2025
3	List of documents produced for perusal: I) Copy of Agreement for sale Document No.2737/2018 Dated 06.03.2018 between Goodtime Real Estate Development Private (The Promoter) And Mr. Pankaj Babulal Jain(The purchaser). II) Copy of Part Occupancy Certificate Document No.EB / 4172 / E / A / OCC / 1 / New dated 16.12.2022 issued by Municipal Corporation of Greater Mumbai. III) Copy of Builder Possession Letter Document No.- Dated 20.05.2023.
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Mr. Pankaj Babulal Jain & Mrs. Parsan Babulal Jain Residential Flat No. 905, 9 th Floor, Wing - Tower - B, "Salsette - 27", Phase - 1, 25-29, Dr. Ambedkar Road, Village - Mazgaon Divison, Municipality Ward No. E - Ward, Byculla, District - Mumbai City, Mumbai, PIN Code - 400 027, State - Maharashtra, India. Contact Person : Mrs. Jain (Owner's Wife) Mobile No. 9833887323 Joint Ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 9 th Floor. The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + 4 Passage + 3 Toilet. (3 BHK) The property is at 700 Mt. distance from Chinchpokli Railway Station.
6	Location of property
a)	Plot No. / Survey No. :
b)	Door No. : Residential Flat No. 905
c)	C.T.S. No. / Village : CTS No - 707, Village - Mazgaon Divison
d)	Ward / Taluka : Municipality Ward No - E - Ward
e)	Mandal / District : District - Mumbai City
f)	Date of issue and validity of layout of approved map / plan : Copy of Part Occupancy Certificate Document No. EB / 4172 / E / A / OCC / 1 / New dated 16.12.2022 issued by Municipal Corporation of Greater Mumbai.
g)	Approved map / plan issuing authority :



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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. 905, 9 th Floor, Wing - Tower - B, "Salsette - 27", Phase - 1, 25-29, Dr. Ambedkar Road, Village - Mazgaon Divison, Municipality Ward No. E - Ward, Byculla, District - Mumbai City, Mumbai, PIN Code - 400 027, 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	:	Higher Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Mazgaon Divison Municipal Corporation of Greater Mumbai (MCGM)	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12	Boundaries of the property	:	As per site	As per Document
	North	:	Jetha Compound	Details not available
	South	:	Internal Road & Petrol Pump	Details not available
	East	:	The New Great Eastern Mills	Details not available
	West	:	Dr. Babasaheb Ambedkar Marg	Details 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. = 1175.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 1205.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 1325.50 (Carpet Area + 10%)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	18°58'56.5"N 72°50'10.4"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 1205.00 (Area As Per Agreement for sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	CTS No - 707
	Block No.	:	-
	Ward No.	:	Municipality Ward No - E - Ward
	Village / Municipality / Corporation	:	Village - Mazgaon Divison, Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 905, 9 th Floor, Wing - Tower - B, "Salsette - 27" , Phase - 1, 25-29, Dr. Ambedkar Road, Village - Mazgaon Divison, Municipality Ward No. E - Ward, Byculla, District - Mumbai City, Mumbai, PIN Code - 400 027, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2022 (As Per Part Occupancy Certificate)
5.	Number of Floors	:	Stilt + 7 Podiums + 2 Amenity Floors + 57 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	9 th Floor is having 5 Flats
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	5 Lifts
	Protected Water Supply	:	Municipal Water Supply

	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with Two (2) Car Parking Space bearing Nos. 53 & 54 situated on P5 level
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	9 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 905
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Partly Italian Marble, Partly Vitrified Tile , Partly Wooden Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering + POP Finish
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?	:	Excellent
7.	Sale Deed executed in the name of	:	Mr. Pankaj Babulal Jain & Mrs. Parsan Babulal Jain
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 1326.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per MCGM norms

11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 1089.00 Cupboard Area in Sq. Ft. = 46.00 Dry Balcony Area in Sq. Ft. = 40.00 Total Carpet Area in Sq. Ft. = 1175.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 1205.00 (Area As Per Agreement for sale) Carpet Area in Sq. Ft. = 1173.00 Utility Area in Sq. Ft. = 32.00 Total Carpet Area in Sq. Ft. = 1205.00 (Area as per Agreement for Sale)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ 1,60,000/- (Expected rental income per month)
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)	:	₹ 52917/- to ₹ 64327/- per Sq. Ft. on Carpet Area ₹ 48107/- to ₹ 58479/- 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).	:	₹ 58,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 55,000/- per Sq. Ft.

4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 2,15,282/- per Sq. M. i.e. ₹ 20,000/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,000/- per Sq. Ft.
	Age of the building	:	3 years
	Life of the building estimated	:	57 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Age of Property below 5 year
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 3,000/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 55,000/- per Sq. Ft.
	Total Composite Rate	:	₹ 58,000/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1205.00 Sq. Ft.	58,000.00	6,98,90,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations	1205.00 Sq. Ft.	3000.00	36,15,000.00
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			



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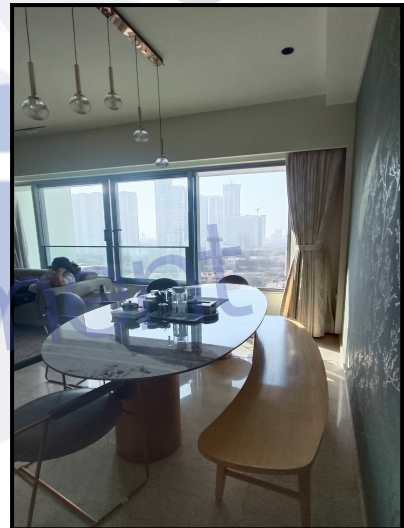
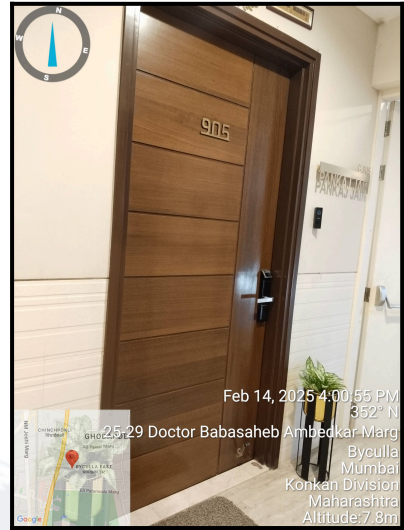
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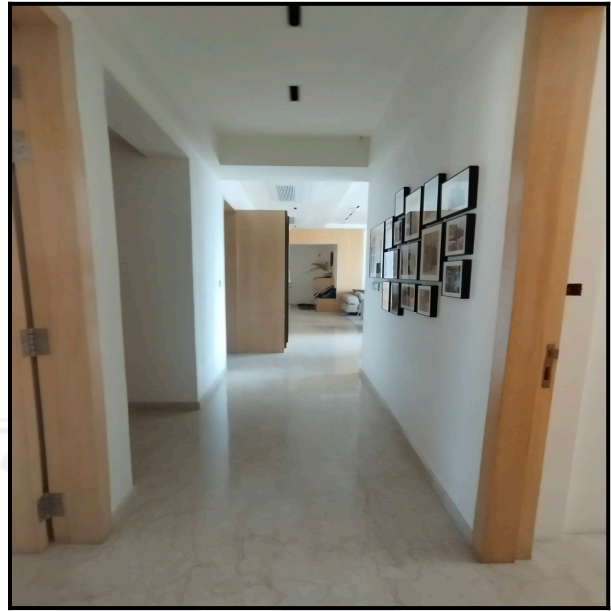
9	Potential value, if any			
10	Others / Car Parking			
	Total value of the property			7,35,05,000.00
	Realizable value of the property			6,61,54,500.00
	Distress value of the property			5,88,04,000.00
	Insurable value of the property (1325.50 X 3,000.00)			39,76,500.00
	Guideline value of the property (1325.50 X 19,425.00)			2,57,47,838.00



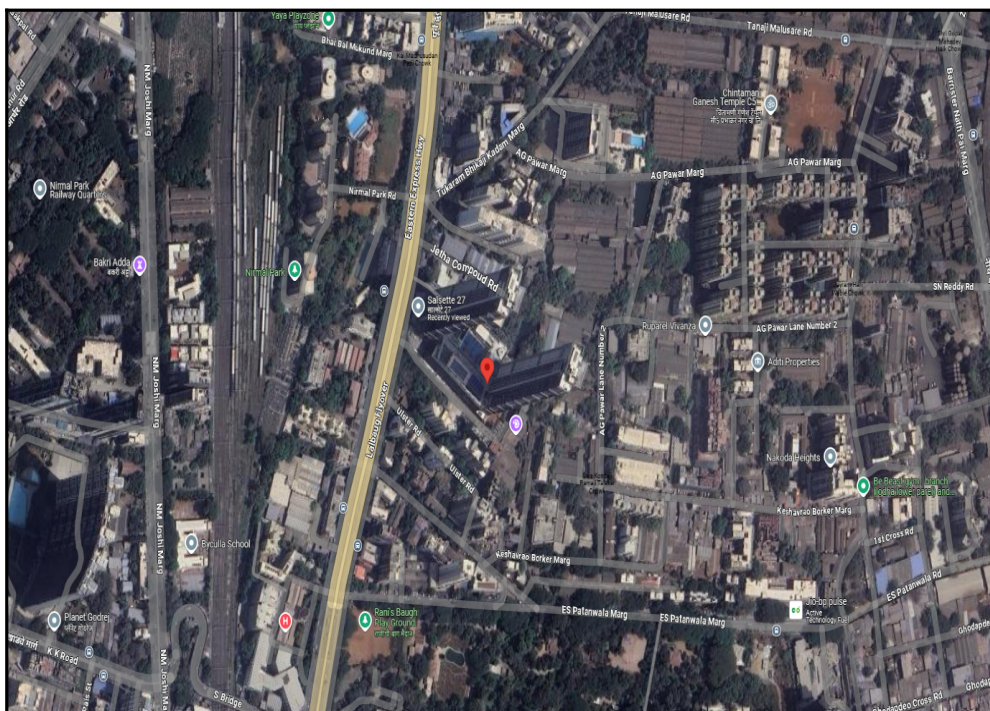
Actual Site Photographs



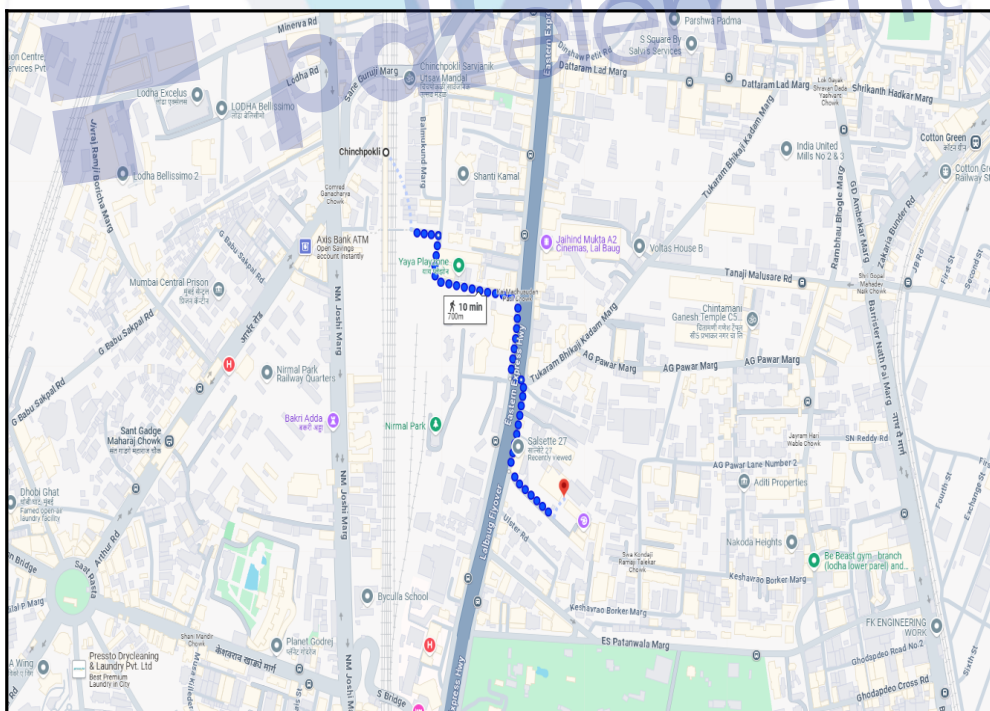
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 18°58'56.5"N 72°50'10.4"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Chinchpokli - 700 Mt.).



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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: Language:

Selected District:

Select Village:

Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
10/77 -रस्ता : डॉ. बाबासाहेब आंबेडकर रोड	91370	205030	235790	256290	205030	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	205030			
Increase by 5% on Flat Located on 9 th Floor	10251.5			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	2,15,282.00	Sq. Mtr.	20,000.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	91370			
The difference between land rate and building rate(A-B=C)	123,911.50			
Percentage after Depreciation as per table(D)	5%			
Rate to be adopted after considering depreciation [B + (C X D)]	2,09,086.00	Sq. Mtr.	19,425.00	Sq. Ft.

Multi-Storied building with Lift

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

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

Depreciation Percentage Table



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Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



Price Indicators

Property	Peninsula Salsette 27		
Source	magic bricks		
Floor	24th		
	Carpet	Built Up	Saleable
Area	1,200.00	1,320.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹52,917.00	₹48,106.00	-

magicbricks

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Byculla > 3 BHK Flats for Sale in Byculla > 1800 Sq-ft

₹6.35 Cr
EMI - ₹2.86L | [Get pre-approved loan](#)
PREMIUM PROJECT

3 BHK 1800 Sq-ft Flat For Sale [Byculla, Mumbai](#)

3 Beds
3 Baths
2 Covered Parking
Unfurnished

Full Glass W...
Jogging and ...

Carpet Area 1200 sqft - ₹52,917/sqft	Developer Peninsula Land Ltd.	Project Peninsula Salsette 27	Floor 24(Out of 60 Floors)
Transaction Type Resale	Status Ready to Move	Facing East	Lifts 5

East Facing Property

Contact Agent
Get Phone No.

Posted on: Feb 14, 25

Contact Agent

Arvind +91-99XXXXXX

Get Phone

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Mahesh Raheja Prop
RERA ID : AS

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More Details

Price Breakup	₹6.35 Cr ₹31,75,000 Approx. Registration Charges ₹20,000 Monthly
Booking Amount	₹11.0 Lac
Address	Byculla, Mumbai, Byculla, Mumbai - South Mumbai, Maharashtra
Landmarks	Byculla
Furnishing	Unfurnished
Flooring	Marble, Wooden

Price Indicators

Property	Peninsula Salsette 27		
Source	https://www.99acres.com/		
Floor	31st		
	Carpet	Built Up	Saleable
Area	1,191.00	1,310.10	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹54,576.00	₹49,615.00	-

99acres
Buy ▾ Enter Locality / Project / Society / Landmark
Post property

Home > Property in Mumbai > Flats in Mumbai > Flats in Byculla > Flats in Byculla East > 3 BHK Flats in Byculla East Posted on Dec 25, 2024

₹6.5 Cr

@ 54,575 per sq.ft.

Estimated EMI ₹5,19,158

3BHK 3Baths

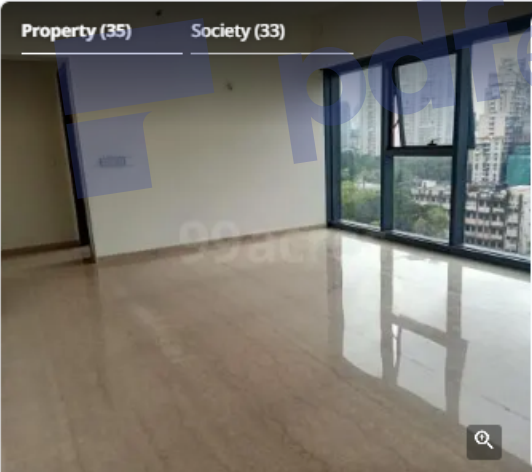
Flat/Apartment for Sale

in Peninsula Salsette 27, Byculla East, Mumbai

RERA STATUS REGISTERED | Registration No: P51900000642 | Website: https://maharera.maharashtra.gov.in/

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews

Property (35) **Society (33)**



Area
Carpet area: 1191 sq.ft. (110.65 sq.m.)

Configuration
3 Bedrooms, 3 Bathrooms, 1 Balcony with Servant Room

Price
₹ 6.5 Crore @ 54,575 per sq.ft. (Negotiable) [View Price Details](#)

Address
Peninsula Salsette 27, Byculla East, Mumbai

Floor Number
31st of 71 Floors

Facing
East

Overlooking
Park/Garden, Main Road, Club, Pool, Sea facing

Property Age
0 to 1 Year Old [View Construction Status](#)

Places nearby View All (15)

Byculla East, Mumbai

Mumbai Central Railway station
Mahalaxmi Metro Station
High St. Phoenix Mall
Palladium Mall
Eastern Free

Why you should consider this property?

✓ East Facing
✓ Full Power Backup

Price Indicators

Property	Peninsula Salsette 27		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,191.00	1,310.10	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹57,599.00	₹52,362.00	-


magicbricks
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Posted on: Feb 14, 25

₹ 6.86 Cr

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3 BHK Flat For Sale in Peninsula Salsette 27, **Byculla, Mumbai**



3 Beds
3 Baths
Unfurnished

Carpet Area 1191 sqft - ₹ 57,644/sqft	Developer Peninsula Land Ltd.	Project Peninsula Salsette 27	Transaction Type New Property
Status Ready To Move	Furnished Status Unfurnished	Age Of Construction Less than 5 years	

Contact Agent
Get Phone No.

More Details

Price Breakup	₹ 6.86 Cr
Address	Byculla, Mumbai - South Mumbai, Maharashtra
Furnishing	Unfurnished
Loan Offered	Estimated EMI: ₹ 309638 Apply for Home Loan
Age of Construction	Less than 5 years


Contact Agent

+91-98XXXXXXX

Get Phone

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Mahesh Raheja Prop
RERA ID: A5

112 PROPERTIES FOR SALE | 25 PROPERTIES FOR RENT

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Sale Instances

Property	Peninsula Salsette 27		
Source	Index no.2		
Floor	37th		
	Carpet	Built Up	Saleable
Area	772.00	849.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹58,024.00	₹52,749.00	-

9313509 11-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5 दस्त क्रमांक : 9313/2024 नोदणी : Regn:63m
गावाचे नाव : माझगाव		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	42230565	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	20808289.67	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: प्लॉट नं. 3702, माळा नं: 37 वा मजला, इमारतीचे नाव: टॉवर बी,सॉलसेट 27, ब्लॉक नं: 25-29,डॉ. आंबेडकर रोड, रोड : भायखळा,मुंबई - 400027, इतर माहिती: सी एस क्र.707,माझगाव डिक्विज. एरिया 71.75 चौ.मी कारपेट. सोबत युटीलिटी एरिया 2.50 चौ.मी. व सोबत 1 कारपार्किंग स्पेस. फक्त वापरण्याकरीता(एक्सक्लुझिव्ह राईट टु युझ)((C.T.S. Number : 707 ;))	
(5) क्षेत्रफळ	71.75 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गुडटार्ईम रियल ईस्टेट डेव्हलपमेंट प्रायवेट लिमिटेड तर्फे ऑथोराईज सिग्रेटरी बापूराव जाधव वय:-53 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस 1401, टॉवर बी, 14 वा मजला, पेनिनसुला बिजनेस पार्क, गणपतराव कदम मार्ग, लोअर परेल, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AADCG2185Q	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुविद्या संतोष डुबळे वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी/803, सिद्धीविनायक दर्शन को ऑप हौ सो, जे.आर. बोरीचा मार्ग, कस्तूरबा हॉस्पिटल जवळ, जेकब सर्कल, महालक्ष्मी, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400011 पॅन नं:- AQQPD7735H 2): नाव:-संतोष विठ्ठल डुबळे वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी/803, सिद्धीविनायक दर्शन को ऑप हौ सो, जे.आर. बोरीचा मार्ग, कस्तूरबा हॉस्पिटल जवळ, जेकब सर्कल, महालक्ष्मी, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400011 पॅन नं:- AELPD4546F	
(9) दस्तऐवज करुन दिल्याचा दिनांक	08/06/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	08/06/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	9313/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2534000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)सोरा		
मुल्यांकनासाठी विचारात 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	Peninsula Salsette 27		
Source	Index no.2		
Floor	47th		
	Carpet	Built Up	Saleable
Area	760.00	836.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹64,326.00	₹58,479.00	-

3329508

21-02-2024

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4

दस्त क्रमांक : 3329/2024

नोंदणी :

Regn:63m

गावाचे नाव : माझगाव

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	46092158
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	21266941.78
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं.: फ्लॉट नं.: 4704, माळा नं.: 47 वा मजला, इमारतीचे नाव: टॉवर बी,सॉलसेट 27, ब्लॉक नं.: 25-29,डॉ. आंबेडकर रोड, रोड : भायखळा,मुंबई - 400027, इतर माहिती: सी एस क्र.707,माझगाव डिक्विजन. एरिया 70.60 चौ.मी कारपेट. सोबत युटीलिटी एरिया 2.70 चौ.मी. व सोबत 2 कारपार्किंग स्पेस. फक्त वापरण्याकरिता(एक्सक्लुझिव्ह राईट टु युझ)((C.T.S. Number : 707 ;))
(5) क्षेत्रफळ	70.60 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गुडटाईम रियल ईस्टेट डेव्हलपमेंट प्रायवेट लिमिटेड तर्फे ऑर्थोराईज सिग्नेटरी बापूराव जाधव वय:-53 पत्ता:-फ्लॉट नं.: -, माळा नं.: -, इमारतीचे नाव: ऑफिस 1401, टॉवर बी, 14 वा मजला, पेनिनसुला बिजनेस पार्क, गणपतराव कदम मार्ग, लोअर परेल, मुंबई, ब्लॉक नं.: -, रोड नं.: -, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AADCG2185Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स. डीपी गोल्ड प्रायवेट लिमिटेड तर्फे संचालक दिलीप कुमार जैन वय:-56; पत्ता:-फ्लॉट नं.: -, माळा नं.: -, इमारतीचे नाव: 14/289, बी, का स्ट्रीट, नेलोरे, आंध्र प्रदेश, ब्लॉक नं.: -, रोड नं.: -, आंध्रा प्रदेश, नेल्लोर. पिन कोड:-524001 पॅन नं:-AAFCD6430M
(9) दस्तऐवज करून दिल्याचा दिनांक	20/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	20/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	3329/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2765550
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sale Instances

Property	Peninsula Salsette 27		
Source	Index no.2		
Floor	42nd		
	Carpet	Built Up	Saleable
Area	760.00	836.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹54,957.00	₹49,961.00	-

21849319
12-09-2024

Note:-Generated Through eSearch
Module,For original report please contact
concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2
दस्त क्रमांक : 21849/2024
नोंदणी :
Regn:63m

गावाचे नाव : माझगाव

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	41767549
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	21266941.78
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॅट नं. 4204, माळा नं: 42 वा मजला, इमारतीचे नाव: टॉवर बी,सॉलसेट 27, ब्लॉक नं: 25-29,डॉ. आंबेडकर रोड, रोड : भायखळा,मुंबई - 400027, इतर माहिती: सी एस क्र.707,माझगाव डिझिज्न्. एरिया 70.60 चौ.मी कारपेट. सोबत युटीलिटी एरिया 2.70 चौ.मी. व सोबत 1 टॅन्डम कारपार्किंग स्पेस. फक्त वापरण्याकरीता(एक्सक्लुझिव्ह राईट टु युझ)((C.T.S. Number : 707 ;))
(5) क्षेत्रफळ	70.60 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गुडटार्ईम रियल ईस्टेट डेव्हलपमेंट प्रायवेट लिमिटेड तर्फे ऑथोराईज सिग्रेटरी पवन धमेजा वय:-39 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस 1401, टॉवर बी, 14 वा मजला, पेनिनसुला बिजनेस पार्क, गणपतराव कदम मार्ग, लोअर परेल, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AADCG2185Q
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विपुल रविंद्र जोशी वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॅट नं. 401, 4 था मजला, बी विंग, श्री दत्तकृपा को ऑप हौ सो लि, डॉ. बाबासाहेब आंबेडकर रोड, वोल्टास समो, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400012 पॅन नं:-AHKPI4119N 2): नाव:-रविंद्र हेतलाल जोशी वय:-66; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॅट नं. 401, 4 था मजला, बी विंग, श्री दत्तकृपा को ऑप हौ सो लि, डॉ. बाबासाहेब आंबेडकर रोड, वोल्टास समो, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400012 पॅन नं:-AABPI1107A 3): नाव:-भाविनी विपुल जोशी वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॅट नं. 401, 4 था मजला, बी विंग, श्री दत्तकृपा को ऑप हौ सो लि, डॉ. बाबासाहेब आंबेडकर रोड, वोल्टास समो, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400012 पॅन नं:-AFUPV3996D 4): नाव:-गायत्री रविंद्र जोशी वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॅट नं. 401, 4 था मजला, बी विंग, श्री दत्तकृपा को ऑप हौ सो लि, डॉ. बाबासाहेब आंबेडकर रोड, वोल्टास समो, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400012 पॅन नं:-APSPJ5551N
(9) दस्तऐवज करून दिल्याचा दिनांक	11/09/2024
(10)दस्त नोंदणी केल्याचा दिनांक	11/09/2024
(11)अनुक्रमांक,खंड व पृष्ठ	21849/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2506500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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 **₹7,35,05,000.00 (Rupees Seven Crore Thirty Five Lakh Five Thousand Only)** .

No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mr. Pankaj Babulal Jain from Goodtime Real Estate Development Private vide Agreement for sale dated 06.03.2018.
2	purpose of valuation and appointing authority	As per the request from Mr. Pankaj Babulal Jain And Mrs Parsan Babulal Jain, to assess Fair Market Value value of the property for Market Value purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Dashrath Jaiswar - Valuation Engineer Shobha Kuperkar - Technical Manager Prajakta Patil - 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 - 14.02.2025 Valuation Date - 18.02.2025 Date of Report - 18.02.2025
6	inspections and/or investigations undertaken;	Physical Inspection done on - 14.02.2025
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 **18th February 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. 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 **1205.00 Sq. Ft. Carpet Area** in the name of **Mr. Pankaj Babulal Jain & Mrs. Parsan Babulal Jain**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title



Since 1989

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Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Pankaj Babulal Jain & Mrs. Parsan Babulal Jain**. 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 **1205.00 Sq. Ft. Carpet Area**.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

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

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



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valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey.

Other

All measurements, areas and ages quoted in our report are approximate.

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise.

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is **Residential Flat, admeasuring 1205.00 Sq. Ft. Carpet Area.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Non SARFAESI** purpose as on dated **18th February 2025**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are :

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded, 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 **₹7,35,05,000.00 (Rupees Seven Crore Thirty Five Lakh Five Thousand Only)**.

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

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



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