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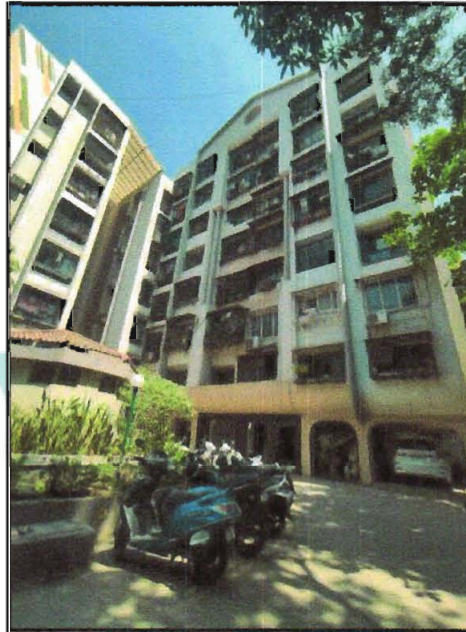
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Shashi Bhushan Sharma And Mrs. Shweta Sharma**

Residential Flat No. 702, 7th Floor, Building No 1, Wing - A, "Green Meadows Bldg. No. 1 Co-op. Hsg. Soc. Ltd.", Lokhandwala Township, Akurli Road, Village - Akurli, Municipality Ward No. R - Ward, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN - 400 101, State - Maharashtra, India.

Latitude Longitude : 19°11'51.0"N 72°52'10.4"E

Valuation Prepared For:

Private Valuation



Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
| Nanded | Thane | Ahmedabad | Delhi NCR |
| Mumbai | Nashik | Rajkot | Raipur |
| Aurangabad | Pune | Indore | Jaipur |

Regd. Office

B1-001, 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. 702, 7th Floor, Building No 1, Wing - A, "**Green Meadows Bldg. No. 1 Co-op. Hsg. Soc. Ltd.**", Lokhandwala Township, Akurli Road, Village - Akurli, Municipality Ward No. R - Ward, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN - 400 101, State - Maharashtra, India belongs to **Mr. Shashi Bhushan Sharma And Mrs. Shweta Sharma**.

Boundaries	:	Building	Flat
North	:	Wing - B & C	Marginal Space
South	:	Akurli Cross Road	Flat No. 701
East	:	Green Meadows 2A	Passage
West	:	Transit camp MANPA Hindi school	Marginal Space

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 **₹ 1,81,31,500.00 (Rupees One Crore Eighty One Lakh Thirty One Thousand Five Hundred Only)**.

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

Hence certified

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

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.03.19 19:04:33 +05'30'

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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Regd. Office

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

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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 MSME Loan Purpose.
2	a) Date of inspection : 06.03.2025
	b) Date of which the valuation is made : 19.03.2025
3	List of documents produced for perusal: I) Copy of Agreement for sale Document No.7972/2006 Dated 23.11.2006 between Mr. Brijjal M. Ahuja & Mrs. Pushpa B. Ahuja(The Vendor) And Mr. Shashi Bhushan Sharma And Mrs. Shweta Sharma(The purchaser). II) Copy of Occupancy Certificate Document No.CHE / 7731 / BSII / AR dated 04.12.1991 issued by Municipal Corporation of Greater Mumbai.
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. Shashi Bhushan Sharma And Mrs. Shweta Sharma Residential Flat No. 702, 7 th Floor, Building No 1, Wing - A, "Green Meadows Bldg. No. 1 Co-op. Hsg. Soc. Ltd.", Lokhandwala Township, Akurli Road, Village - Akurli, Municipality Ward No. R - Ward, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN - 400 101, State - Maharashtra, India. <u>Contact Person :</u> Mr. Shashi Bhushan Sharma (Owner) Mobile No. 9833555188 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 7 th Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Passage + Toilet. (2 BHK) The property is at 3.6 Km. distance from Kandivali Railway Station.
6	Location of property
a)	Plot No. / Survey No. :
b)	Door No. : Residential Flat No. 702
c)	C.T.S. No. / Village : CTS No - 171, 180 (Part), Village - Akurli
d)	Ward / Taluka : Municipality Ward No - R - Ward Taluka - Borivali
e)	Mandal / District : District - Mumbai Suburban District
f)	Date of issue and validity of layout of approved map / plan : Copy of Occupancy Certificate Document No. CHE / 7731 / BSII / AR dated 04.12.1991 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. 702, 7 th Floor, Building No 1, Wing - A, "Green Meadows Bldg. No. 1 Co-op. Hsg. Soc. Ltd.", Lokhandwala Township, Akurli Road, Village - Akurli, Municipality Ward No. R - Ward, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN - 400 101, State - Maharashtra, India.	
8	City / Town	:	City - Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Akurli 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	:	Wing - B & C	Details not available
	South	:	Akurli Cross Road	Details not available
	East	:	Green Meadows 2A	Details not available
	West	:	Transit camp MANPA Hindi school	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. = 511.80 (Area as per Site measurement) Built Up Area in Sq. Ft. = 650.00 (Area As Per Agreement for sale)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°11'51.0"N 72°52'10.4"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 650.00 (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 - 171, 180 (Part)
	Block No.	:	-
	Ward No.	:	Municipality Ward No - R - Ward
	Village / Municipality / Corporation		Village - Akurli, Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 702, 7 th Floor, Building No 1, Wing - A, "Green Meadows Bldg. No. 1 Co-op. Hsg. Soc. Ltd." , Lokhandwala Township, Akurli Road, Village - Akurli, Municipality Ward No. R - Ward, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN - 400 101, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1991 (As per occupancy certificate)
5.	Number of Floors	:	Part Ground + Part Stilt + 7 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	7 th Floor is having 2 Flats
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	1Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System

	Car parking - Open / Covered	:	Stilt Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	7 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 702
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile 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?	:	Good
7.	Sale Deed executed in the name of	:	Mr. Shashi Bhushan Sharma And Mrs. Shweta Sharma
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. = 650.00 (Area as per Agreement for sale)
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. = 511.80 (Area As per actual site measurement) Carpet Area in Sq. Ft. = 489.00 Cupboard Area in Sq. Ft. = 23.00 Total Carpet Area in Sq. Ft. = 512.00 (Area as per Actual Site Measurement)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium



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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?	:	₹ 37,800/- (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)	:	₹ 27032/- to ₹ 30304/- per Sq. Ft. on Carpet Area ₹ 22526/- to ₹ 25253/- 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).	:	₹ 26,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 23,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,62,603/- per Sq. M. i.e. ₹ 15,106/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,32,094/- per Sq. M. i.e. ₹ 12,272/- per Sq. Ft.
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / 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	:	34 years

	Life of the building estimated	:	26 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	51.00%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,470/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 23,000/- per Sq. Ft.
	Total Composite Rate	:	₹ 24,470/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	650.00 Sq. Ft.	24,470.00	1,59,05,500.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations	542	3000	16,26,000.00
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking	1	600000	6,00,000.00
	Total value of the property			1,81,31,500.00
	Realizable value of the property			1,63,18,350.00
	Distress value of the property			1,45,05,200.00
	Insurable value of the property (650.00 X 3,000.00)			19,50,000.00
	Guideline value of the property (650.00 X 12,272.00)			79,76,800.00



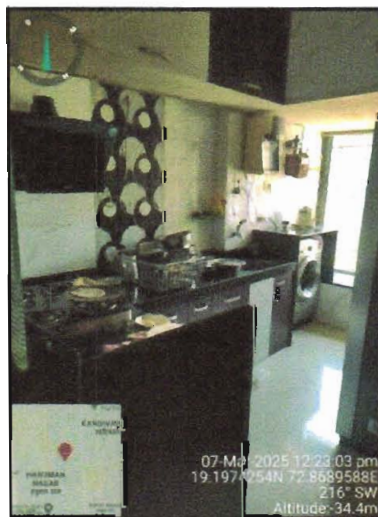
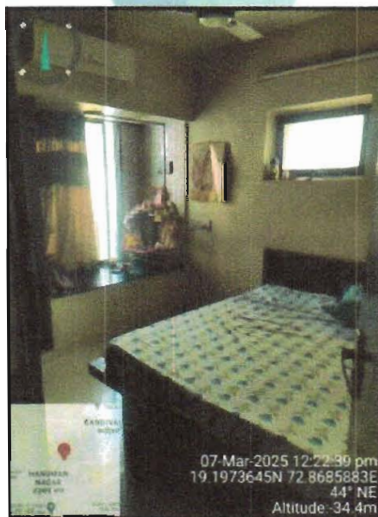
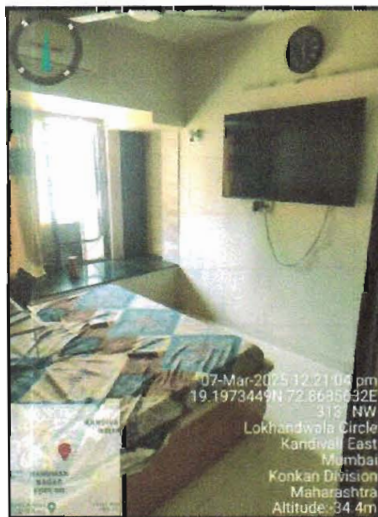
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Actual Site Photographs



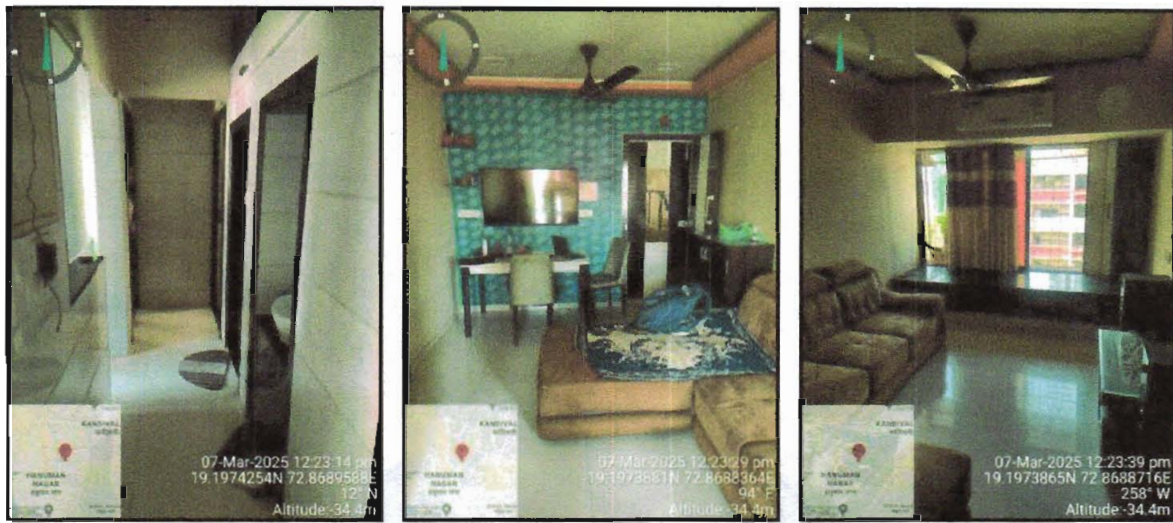
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Actual Site Photographs



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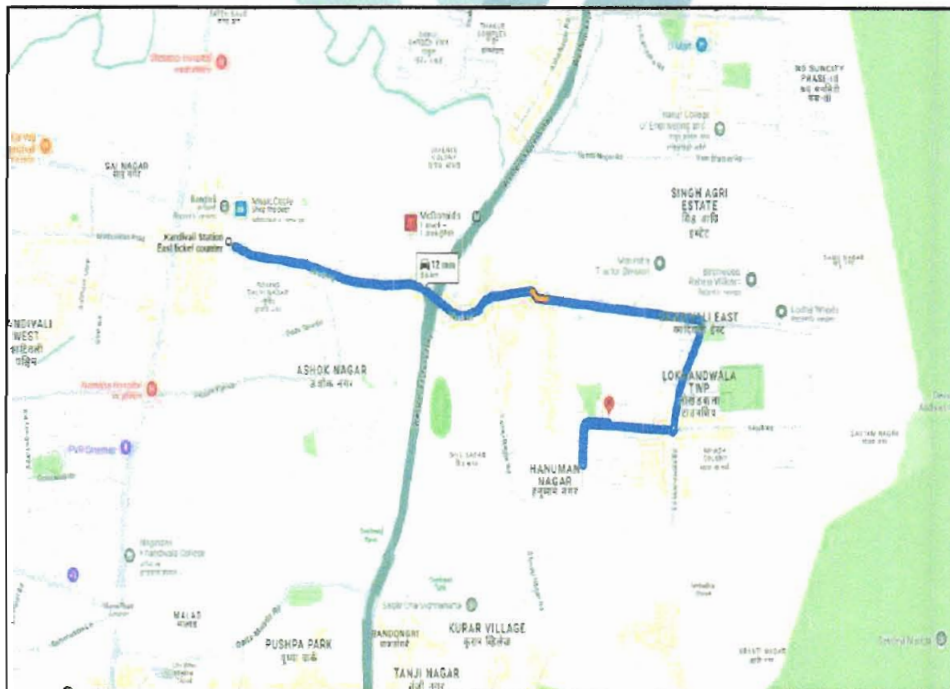
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Route Map of the property




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



Longitude Latitude: 19°11'51.0"N 72°52'10.4"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Kandivali - 3.6 Km.).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year 2024-2025 **Language** English

Selected District MumbaiSubUrban

Select Village आकुर्ली (बोरीवली)

Search By Survey No. Location

Enter Survey No 171 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
77/340-पुभाग: उचरेस गावाची सीमा, पूर्वेस 36.60 मी. रुंद वि.वो. रस्ता, दक्षिणेस गावाची सीमा व पश्चिमेस द्रुतगती महामार्ग.	72870	154860	178080	193570	154860	चौ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	154860			
Increase by 5% on Flat Located on 7 th Floor	7743			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,62,603.00	Sq. Mtr.	15,106.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	72870			
The difference between land rate and building rate(A-B=C)	89,733.00			
Percentage after Depreciation as per table(D)	34%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,32,094.00	Sq. Mtr.	12,272.00	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



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e)	31 Floors and above	Increase by 20% on units located on 31 and above floors
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Depreciation Percentage Table

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



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Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	744.00	892.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹28,226.00	₹23,522.00	-

99acres Buy Enter Locality / Project / Society / Landmark Post property **FREE**

Home > Property in Mumbai > Flats in Mumbai > Flats in Kandivali > Flats in Lokhandwala Kandivali East > 2 BHK Flats in Lokhandwala Kandivali East Posted on Dec 29, 2024 | Ready to

₹2.1 Cr @ 27,553 per sq.ft. **2BHK 2Baths** [Contact Owner](#) **FREE**

Estimated EMI ₹ 1,67,728 [Shortlist](#)

Flat/Apartment for Sale
in Spring Grove Tower, Lokhandwala Kandivali East, Mumbai

REERA STATUS NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

[Overview](#) [Owner Details](#) [Price Trends](#) [Registry Record](#) [Explore Locality](#) [Recomm](#) >

Property (10)

- Area**
Carpet area: 744 sq.ft. (69.12 sq.m.)
- Configuration**
2 Bedrooms, 2 Bathrooms, 3+ Balconies
- Price**
₹ 2.1 Crore+ Govt Charges & Tax @ 27,553 per sq.ft. (Negotiable)
- Address**
Spring Grove Tower
Lokhandwala Kandivali East, Mumbai
- Floor Number**
1st of 17 Floors
- Facing**
North-East
- Overlooking**
Pool, Park/Garden, Club
- Property Age**
5 to 10 Year Old

Places nearby Lokhandwala Kandivali East, Mumbai [View All \(50\)](#)

[Big Bazaar Kandivali](#) [VMall](#) [Durga Mata Mandir](#) [Shivling](#) [Hdfc ATM](#) [Kotak mahindra bank ATM](#) [Hdfc](#)

Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	660.00	792.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹30,303.00	₹25,253.00	-

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

Home > Property in Mumbai > Builder Floor in Mumbai > Builder Floor in Mumbai > Builder Floor in Kandivali East > 2BHK Builder Floor in Kandivali East

Posted on Feb 07, 2025 | Ready to move

₹2 Cr @ 25,253 per sq.ft. **2BHK 2Baths**

Estimated EMI ₹1,59,741 Independent/Builder Floor for Sale in Kandivali East, Mumbai

RERA STATUS NOT AVAILABLE Website: https://maharera.maharashtra.gov.in/

Overview Owner Details Price Trends Explore Locality Recommendations Article

Property (0)

- Area**
Built Up area: 792 sq.ft. (73.54 sq.m)
- Price**
₹ 2 Crore @ 25,253 per sq.ft.
- Configuration**
2 Bedrooms, 2 Bathrooms, No Balcony
- Address**
Kandivli East, Mumbai
- Floor Number**
3rd of 3 Floors
- Possession in**
undefined

Photos not shared by advertiser
[Request Photos](#)

Property Ownership: Freehold | Furnishing: Semifurnished | Power Backup: None

Property Code: E80120201
www.99acres.com/E80120201



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Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	705.00	846.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹29,362.00	₹24,468.00	-

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

Home > Property in Mumbai > Flats in Mumbai > Flats in Kandivali > Flats in Kandivali East > 2 BHK Flats in Kandivali East

Posted on Jan 21, 2025 | Ready to move

₹2.07 Cr @ 29,361 per sq.ft. **2BHK 2Baths** Contact Owner FREE

Estimated EMI ₹ 1,65,332 Flat/Apartment for Sale Shortlist

in Poonam Complex, Kandivali East, Mumbai

REGA STATUS NOT AVAILABLE Website: https://maharera.maharashtra.gov.in/

Overview Society Owner Details Price Trends Registry Record Society Reviews >

Videos (1) Property (13) Society (5)

- Area**
Carpet area: 705 sq.ft.
- Configuration**
2 Bedrooms , 2 Bathrooms, No Balcony
- Price**
₹ 2.07 Crore+ Govt Charges & Tax @ 29,361 per sq.ft.
- Address**
Poonam Complex
Kandivali East, Mumbai
- Floor Number**
7th of 7 Floors
- Facing**
East
- Property Age**
10+ Year Old

Places nearby
Kandivali East, Mumbai View All (50)

VMall Shanta House Ganesh Temple Hdfc.bank ATM Kotak.mahindra bank ATM .Hdfc.ATM .Aditi Hospital



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Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	677.00	812.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹27,031.00	₹22,526.00	-

3/19/25, 10:55 AM		igr_2026	
2026368		सूची क्र.2	
20-02-2025		दुयम निबंधक : सह दु.नि.मुंबई 18	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		दस्त क्रमांक : 2026/2025	
		नोदणी :	
		Regn:83m	
गावाचे नाव : आकुर्ली			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	18300000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	13344047.18		
(4) भू.मापन,पॉटहिस्सा व घरकरमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं 1603,टॉवर इ. माळा नं: 16 वा मजला, इमारतीचे नाव: गोदरेज ब्लिस, ब्लॉक नं: कादिवली पूर्व मुंबई 400101, रोड : आकुर्ली रोड,हनुमान नगर, इतर माहिती: सदनिकेचे क्षेत्र 68.63 चौरस मीटर रेशा कारपेट,सोबत 1 कारपार्किंग स्पेस नं पी 2-73-अय -एस 4 (C.T.S. Number : 163-A (pt.) ;))		
(5) क्षेत्रफळ	75.49 चौ.मीटर		
(6)आकारणी किवा जुडी दैप्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स शिवम डेव्हलपर्स चे ऑंधराइज सिग्रेटरी व्हीली संघली तर्फे मुखत्यार प्रशांत विचारे वय:-45 पत्ता:-प्लॉट नं: ऑफिस 218 , माळा नं: , इमारतीचे नाव: प्रेम बाण , ब्लॉक नं: माटुंगा सी आर मुंबई , रोड नं: सर भालचंद्र रोड , महाराष्ट्र, मुंबई. पिन कोड:-400019 पॅन नं:-ABGFS1566A.		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव, व पत्ता	1): नाव:-अमित, ठाकूरप्रसद उपाध्याय वय:-34; पत्ता:-प्लॉट नं: सी-304 , माळा नं: , इमारतीचे नाव: धवल सी एच एस लिमिटेड, ब्लॉक नं: भाईदर पूर्व ठाणे , रोड नं: नवघर रोड,ऑप नटवर हाउस , महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-ABVPU3908P 2): नाव:-शुभर, शोभनंद राय वय:-34; पत्ता:-प्लॉट नं: सी-304 , माळा नं: , इमारतीचे नाव: धवल सी एच एच लिमिटेड, ब्लॉक नं: भाईदर पूर्व ठाणे, रोड नं: नवघर रोड,ऑप नटवर हाउस , महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-BJOPR0351M		
(9) दस्तऐवज करून दिल्याचा दिनांक	11/02/2025		
(10)दस्त नोंदणी केल्याचा दिनांक	11/02/2025		
(11)अनुक्रमांक,खंड व पृष्ठ	2026/2025		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1098000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	260.00	312.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹27,885.00	₹23,237.00	-

3522516	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई 23
09-03-2025		दस्त क्रमांक : 3522/2025
Note:-Generated Through eSearch Module. For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : आकुर्ली		
(1)विलेखाचा प्रकार	करसरनामा	
(2)मोबदला	7250000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5258426.16	
(4) भू-माल्य,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 602 विंग डी बिल्डिंग नं 13, माळा नं: 6, इमारतीचे नाव: सिंग लीफ बिल्डिंग नं 13 सी एच एस ली, ब्लॉक नं: लोखंडवाला टाऊनशिप आकुर्ली रोड, रोड : कांदिवली ईस्ट मुंबई 400101, इतर माहिती: सोबत एक स्टिल्ट कार पार्किंग नं.166 (C.T.S. Number : 171 :)	
(5)क्षेत्रफळ	29.02 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अमित दिवाकर पाहक वय:-41 पत्ता:-प्लॉट नं: 602, माळा नं:6, इमारतीचे नाव: विंग डी बिल्डिंग नं 13 सिंग लीफ बिल्डिंग नं 13 सी एच एस ली, ब्लॉक नं: लोखंडवाला टाऊनशिप आकुर्ली रोड, रोड नं: कांदिवली ईस्ट, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-AMGPP4905Q	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिकेत सुनील कुमार गुप्ता वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सोनार चाळ नवदुर्गा मंदिर रोड, ब्लॉक नं: कांदिवली ईस्ट, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-CMJPG4762L 2): नाव:-सुनील कुमार कैलाश राम गुप्ता वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सोनार चाळ नवदुर्गा मंदिर रोड, ब्लॉक नं: कांदिवली ईस्ट, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-AMJPG9228M	
(9) दस्तावेज करून दिल्याचा दिनांक	05/03/2025	
(10)दस्ता नोंदणी केल्याचा दिनांक	05/03/2025	
(11)अनुक्रमांक,खंड व पृष्ठ	3522/2025	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	435000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

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 **₹1,81,31,500.00 (Rupees One Crore Eighty One Lakh Thirty One Thousand Five Hundred Only)**.

No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mr. Shashi Bhushan Sharma And Mrs. Shweta Sharma from Mr. Brijlal M. Ahuja & Mrs. Pushpa B. Ahuja vide Agreement for sale dated 23.11.2006.
2	purpose of valuation and appointing authority	As per the request from Mr. Shashi Bhushan Sharma And Mrs. Shweta Sharma, to assess Fair Market Value value of the property for MSME Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer AJAY REWALE - Valuation Engineer Vinita Surve - 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 - 07.03.2025 Valuation Date - 19.03.2025 Date of Report - 19.03.2025
6	inspections and/or investigations undertaken;	Physical Inspection done on - 06.03.2025
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 **19th 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. 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 **650.00 Sq. Ft. Built Up Area** in the name of **Mr. Shashi Bhushan Sharma And Mrs. Shweta Sharma**. 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



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Vastukala Consultants (I) Pvt. Ltd.

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Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Shashi Bhushan Sharma And Mrs. Shweta Sharma**. 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 **650.00 Sq. Ft. Built Up 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 650.00 Sq. Ft. Built Up Area.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Non SARFAESI** purpose as on dated **19th March 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 **₹1,81,31,500.00 (Rupees One Crore Eighty One Lakh Thirty One Thousand Five Hundred Only)**.

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

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.03.19 19:04:58 +05'30'

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



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