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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser : **Ms. Nirmala Ranjeet Barmecha & Mr. Rakesh Barmecha**
Name of Owner : **M/s. Birla Estates Pvt. Ltd.**

Residential Flat No. 801, 8th Floor, "**Birla Anayu**", Walkeshwar Road, Village - Malabar Hill Division, Municipality Ward No. D, District - Mumbai Main, PIN - 400 006, State - Maharashtra, Country - India.

Latitude Longitude : 18°56'48.9"N 72°47'46.0"E

Intended User:

Union Bank of India
Bharat Diamond BKC Branch
E-4, Bharat Diamond Bourse, G - block, Bandra Kurla Complex, Bandra (East),
Mumbai - 400 051

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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 under construction property bearing Residential Flat No. 801, 8th Floor, "Birla Anayu", Walkeshwar Road, Village - Malabar Hill Division, Municipality Ward No. D, District - Mumbai Main, PIN - 400 006, State - Maharashtra, Country - India belongs to **M/s. Birla Estates Pvt. Ltd.**. Name of Proposed Purchaser is **Ms. Nirmala Ranjeet Barmecha & Mr. Rakesh Barmecha**.

Boundaries of the property

North : Internal Road
South : Sudhama Building
East : Walkeshwar Road
West : Nav Krishna Kunj CHSL

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 **₹ 60,46,88,000.00 (Rupees Sixty Crore Forty Six Lakh Eighty Eight Thousand Only) After completion of construction works**. As per Site Inspection 0% Construction Work is Completed.

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

Union Bank of India Empanelment No.: RO(S):ADV:VAL:012: 2018-19

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.

To,
The Branch Manager,
Union Bank of India
Bharat Diamond BKC Branch
 E-4, Bharat Diamond Bourse, G - block, Bandra Kurla
 Complex, Bandra (East), Mumbai - 400 051

VALUATION REPORT (IN RESPECT OF FLAT)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Bank Loan Purpose.
2	a) Date of inspection : 18.03.2025
	b) Date of which the valuation is made : 20.03.2025
3	List of documents produced for perusal: I) Copy of Draft Agreement for sale between M/s. Birla Estates Pvt. Ltd. (The Developers) And Ms. Nirmala Ranjeet Barmecha & Mr. Rakesh Barmecha (The Purchasers). II) Copy of Approved Building Plan No. P-19656/2023/(182)/D Ward/MALABAR HILL/CC/1/New Dated 30.12.2024 issued by Municipal Corporation of Greater Mumbai. III) Copy of Amended Commencement Certificate No.P-19656/2023/(182)/D Ward/MALABAR HILL/CC/1/Amend Dated 20.01.2025 issued by Municipal Corporation of Greater Mumbai. IV) Copy of RERA Certificate No.P51900077140 Dated 23.07.2024 issued by Maharashtra Real Estate Regulatory Authority.
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) : <u>Name of Owner :</u> M/s. Birla Estates Pvt. Ltd. <u>Name of Proposed Purchaser :</u> Ms. Nirmala Ranjeet Barmecha & Mr. Rakesh Barmecha Residential Flat No. 801, 8 th Floor, " Birla Anayu ", Walkeshwar Road, Village - Malabar Hill Division, Municipality Ward No. D, District - Mumbai Main, PIN - 400 006, State - Maharashtra, Country - India. <u>Contact Person :</u> Mr. Mohit Prabhakar Arelkar (Assistant General Manager) Mobile No. 0000000008 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 8 th Floor. As per site inspection, Excavation work was in progress. As per Approved Building Plan, the composition of Flat will be 4 Bedrooms + Living Room + Dining + Kitchen + Passage + 4 Toilets + 1 Staff Toilet + W.C + 2 Store Rooms + Storage Area + Prayer + Panel Room + 2 Walk in Wardrobes + Utility Area + Deck Area (i.e. 4BHK) The property is at 2.9 Km. distance from Grant Road Railway Station. At the time of inspection building was under construction.
Stage of Construction			
If under construction, extent of completion			
	RCC Footing/Foundation	InProgress	
	Total	0% work completed	
6	Location of property		
a)	Plot No. / Survey No.	:	
b)	Door No.	:	Residential Flat No. 801
c)	C.T.S. No. / Village	:	CTS No - 182, Village - Malabar Hill Division
d)	Ward / Taluka	:	Municipality Ward No - D
e)	Mandal / District	:	District - Mumbai Main
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan No. P-19656/2023/(182)/D Ward/MALABAR HILL/CC/1/New dated 30.12.2024 issued by MCGM.
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	Building is under construction
7	Postal address of the property	:	Residential Flat No. 801, 8 th Floor, " Birla Anayu ", Walkeshwar Road, Village - Malabar Hill Division, Municipality Ward No. D, District - Mumbai Main, PIN - 400 006, State - Maharashtra, Country - India.
8	City / Town		
	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 - Malabar Hill Division 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	:	Internal Road	Details not available
	South	:	Sudhama Building	Details not available
	East	:	Walkeshwar Road	Details not available
	West	:	Nav Krishna Kunj CHSL	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	:	Marginal Space	Building is under construction
	South	:	Lift	Building is under construction
	East	:	Marginal Space	Building is under construction
	West	:	Marginal Space	Building is under construction
14	Extent of the site	:	Carpet Area in Sq. Ft. = 3919.00 (Area As Per Draft Agreement for sale) Built Up Area in Sq. Ft. = 4310.90 (Carpet Area + 10%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	18°56'48.9"N 72°47'46.0"E	
15	Extent of the site considered for Valuation	:	Carpet Area in Sq. Ft. = 3919.00 (Area As Per Draft Agreement for sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:	CTS No - 182	
	Block No.	:	-	
	Ward No.	:	Municipality Ward No - D	
	Village / Municipality / Corporation		Village - Malabar Hill Division, Municipal Corporation of Greater Mumbai (MCGM)	

	Door No., Street or Road (Pin Code)	:	Residential Flat No. 801, 8 th Floor, " Birla Anayu ", Walkeshwar Road, Village - Malabar Hill Division, Municipality Ward No. D, District - Mumbai Main, PIN - 400 006, State - Maharashtra, Country - India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	Building is under construction
5.	Number of Floors	:	3 Basements + Lower Ground + Upper Ground Floor + 6 Podiums + 15 Upper Floors
6.	Type of Structure	:	Proposed R.C.C Framed Structure
7.	Number of Dwelling units in the building	:	Proposed 1 Flat on 8 th Floor
8.	Quality of Construction	:	Building is under construction
9.	Appearance of the Building	:	Building is under construction
10.	Maintenance of the Building	:	Building Under Construction
11.	Facilities Available		
	Lift	:	Proposed 3 Lifts
	Protected Water Supply	:	Proposed Municipal Water Supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Along with Three Car Parking Spaces
	Is Compound wall existing?	:	Proposed, Yes
	Is pavement laid around the Building	:	Proposed, Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	8 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 801
3.	Specifications of the Flat		
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door frame with flush doors
	Windows	:	Proposed Powder coated aluminium sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed.
	Finishing	:	Proposed Cement Plastering
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 is under construction
7.	Sale Deed executed in the name of	:	<u>Name of Owner :</u> M/s. Birla Estates Pvt. Ltd. <u>Name of Proposed Purchaser :</u> Ms. Nirmala Ranjeet Barmecha & Mr. Rakesh Barmecha
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. = 4311.00 (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. = 3919.00 (Area As Per Draft Agreement for sale)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Posh
13.	Is it being used for Residential or Commercial purpose?	:	Proposed Residential Purpose
14.	Is it Owner-occupied or let out?	:	Building is under construction
15.	If rented, what is the monthly rent?	:	₹ 12,59,800/- (Expected rental income per month after completion of construction works) 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)	:	₹ 136539/- to ₹ 175000/- per Sq. Ft. on Carpet Area ₹ 124126/- to ₹ 159091/- 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).	:	₹ 1,52,000/- per Sq. Ft. on Carpet Area
3.	Break – up for the rate	:	

	I. Building + Services	:	₹ 7,000/- per Sq. Ft.
	II. Land + others	:	₹ 1,45,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 8,40,200/- per Sq. M. i.e. ₹ 78,057/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 7,000/- per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periotic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Building is under construction
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 7,000/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 1,45,000/- per Sq. Ft.
	Total Composite Rate	:	₹ 1,52,000/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	3919.00 Sq. Ft.	1,52,000.00	59,56,88,000.00
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	3	300000	90,00,000.00
	Total value of the property After completion			60,46,88,000.00



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	Realizable value of the property	54,42,19,200.00
	Distress value of the property	48,37,50,400.00
	Insurable value of the property (4310.90 X 7,000.00)	3,01,76,300.00
	Guideline value of the property (4310.90 X 78,057.00)	33,64,95,921.00



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 comparables 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 ₹ 136539.00 to ₹ 175000.00 per Sq. Ft. on Carpet Area / ₹ 124126.00 to ₹ 159091.00 per Sq. Ft. on BuiltUp 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 ₹1,52,000.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Good
Likely rental values in future	₹ 12,59,800/- (Expected rental income per month after completion of construction works)
Any likely income it may generate	Rental Income

Actual Site Photographs



Ready Reckoner Rate


Department of Registration & Stamps
 Government Of Maharashtra

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 महाराष्ट्र शासन



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Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Mumbai [Help on Division](#)

District Name: मुंबई(मि) Zone Name: 7.मलबार व संवला ट्रि

Attribute: मि.टी.एस. नंबर 112 SubZone Name: रस्ता : वाळकेश्वर रोड (ते

Open Land	Residence	Office	Shop	Industry	Unit
386150	800190	950480	1115600	833030	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	800190			
Increase by 5% on Flat Located on 8 th Floor	40009.5			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	8,40,200.00	Sq. Mtr.	78,057.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	386150			
The difference between land rate and building rate(A-B=C)	454,049.50			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	8,40,200.00	Sq. Mtr.	78,057.00	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

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	Residential Flat		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	4,000.00	4,400.00	5,280.00
Percentage	-	10%	20%
Rate Per Sq. Ft.	₹1,75,000.00	₹1,59,091.00	₹1,32,576.00

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Birla Anayu

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Property overview

Price 70 Cr

Contract **New Constructions**

Location **Malabar Hill**

Area **4000 sqft**

Baths **5**

Beds **5**

Parking **4**

Our Agents

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Dappled Light Estate

3.65 Cr

One Luxe

5 Cr

Description

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 U14120 MH2010 PTC201700

Price Indicators



Property	Residential Flat		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,300.00	1,430.00	1,716.00
Percentage	-	10%	20%
Rate Per Sq. Ft.	₹1,36,538.00	₹1,24,126.00	₹1,03,438.00

magicbricks
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Post

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₹17.75 Cr EMI - ₹ 8,01L | [Get Loan offers from 34+ banks](#) PREMIUM LOCALITY

3 BHK 1300 Sq-ft Flat For Sale [Walkeshwar, Mumbai](#)

Contact Agent

Sanat +91-79XXXXXX

Get Phone No.

Download

3 Beds 3 Baths 1 Balcony Unfurnished
Outdoor Te... Laundry Serv...

Carpet Area 1300 sqft - ₹136,538/sqft	Developer Lodha	Project Lodha Seamount	Floor 12(Out of 40 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Servant Room	Facing West

Contact Agent
Get Phone No.

More Details

Price Breakup	₹17.75 Cr
Address	Lodha Seamount, Walkeshwar, Mumbai, Walkeshwar, Mumbai - South Mumbai, Maharashtra
Furnishing	Unfurnished
Type of Ownership	Freehold
Overlooking	Pool, Garden/Park
Age of Construction	Less than 5 years
Additional Rooms	Servant Room

Description: Lodha Seamount is a luxury project by Lodha Developers at Walkeshwar with amenities and high class gentry

Contact Agent

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	3,918.60	4,310.46	5,172.55
Percentage	-	10%	20%
Rate Per Sq. Ft.	₹1,45,000.00	₹1,31,818.00	₹1,09,848.00

20211508
04-10-2024

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

सूची क्र.2

द्वयम निबंधक : सह दु.नि.मुंबई शहर 4
दस्त क्रमांक : 20211/2024
नोदणी :
Regn:63m

गावाचे नाव : मलवार

(1) वित्तखाचा प्रकार	करारनामा
(2) मोबदला	568195550
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	373710735.225
(4) भू-मापन,घोटहिस्ता व घरक्रमांक(असल्यास)	1) घालिकेचे नाव:मुंबई मनपाइतर वर्णन ; इतर माहिती: सदनािका नं. 0501,05 वा मजला,बिर्ला अनायु,210,वाळकेश्वर रोड,मलवार हिल मुंबई 400006..सोबत पोडियम लेव्हल 2 मधील 3 कार पार्किंग स्पेस,इतर माहिती दस्तात नमूद केल्याप्रमाणे.((C.T.S. Number : 182 ;))
(5) क्षेत्रफळ	400.45 चौ.मीटर
(6) आकारणी किंवा जुनी 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:-बिर्ला इस्टेट प्रा ली तर्फे ऑफिसिप्रेटरी अकित अगरवाल यांच्यातर्फे कबुली जबाबाकारिता सुदेश द्दुस्कर वय:-40 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: बिर्ला अरोरा, लेव्हल 8 , ब्लॉक नं. , रोड नं: डॉ एनी बेझंट रोड, वरळी, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400030 पॅन नं:-AAHCBS5831G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निशीद बाबुलाल शाह वय:-61; पत्ता:-प्लॉट नं: ए 506, माळा नं. , इमारतीचे नाव: मॅरथॉन नेक्स्टजेन इनोवा , ब्लॉक नं: ऑफ जी के मार्ग , रोड नं: लोअर परेल मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-AHQPS0501F 2): नाव:-निशीद निशीद शाह वय:-57; पत्ता:-प्लॉट नं: ए 506, माळा नं. , इमारतीचे नाव: मॅरथॉन नेक्स्टजेन इनोवा , ब्लॉक नं: ऑफ जी के मार्ग , रोड नं: लोअर परेल मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-AINPS6048K 3): नाव:-धुव निशीद शाह वय:-32; पत्ता:-प्लॉट नं: ए 506, माळा नं. , इमारतीचे नाव: मॅरथॉन नेक्स्टजेन इनोवा , ब्लॉक नं: ऑफ जी के मार्ग , रोड नं: लोअर परेल मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-DBMPS2808L
(9) दस्तऐवज करून दिल्याचा दिनांक	04/10/2024
(10)दस्त नोदणी केल्याचा दिनांक	04/10/2024
(11) अनुक्रमांक,खंड व पृष्ठ	20211/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	34092000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	
मुत्यंकनासाठी 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	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	3,918.55	4,310.40	5,172.48
Percentage	-	10%	20%
Rate Per Sq. Ft.	₹1,45,001.00	₹1,31,820.00	₹1,09,850.00

20211508

04-10-2024

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

सूची क्र.2

दृष्यम निबंधक : सह दु.नि.मुंबई शहर 4

दस्त क्रमांक : 20211/2024

नोदणी :

Regn:63m

गावाचे नाव : मलवार

(1)वित्तखाचा प्रकार	करारनामा
(2)मोबदला	568195550
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	373710735.225
(4) भू-मापन,घोटहिस्ता व घरक्रमांक(असल्यास)	1) घालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनािका नं. 0501,05 वा मजला,बिर्ला अनायु,210,वाळकेश्वर रोड,मलवार हिल मुंबई 400006..सोबत पोडियम लेव्हल 2 मधील 3 कार पार्किंग स्पेस,इतर माहिती दस्तात नमूद केल्याप्रमाणे.((C.T.S. Number : 182 ;))
(5) क्षेत्रफळ	400.45 चौ.मीटर
(6)आकारणी किंवा जुनी 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:-बिर्ला इस्टेट प्रा ली तर्फे ऑथो सिप्रेटरी अकित अगरवाल यांच्यातर्फे कबुली जबाबाकारिता सुदेश द्दुस्कर वय:-40 पत्ता:-प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: बिर्ला अरोरा, लेव्हल 8 , ब्लॉक नं. .. रोड नं: डॉ एनी बेझंट रोड, वरळी, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400030 पॅन नं:-AAHCBS5831G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निशीद बाबुलाल शाह वय:-61; पत्ता:-प्लॉट नं: ए 506, माळा नं. .. इमारतीचे नाव: मॅरथॉन नेक्स्टजेन इनोवा , ब्लॉक नं: ऑफ जी के मार्ग, , रोड नं: लोअर परेल मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-AHQPS0501F 2): नाव:-निशीद निशीद शाह वय:-57; पत्ता:-प्लॉट नं: ए 506, माळा नं. .. इमारतीचे नाव: मॅरथॉन नेक्स्टजेन इनोवा , ब्लॉक नं: ऑफ जी के मार्ग, , रोड नं: लोअर परेल मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-AINPS6048K 3): नाव:-धुव निशीद शाह वय:-32; पत्ता:-प्लॉट नं: ए 506, माळा नं. .. इमारतीचे नाव: मॅरथॉन नेक्स्टजेन इनोवा , ब्लॉक नं: ऑफ जी के मार्ग, , रोड नं: लोअर परेल मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-DBMPS2808L
(9) दस्तऐवज करून दिल्याचा दिनांक	04/10/2024
(10)दस्त नोदणी केल्याचा दिनांक	04/10/2024
(11)अनुक्रमांक,खंड व पृष्ठ	20211/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	34092000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	
मुत्यंकनासाठी 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 present fair market value of the above property in the prevailing condition with aforesaid specifications is **₹60,46,88,000.00 (Rupees Sixty Crore Forty Six Lakh Eighty Eight Thousand Only) after completion of the property.** The **Realizable Value** of the above property is **₹54,42,19,200.00 (Rupees Fifty Four Crore Forty Two Lakh Nineteen Thousand Two Hundred Only).** The **Distress Value** is **₹48,37,50,400.00 (Rupees Forty Eight Crore Thirty Seven Lakh Fifty Thousand Four Hundred Only).** As per Site Inspection 0% Construction Work is Completed.

Place : Mumbai

Date : 20.03.2025

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Union Bank of India Empanelment No.: RO(S):ADV:VAL:012: 2018-19

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 From Valuer (Annexure-)	Attached
Model code of conduct for valuer - (Annexure-)	Attached



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(Annexure-||)**DECLARATION FROM VALUERS**

I, hereby declare that:

- a. The information furnished in my valuation report dated 20.03.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I / My engineer Chandan Singh has personally inspected the property on 18.03.2025. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure ||| - A signed copy of same to be taken and kept along with this declaration)
- i. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.



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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is being purchased by Ms. Nirmala Ranjeet Barmecha & Mr. Rakesh Barmecha from M/s. Birla Estates Pvt. Ltd. vide Draft Agreement for sale dated Invalid date.
2	purpose of valuation and appointing authority	As per the request from Union Bank of India, Bharat Diamond BKC Branch to assess Fair Market Value value of the property for Bank Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Chandan Singh - Valuation Engineer Binumon Moozhickal - Technical Manager Pradnya Rasam - 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 - 17.03.2025 Valuation Date - 20.03.2025 Date of Report - 20.03.2025
6	inspections and/or investigations undertaken;	Physical Inspection done on - 18.03.2025
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	major factors that were not taken into account during the valuation;	-
12	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 **20th 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. VCIPL 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 **3919.00 Sq. Ft. Carpet Area** in the name of **M/s. Birla Estates Pvt. Ltd.** . . Name of Proposed Purchaser is **Ms. Nirmala Ranjeet Barmecha & Mr. Rakesh Barmecha** .Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Birla Estates Pvt.**



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Ltd. . Name of Proposed Purchaser is **Ms. Nirmala Ranjeet Barmecha & Mr. Rakesh Barmecha** .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 **3919.00 Sq. Ft. Carpet Area**.

Condition & Repair

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

Valuation Methodology

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

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

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

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



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Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is **Residential Flat**, admeasuring **3919.00 Sq. Ft. Carpet Area**.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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(Annexure-III)

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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.
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



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- 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 longer period as required in its



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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. 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.