



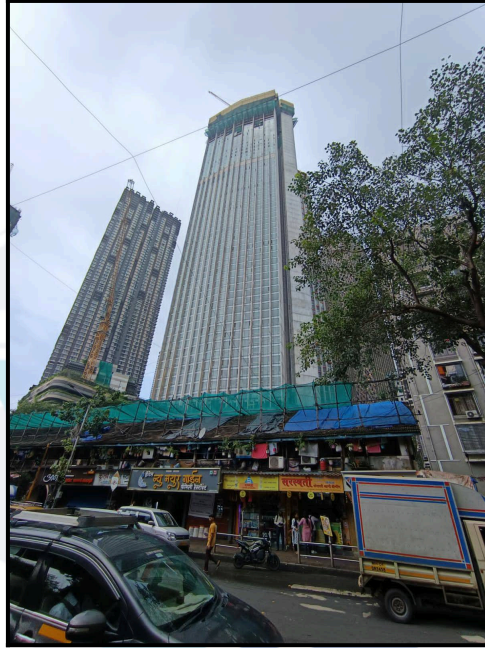
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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Minnat Lalpuria**

Residential Flat No. 5203, 52nd Floor, Wing - B, "**Adrina (Tower - 6)**", Lodha Park - Tower 6,
Senapati Bapat Marg, Opp. Hard Rock Cafe, P. B. Marg, Worli, Lower Parel, Village - Lower Parel
Division, Municipality Ward No. G/South Ward, District - Mumbai, Mumbai, PIN Code - 400 013, State
- Maharashtra, India.

Latitude Longitude : 19°0'18.6"N 72°49'50.7"E

Intended User:

**Punjab National Bank
Lokhandwala Branch**

68, Kamal Apartment, Lokhandwala Complex, Versova Andheri West Mumbai
400053

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
| Nanded | Thane | Ahmedabad | Delhi NCR |
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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. 5203, 52nd Floor, Wing - B, "**Adrina (Tower - 6)**", Lodha Park - Tower 6, Senapati Bapat Marg, Opp. Hard Rock Cafe, P. B. Marg, Worli, Lower Parel, Village - Lower Parel Division, Municipality Ward No. G/South Ward, District - Mumbai, Mumbai, PIN Code - 400 013, State - Maharashtra, India belongs to **Minnat Lalpuria**.

Boundaries of the property

North	: Shanti Apartments
South	: BMC Car Parking
East	: Senapati Bapat Marg
West	: Lodha Park Compound

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 **₹ 7,45,80,000.00 (Rupees Seven Crore Forty Five Lakh Eighty Thousand Only) After completion of construction works**. As per Site Inspection 96% 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.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

Encl.: Valuation report



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Regd. Office

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Valuation Report of Immovable Property

General	
1	Name and Address of Valuer : Sharadkumar Chalikwar Vastukala Consultants India Pvt. Ltd. B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.
2	Purpose for which the valuation is made : To assess Fair Market Value of the property for Housing Loan Purpose.
3	a) Date of inspection : 29.08.2024
	b) Date of valuation : 29.08.2024
	c) Title Deed Number : -
4	List of documents produced for perusal: I) Copy of Agreement for sale Document No.17888/2023 Dated 18.10.2023 between Macrotech Developers Limited(The Company) And Minnat Lalpuria(The purchaser). II) Copy of Builder Letter Dated 07.03.2024. III) Copy of Part Occupancy Certificate Document No.EB/1342/GS/A/OCC/15/New Dated 07.02.2024 issued by Municipal Corporation of Greater Mumbai (Part Occupation to Wing -6 for 6th Podium (pt) + 7th to 51st upper residential floors only) .
5	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Minnat Lalpuria Residential Flat No. 5203, 52 nd Floor, Wing - B, " Adrina (Tower - 6) ", Lodha Park - Tower 6, Senapati Bapat Marg, Opp. Hard Rock Cafe, P. B. Marg, Worli, Lower Parel, Village - Lower Parel Division, Municipality Ward No. G/South Ward, District - Mumbai, Mumbai, PIN Code - 400 013, State - Maharashtra, India. <u>Contact Person :</u> Mr. Sagar Panjwani (Customer Relationship Manager) Mobile No. 7506611516 Sole Ownership
6	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 52 nd Floor. (3 BHK) As per Site Information, the composition of Residential Flat will be 3 Bedrooms + Living Room + Kitchen + 3 Toilets.The property is at 750 Mt. distance from Prabhadevi Railway Station. At the time of inspection building was under construction.
	Stage of Construction
	If under construction, extent of completion

	RCC Footing/Foundation	Complete	RCC Plinth	Complete
	Full Building Rcc	Completed upto 66th floor	Internal Brick Work	Completed upto 62nd floor
	External Brick Work	Completed upto 62nd floor	Internal Plastering	Completed upto 62nd floor
	External Plastering	Completed upto 62nd floor	Door	Completed upto 62nd floor
	Window	Completed upto 62nd floor	Flooring, Tilling, Kitchen Platform	Completed upto 62nd floor
	Internal Painting	Completed upto 62nd floor	External Painting	Completed upto 62nd floor
	Electrification, Plumbing, Sanitary Installation	Completed upto 62nd floor	Lift Installation	Complete
	Total	96% work completed		
7	Location of property			
a)	Plot No. / Survey No.	:	New Survey No - 464	
b)	Door No.	:	Residential Flat No. 5203	
c)	C.T.S. No. / Village	:	Village - Lower Parel Division	
d)	Ward / Taluka	:	Municipality Ward No - G/South Ward	
e)	Mandal / District	:	District - Mumbai	
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Part Occupancy Certificate Document No. EB / 1342 / GS / A / OCC / 15 / New Dated 07.02.2024 issued by	
g)	Approved map / plan issuing authority	:	Municipal Corporation of Greater Mumbai	
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.	
j)	Comment on unauthorizes Construction if any	:	N.A.	
k)	Comment on demolition proceedings if any	:		
8	Postal address of the property	:	Residential Flat No. 5203, 52 nd Floor, Wing - B, " Adrina (Tower - 6) ", Lodha Park - Tower 6, Senapati Bapat Marg, Opp. Hard Rock Cafe, P. B. Marg, Worli, Lower Parel, Village - Lower Parel Division, Municipality Ward No. G/South Ward, District - Mumbai, Mumbai, PIN Code - 400 013, State - Maharashtra, India.	
9	City / Town	:	City - Mumbai	
	Residential area	:	Yes	

	Commercial area	:	No	
	Industrial area	:	No	
10	Classification of the area			
	i) High / Middle / Poor		Middle Class	
	ii) Urban / Semi Urban / Rura		Urban	
11	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Lower Parel Division Municipal Corporation of Greater Mumbai (MCGM)	
12	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
13	Boundaries of the property	:	As per site	As per Document
	North	:	Shanti Apartments	Pandurang Budhkar Marg
	South	:	BMC Car Parking	Boundary Wall of Kamala Mills Limited
	East	:	Senapati Bapat Marg	Senapati Bapat Marg & Parel Central Railway Station
	West	:	Lodha Park Compound	Boundary of Victoria Mills
14	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	:	-	-
15	Extent of the site	:	Carpet Area in Sq. Ft. = 1193.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 1312.30 (Carpet Area + 10%)	
15.1	Latitude, Longitude & Co-ordinates of Flat	:	19°0'18.6"N 72°49'50.7"E	
16	Extent of the site considered for Valuation	:	Carpet Area in Sq. Ft. = 1193.00 (Area As Per Agreement)	
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction	
II	APARTMENT BUILDING			

1.	Name of the Apartment	:	Adrina (Tower - 6)
2.	Description of the locality Residential / Commercial / Mixed	:	Residential
3.	Year of Construction	:	Building is under construction
4.	Number of Floors	:	Proposed Ground + 6 Podiums + 59 Upper Floors
5.	Type of Structure	:	R.C.C. Framed Structure
6.	Number of Dwelling units in the building	:	Proposed 3 Flats on 52 nd Floor
7.	Quality of Construction	:	Building Under Construction
8.	Appearance of the Building	:	Building Under Construction
9.	Maintenance of the Building	:	Building Under Construction
10.	Facilities Available		
	Lift	:	Proposed 4 Lifts
	Protected Water Supply	:	Proposed Municipal Water Supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Along with 2 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	:	52 nd Floor
2.	Door No. of the Flat	:	Residential Flat No. 5203
3.	Specifications of the Flat		
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Italian Marble Flooring
	Doors	:	Teak Wood door frame, Flush doors shutters
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Building Under Construction
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?	:	External Site Visit only
7.	Sale Deed executed in the name of	:	Minnat Lalpuria
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 undefined = 0.00 (undefined)
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. = 1193.00 (As Per Area Agreement for sale) Carpet Area in Sq. Ft. = 1162.00 EBVT Area in Sq. Ft. = 31.00 Net Area / Total Area in Sq. Ft. = 1193.00 (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?	:	Building Under Construction
15.	If rented, what is the monthly rent?	:	₹ 1,80,000/- (Expected rental income per month after completion of construction works) after completion 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)	:	₹ 55770/- to ₹ 64090/- per Sq. Ft. on Carpet Area ₹ 50700/- to ₹ 58263/- 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).	:	₹ 60,000/- per Sq. Ft.

3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 57,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 3,88,104/- per Sq. M. i.e. ₹ 36,056/- 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	:	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)	:	₹ 3,000/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 57,000/- per Sq. Ft.
	Total Composite Rate	:	₹ 60,000/- per Sq. Ft.
	Remarks	:	At the time of visit, Builder has not allowed for Internal site inspection, measurement and Internal Photographs of the property. The details about the work progress status has been provided by Customer Relationship Manager - Mr. Sagar Punjwani (Contact No. 7506611516).

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1193.00 Sq. Ft.	60,000.00	7,15,80,000.00
2	Other/Car Parking	2	15,00,000.00	30,00,000.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property



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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 ₹ 55770.00 to ₹ 64090.00 per Sq. Ft. on Carpet Area / ₹ 50700.00 to ₹ 58263.00 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 ₹60,000.00 per Sq. Ft. on Carpet Area for valuation.

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 **₹7,45,80,000.00 (Rupees Seven Crore Forty Five Lakh Eighty Thousand Only)**. The **Realizable Value** of the above property is **₹6,71,22,000.00 (Rupees Six Crore Seventy One Lakh Twenty Two Thousand Only)**. The **Distress Value** is **₹5,96,64,000.00 (Rupees Five Crore Ninety Six Lakh Sixty Four Thousand Only)**. As per Site Inspection 96% Construction Work is Completed.

I.	Date of Purchase of Immovable Property	:	18/10/2023
II.	Purchase Price of immovable property	:	₹ 5,48,01,024.00
III.	Book value of immovable property	:	₹ 5,81,19,524.00
IV.	Fair Market Value of immovable property	:	₹ 7,45,80,000.00
V.	Realizable Value of immovable property	:	₹ 6,71,22,000.00
VI.	Distress Sale Value of immovable property	:	₹ 5,96,64,000.00
VII.	Guideline Value (As Per Index-II)	:	₹ 4,73,16,289.00
VIII.	Insurable value of the property (1312.30 Sq. Ft. X 3,000.00)	:	₹ 39,36,900.00
IX.	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 13, 14 & 15

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

Enclosure



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1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc.
5.	Any other relevant documents/extracts



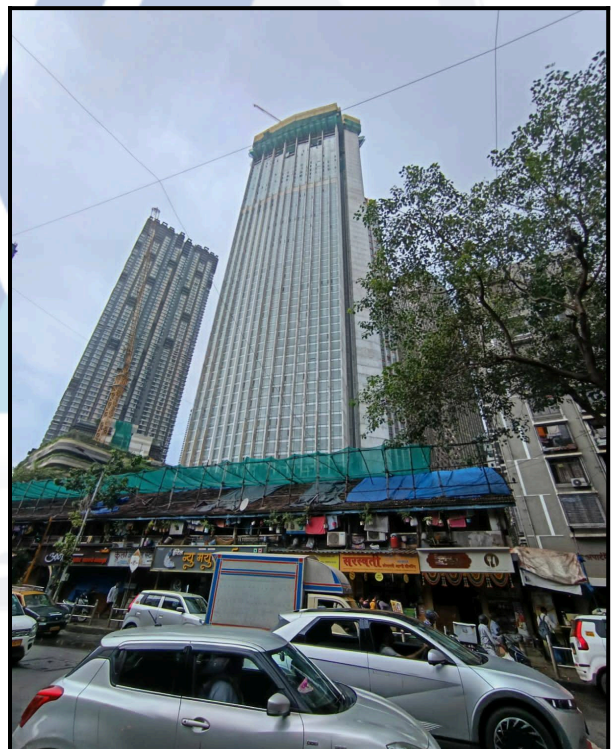
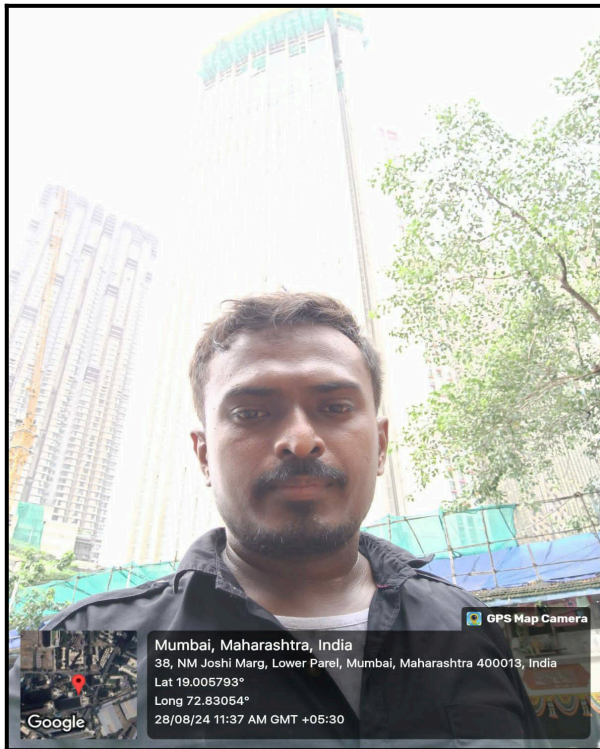
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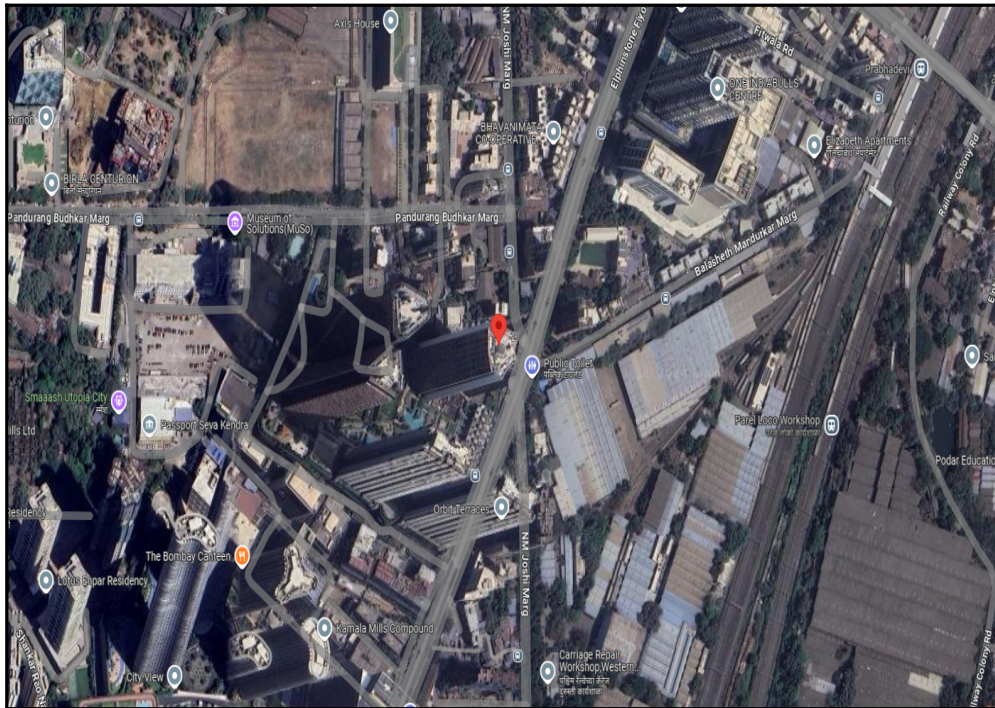
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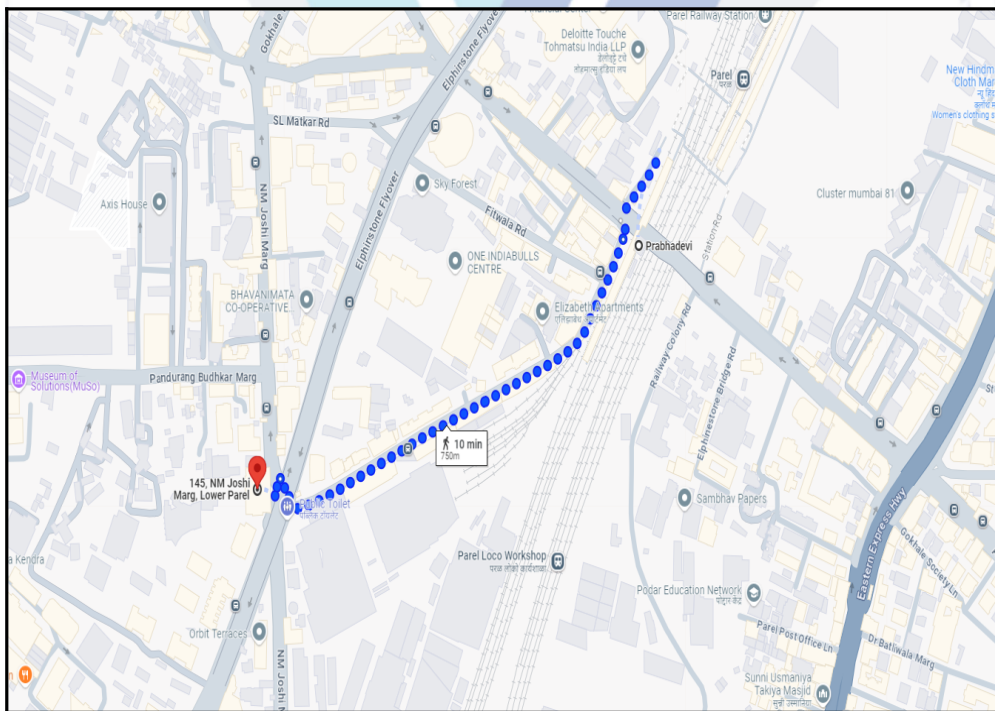
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°0'18.6"N 72°49'50.7"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Prabhadevi - 750 Mt.).

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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Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
12/93 -भूभाग : उत्तरेस राव साहेब बोले मार्ग व जावळे मार्ग,पुर्वेस पश्चिम रेल्वे लाईन,दक्षिणेस सयानी रोड व भातनकर मार्ग यामधील त्रिकोनी भूभाग.	110080	241620	277860	310210	241620	चौ. मीटर अंतीम प्लॉट नंबर
12/91H-भूभाग :पूर्वेस ना म जोशी मार्ग, पश्चिमेस शिवराम शेठ अमृतवार मार्ग, उत्तरेस पांडुरंग बुधकर मार्ग व दक्षिणेस गणपतराव कदम मार्ग	126110	323420	374860	439100	327610	चौ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	323420			
Increase by 20% on Flat Located on 52 nd Floor	64684			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	3,88,104.00	Sq. Mtr.	36,056.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	126110			
The difference between land rate and building rate(A-B=C)	261,994.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	3,88,104.00	Sq. Mtr.	36,056.00	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



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b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

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



Price Indicators

Property	Lodha The Park, Worli		
Source	https://www.99acres.com/		
Floor	18th		
	Carpet	Built Up	Saleable
Area	1,194.00	1,313.40	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹62,814.00	₹57,104.00	-

99acres
Buy ▾ Enter Locality / P FREE

Home > Property in Mumbai > Flats in Mumbai > Flats in Worli > 3 BHK Flats in Worli Posted on Jul 16

Verified **₹7.5 Cr** @ 47,619 per sq.ft. 3BHK 3Baths Contact Dealer FREE

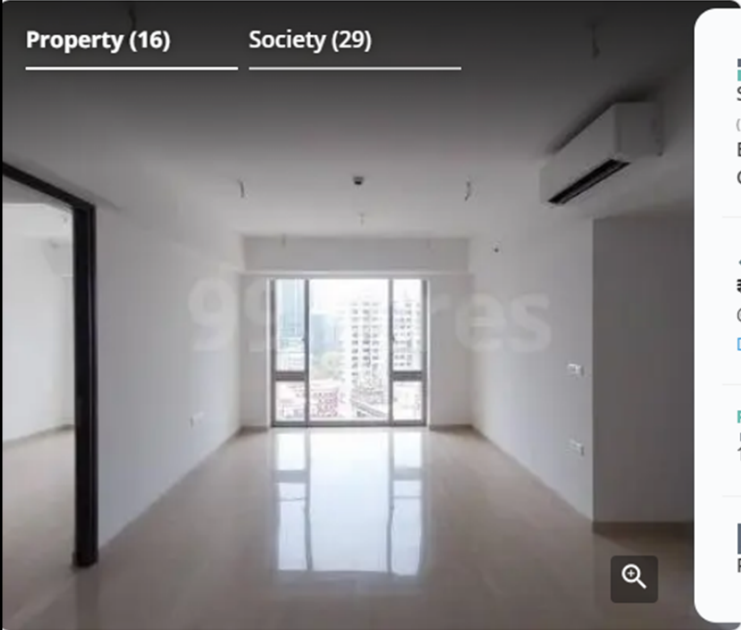
Estimated EMI ₹5,99,028 Shortlist

Flat/Apartment for Sale
in Lodha The Park, Worli, Mumbai

RERA STATUS REGISTERED | Registration No: P51900001339 | Website: https://maharera.maharashtra.gov.in/

[Overview](#) [Society](#) [Dealer Details](#) [Price Trends](#) [Registry Record](#) [Society Reviews](#)

Property (16) **Society (29)**



Area Configuration

Super Built up area 1575 sq.ft. 3 Bedrooms, 3 Bathroom
(146.32 sq.m.)

Built Up area: 1380 sq.ft. (128.21 sq.m.)

Carpet area: 1194 sq.ft. (110.93 sq.m.)

Price Address

₹ 7.5 Crore+ Govt Charges & Taxes Lodha The Park
@ 47,619 per sq.ft. (Negotiable) Worli, Mumbai


[Details](#)

Floor Number Facing

18th of 79 Floors West

Overlooking Property Age

Pool, Park/Garden, Club, Main Road, Over Road 50 Years Old [View Constructi](#)




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VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuers & Appraisers
Architects &
Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
UJ 1/20 MH2010 PTC23789

Property	Lodha The Park, Worli		
Source	magic bricks		
Floor	25th		
	Carpet	Built Up	Saleable
Area	1,092.00	1,201.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹55,769.00	₹50,699.00	-




magicbricks
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[Check Market Value with PropWorth](#)

3 BHK 1150 Sq-ft Flat For Sale [Worli, Mumbai](#)

🛏️ 3 Beds
🚿 3 Baths
🚗 2 Covered Parking
🏠 Unfurnished

🧘 Meditation ...
🕺 Dance Studio

Carpet Area 1092 sqft ₹ 55,815/sqft	Developer Lodha	Project Lodha The Park	Floor 25(Out of 67 Floors)
Transaction Type New Property	Status Ready to Move	Additional Rooms 1 Store Room	Facing West

Contact Agent

Get Phone No.

👤 Last contact made 42 days ago

More Details

Price Breakup ₹ 6.09 Cr | ₹ 30,47,500 Approx. Registration Charges | ₹ 15,000

Property			
Source	magic bricks		
Floor	30th		
	Carpet	Built Up	Saleable
Area	1,415.00	1,556.50	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹60,071.00	₹54,610.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾


Home > Property for Sale In Mumbai > Flats for Sale In Mumbai > Flats for Sale In Adarsh Nagar Worli > 3 BHK Flats for Sale In Adarsh Nagar Worli > 1700 Sq-ft

₹8.50 Cr

EMI - ₹3.83L | [Can I afford it?](#) PREMIUM LOCALITY

Check Market Value with [PropWorth](#)

3 BHK 1700 Sq-ft Flat For Sale [Adarsh Nagar Worli, Mumbai](#)



3 Beds
 4 Baths
 2 Covered Parking
 Semi-Furnished
 Fireplace
 Private pool

Carpet Area 1415 sqft ₹60,071/sqft	Developer Lodha	Project Lodha The Park	Floor 30(Out of 67 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Store Room	Facing West

Contact Agent
Get Phone No.

More Details

Price Breakup ₹8.5 Cr | ₹42,50,000 Approx. Registration Charges | ₹1

Sale Instances

Property	The Lodha Park, worli		
Source	Index no.2		
Floor	22nd		
	Carpet	Built Up	Saleable
Area	944.00	1,038.40	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹60,152.00	₹54,684.00	-

29/08/2024, 11:38

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17685508

25-08-2024

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 : 17685/2024

नोंदणी :

Regn:63m

गावाचे नाव : लोअर परेल

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	56783793
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	38841773.1625
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 2201, माळा नं: 22वा मजला, इमारतीचे नाव: अॅड्रीना(टॉवर 6),बी-विंग,लोढा पार्क, ब्लॉक नं: हार्ड रॉक कॅफे समोर,पी. बी. मार्ग,वरळी,मुंबई, इतर माहिती: सोबत एक कार पार्किंग((C.T.S. Number : 464 व दस्तात नमूद केल्याप्रमाणे ;))
(5) क्षेत्रफळ	87.70 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:-मॅक्रोटोक डेव्हलपर्स लिमिटेड तर्फे कु. मु. सुरेन्द्रन नायर तर्फे कु. मु. शैलेश मोरे वय:-33 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAACL1490J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अजय पंजाबी - वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी 1503, लोढा मारकीस, लोढा पार्क, पांडुरंग बुधकर मार्ग, वरळी, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400018 पॅन नं:-AAAPP4398Q
(9) दस्तऐवज करून दिल्याचा दिनांक	25/08/2024
(10)दस्त नोंदणी केल्याचा दिनांक	25/08/2024
(11)अनुक्रमांक,खंड व पृष्ठ	17685/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3407500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)जोरा	

Property	The Lodha Park, Worli		
Source	Index no.2		
Floor	44th		
	Carpet	Built Up	Saleable
Area	2,532.00	2,785.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹64,089.00	₹58,263.00	-

29/08/2024, 11:43

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15523508

29-07-2024

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

सूची क्र.2

दुयम निबंधक : सह दु.नि.मुंबई शहर 4

दस्त क्रमांक : 15523/2024

नोंदणी :

Regn:63m

गावाचे नाव : लोअर परेल

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	162274000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	110113552.527
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 4401, माळा नं: 44वा मजला, इमारतीचे नाव: अॅड्रीना(टॉवर 6),ए-विंग,लोढा पार्क, ब्लॉक नं: हार्ड रॉक कॅफे समोर,पी. बी. मार्ग,वरळी,मुंबई, इतर माहिती: सोबत चार कार पार्किंग((C.T.S. Number : 464 व दस्तात नमूद केल्याप्रमाणे ;))
(5) क्षेत्रफळ	235.23 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:-मॅक्रोटेक डेव्हलपर्स लिमिटेड तर्फे कु. मु. सुरेन्द्रन नायर तर्फे कु. मु. पंढरी केसरकर वय:-50 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्नमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAACL1490J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-किशोर मंघाराम - - वय:-69; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं. बी/1603, 16वा मजला, द पार्क, लोढा कियरा, पांडुरंग बुधकर मार्ग, वरळी, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400018 पॅन नं:-AALPM9804F 2): नाव:-करुणा किशोर मंघाराम वय:-63; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं. बी/1603, 16वा मजला, द पार्क, लोढा कियरा, पांडुरंग बुधकर मार्ग, वरळी, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400018 पॅन नं:-AAHPM4200H 3): नाव:-प्रणय किशोर मंघाराम वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं. बी/1603, 16वा मजला, द पार्क, लोढा कियरा, पांडुरंग बुधकर मार्ग, वरळी, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400018 पॅन नं:-AOYPM3829B
(9) दस्तऐवज करून दिल्याचा दिनांक	29/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	29/07/2024
(11) अनुक्रमांक,खंड व पृष्ठ	15523/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	9736500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

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.



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(Appendix-VII)

UNDERTAKING

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and.
- g. My PAN Card number as applicable is AEAPC7114Q
- h. 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.
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under of overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/ Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services



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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Minnat Lalpuria from Macrotech Developers Limited vide Agreement for sale dated 18.10.2023.
2	purpose of valuation and appointing authority	As per the request from Punjab National Bank, Lokhandwala Branch to assess Fair Market Value value of the property for Housing Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Sharadkumar Chalikwar - Regd. Valuer Chandan Singh - 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 - 26.08.2024 Valuation Date - 29.08.2024 Date of Report - 29.08.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 29.08.2024
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11	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

(Annexure-V)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services



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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 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.



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Remuneration and Costs.

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

Occupation, employability and restrictions

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138



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