

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 : Mrs. Vyoma Mehul Damani & Mr. Mehul Dilip Damani

Residential Flat No. 1203, 12th Floor, Wing - B, **"Sai Shankar "**, Plot No. 19 & 20, TPS - III, M. G. Road, Village - Ghatkopar - Kirol, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), Mumbai, PIN - 400 077, State - Maharashtra, India.

Latitude Longitude : 19°4'38.2"N 72°54'16.2"E

Intended User:

State Bank of India RACPC Ghatkopar (West)

Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State -Maharashtra, Country - India.



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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 www.vastukala.co.in



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Vastu/Mumbai/09/2024/011254/2308232 19/6-238-JAVS Date: 19.09.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1203, 12th Floor, Wing - B, **"Sai Shankar "**, Plot No. 19 & 20, TPS - III, M. G. Road, Village - Ghatkopar - Kirol, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), Mumbai, PIN - 400 077, State - Maharashtra, India belongs to **Mrs. Vyoma Mehul Damani & Mr. Mehul Dilip Damani**.

Boundaries	:	Building	Flat
North	:	Viresnhwar Mandir	Under construction building
South	:	Ramchandra Marg	Under construction building
East		Kailash Kiran Building	Under construction building
West	:	Ghatkopar - Mahul Road / Mahatma Gandhi Road	Under construction building

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 ₹ 4,04,63,000.00 (Rupees Four Crore Four Lakh Sixty Three Thousand Only) After completion of construction works. As per Site Inspection 5% 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 State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

Encl.: Valuation report

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B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India +91 2247495919 mumbai@vastukala.co.in @www.vastukala.co.in

Vastukala Consultants India Pvt. Ltd.

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

To,

The Branch Manager, State Bank of India **RACPC Ghatkopar (West)**

Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

	General			
1	Purpos	se for which the valuation is made	:	To assess Fair Market Value of the property for Housing Loan Purpose.
2	a)	Date of inspection	:	18.09.2024
	b)	Date of which the valuation is made	:	19.09.2024
3	List of I) II) III) IV)	a partnership firm(The Promoter) And Mrs pages from Documents). Copy of Commencement Certificate No. Rehabiliation Authority (SRA). Copy of Approved Building Plan No. SR. Slum Rehabiliation Authority (SRA).	s. Vy . N/I A/W	4705/2024 Dated 09.09.2024 between M/s. Shree Sai Realtors, yoma Mehul Damani & Mr. Mehul Dilip Damani(The Allottee)(9 PVT/110/20221104/AP/S Dated 06.03.2024 issued by Slum /NG/N/PVT/110/20221104/AP/S Dated 27.03.2023 issued by 397 Dated 18.01.2024 issued by Maharashtra Real Estate
4	with P	of the owner(s) and his / their address (es) hone no. (details of share of each owner in f joint ownership)	:	Mrs. Vyoma Mehul Damani & Mr. Mehul Dilip Damani Residential Flat No. 1203, 12 th Floor, Wing - B, "Sai Shankar ", Plot No. 19 & 20, TPS - III, M. G. Road, Village - Ghatkopar - Kirol, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), Mumbai, PIN - 400 077, State - Maharashtra, India. <u>Contact Person :</u> Mr. Sanjeev Jha (Site Supervisor) Mobile No. 9082890044 Joint Ownership Details of ownership share is not available



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5	Brief description of the property (Including Leasehold / freehold etc.)		:	per Approved Building is Living Room + 3 Passage (i.e. 3 BHK distance from Ghatko	g Plan, the compo Bedrooms + K with 3 Toilets). T par Railway Statio	cated on 12 th Floor. As osition of residential flat (itchen + 3 Toilets + he property is at 800m on. (ilding was under
	Stage of Construction					
	If under construnction, extent of con	npletion				
	RCC Footing/Foundation	Complet	te		RCC Plinth	InProgress
	Total	5% work	(co	mpleted		
6	Location of property	9		-		
a)	Plot No. / Survey No.		:	Plot No - 19 & 20	(TN	9
b)	Door No.		:	Residential Flat No. 1	203	
c)	C.T.S. No. / Village		:	CTS No - 5957 & 5958, Village - Ghatkopar - Kirol		
d)	Ward / Taluka		:	Taluka - Kurla		
e)	Mandal / District		:	District - Mumbai Suburban		
f)	Date of issue and validity of layout of approved map / plan		:	Copy of Approved Building Plan No. SRA/WNG/N/PVT/110/20221104/AP/S dated 27.03.2023		
g)	Approved map / plan issuing authority			issued by Slum Rehabilitation Authority.		
h)	Whether genuineness or authenticity of approved map/ plan is verified		·	Yes		
i)	Any other comments by our empanelled on authentic of approved plan	d valuers	:	No		, 1/
7	Postal address of the property		:	", Plot No. 19 & 20, T	PS - III, M. G. Ro , District - Mumba	Ving - B, "Sai Shankar ad, Village - Ghatkopar ii Suburban, Ghatkopar Maharashtra, India.
8	City / Town	1	-	City - Ghatkopar (East), 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	9	:	Village - Ghatkopar - Municipal Corporation		bai (MCGM)





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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	:	Viresnhwar Mandir	property of Vireshwar Mahadev Temple
	South	:	Ramchandra Marg	Plot No 17
	East	:	Kailash Kiran Building	Plot No 21
	West	:	Ghatkopar - Mahul Road / Mahatma Gandhi Road	M. G. Road
13	Dimensions of the site	:	N. A. as property under consid a building.	eration is a Residential Flat in
		:	As per the Deed	As per Actuals
	North	:	Marginal Space	Under construction building
	South	:	Flat No. B-1204	Under construction building
	East	:	Flat No. C-1202	Under construction building
	West		Staircase & Flat No. B-1202	Under construction building
14	Extent of the site	:	Carpet Area in Sq. Ft. = 1178.0 (Area As Per Agreement for sa Built Up Area in Sq. Ft. = 1295 (Carpet Area + 10%)	le)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°4'38.2"N 72°54'16.2"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)		Carpet Area in Sq. Ft. = 1178 (Area As Per Agreement for	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:	CTS No - 5957 & 5958	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - Ghatkopar - Kirol, Municipal Corporation of Great	er Mumbai (MCGM)





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	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1203, 12 th Floor, Wing - B, "Sai Shankar " , Plot No. 19 & 20, TPS - III, M. G. Road, Village - Ghatkopar - Kirol, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), Mumbai, PIN - 400 077, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	Building is under construction
5.	Number of Floors	:	2 Basements + Stilt + 4 Podiums + 15 Upper Floors
6.	Type of Structure	:	Proposed R.C.C Framed Structure
7.	Number of Dwelling units in the building	:	Proposed 4 Flats on 12 th Floor
8.	Quality of Construction	:	Building Under Construction
9.	Appearance of the Building	ð :	Building Under Construction
10.	Maintenance of the Building	:	Building Under Construction
11.	Facilities Available		
	Lift	:	Proposed 2 Lifts
	Protected Water Supply	:	Proposed Municipal Water Supply
	Underground Sewerage		Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed One Car Parkin at Lower Basement No. 27B
	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	:	12 th Floor
2.	Door No. of the Flat	1	Residential Flat No. 1203
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.	:	Information not available
	Tax paid in the name of	:	Information not available





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	Tax amount	:	Information not available
5.	Electricity Service connection No.	:	Information not available
	Meter Card is in the name of	:	Information not available
6.	How is the maintenance of the Flat?	:	Building under construction
7.	Sale Deed executed in the name of	:	Mrs. Vyoma Mehul Damani & Mr. Mehul Dilip Damani
8.	What is the undivided area of land as per Sale Deed?	:	Information not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 1296.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)		As per SRA norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 1178.00 (As Per Area Agreement for sale)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Proposed Residential Purpose
14.	Is it Owner-occupied or let out?	:	Building Under Construction
15.	If rented, what is the monthly rent?	•	84,300/- (Expected rental income per month after completion of construction works)
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	
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)		₹ 26526/- to ₹ 41239/- per Sq. Ft. on Carpet Area ₹ 24115/- to ₹ 37490/- 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).	•	₹ 33,500/- per Sq. Ft.
	(5)		
3.	Break – up for the rate	:	
3.		:	₹ 2,900/- per Sq. Ft.
3.	Break – up for the rate	:	₹ 2,900/- per Sq. Ft. ₹ 30,600/- per Sq. Ft.



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4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,66,848/- per Sq. M. i.e. ₹ 15,501/- 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 / Rgstn. 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	50	
a	Depreciated building rate		TM
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,900/- 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	X	
	Depreciated building rate VI (a)	÷	₹ 2,900/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 30,600/- per Sq. Ft.
	Total Composite Rate	:	₹ 33,500/- per Sq. Ft.
	Remarks	/	As building is under construction, plinth work under progress. The details about the property has been provided by Site Supervisor - Mr. Sanjeev Jha (Contact No. 9082890044)

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1178.00 Sq. Ft.	33,500.00	3,94,63,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			

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8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking	1	1000000	10,00,000.00
	Total value / Fair market value of the proper	4,04,63,000.00		
	Realizable value of the property	3,96,53,740.00		
	Distress value of the property	3,23,70,400.00		
	Insurable value of the property (1295.80 X 2,	37,57,820.00		
	Guideline value of the property (1295.80 X 1	2,00,86,196.00		

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 ₹ 26,526/- to ₹ 41,239/- per Sq. Ft. on Carpet Area / ₹ 24,115/- to ₹ 37,490/- 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 ₹33,500.00 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

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Likely rental values in future	84,300/- (Expected rental income per month after completion of construction works)
Any likely income it may generate	Rental Income







Actual Site Photographs









Route Map of the property



Longitude Latitude: 19°4'38.2"N 72°54'16.2"E

Google

Lavender Bough 😐

Θ

SUDHA PARK

108

HDFC Bank ATM

opar

ELKANTH VALLEY

0

0

- Mahul Rd

Note: The Blue line shows the route to site distance from nearest Railway Station (Ghatkopar - 800m).



Ready Reckoner Rate

Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation o	f Greater 🭳 Mumbai				
Land Mark	Road Mahatma Gandhi Ro	ad (M.G. Road).				
				Rate of Land	d + Building in ₹ per	sq. m. Built-
Zone	Sub Zone	Land	Residential	Office	Shop	Industr
103	103/496	86260	151680	174430	256500	<mark>15168</mark>
	22, 5223, 5224, 5225, 5226, 5227, 5228 I, 5475, 5476, 5477, 5478, 5479, 5480,		55, 5556, 5557, 5558, 5559, 5560			

Stamp Duty Ready Reckoner Market Value Rate for Flat	151680		\frown	
Increase by 10% on Flat Located on 12 th Floor	15168		(TM)	
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,66,848.00	Sq. Mtr.	15,501.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	86260			
The difference between land rate and building rate(A-B=C)	80,588.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,66,848.00	Sq. Mtr.	15,501.00	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%	
		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	RealEstateIndia		
Floor	-	_	-
	Carpet	Built Up	Saleable
Area	1,147.00	1,261.70	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹41,238.00	₹37,489.00	-
📀 JK Dashboard 🛛 🐨 Real Value API 🔞 Maharashtra Real Es.			🗅 All Bookmark
ADDITIONAL DETAILS			
Country: India			
State: Maharashtra			
City: Mumbai			
Location: Ghatkopar			
Poperty Type: RESIDENTIAL PROPERTY			
Property Sub Type: FLATS AND APARTMEN	NTS		
Property Status: Under Construction			
Possession: Dec 2028			
Unit Type: 3 BHK			
Unit Additional Inf.:			
Usable Area: 1147 Sqft			
Rera CA: *			
Offer Price: 4.73 Cr*			
Special Savings: 3.00 Lacs*			
Agreement Value: 4.70 Cr*			
ALL INCLUSIVE PRICE: CONTACT US TO K	NOW COMPLETE DETAIL		
SCHEMES AND OFFERS: CONTACT US TO	KNOW COMPLETE DETAIL		_
Note 😒 🤳	Contact Us		^



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Price Indicators

Property	Flat		
Source	Dwello.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,177.00	1,294.70	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹39,167.00	₹35,607.00	-
		-	
@ Select City ~	Bearch		Q Search
Homes in Mumbel) Homes in Eastern Suburbs) Homes in Shotkoppr) Homes Shree Sai Shankar Ghatkopar Mumbai B	s In Sindhu Wool) Shree Soi Shonkor At Sindhu Y Shree Sai Realtors	u Wadi, Ghatkopar By Shree Sai Realtors	
Configurations Floer Plans Mexit Project Stories	Amenities (pecifications)	 Decent Project Project Project Project Project Shree Product Request 	er Sai Realtors
1 living room, kitchen, 2 bedrooms, 2 bathrooms	724.68 ft ²	₹2.84 Cr ①	
1 living room, kitchen, 2 bedrooms, 2 bathrooms	737.7 ft ²	₹2.89 Cr ①	
1 living room, kitchen, 2 bedrooms, 2 bathrooms	893.61 ft ²	₹3.50 Cr ()	
3 BHK 1 living room, kitchen, 3 bedrooms, 3 bathrooms	1146.58 ft ²	₹48.16 L ①	
3 BHK 1 living room, kitchen, 3 bedrooms, 3 bathrooms	990.67 ft ²	₹3.88 Cr ①	
3 BHK 1 living room, kitchen, 3 bedrooms, 3 bathrooms	1176.6 ft ²	₹4.61 Cr ①	



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Sale Instances

Source Index no.2 Floor - Rea 1,177.00 1.294.70 - Percentage - 10% - Rate Per Sq. Ft. ₹26,525.00 ₹24,114.00 - 11284.70 1.294.70 - - 1284.70 10% - - Rate Per Sq. Ft. ₹26,525.00 ₹24,114.00 - 1284.70 - 10% - - 1284.70 ₹26,525.00 ₹24,114.00 - - 1284.70 * * * * * 1284.70 * * * * * * 1284.70 * <	Property		Flat			
Carpet Built Up Saleable Area 1,177.00 1,294.70 . Percentage 10% . . Rate Per Sq. Ft. ₹26,525.00 ₹24,114.00 . 1100-0000 ₹26,525.00 ₹24,114.00 . 1100-0000 ₹26,525.00 ₹24,114.00 . 1100-0000 ₹26,525.00 ₹24,114.00 . 1100-0000 ₹26,525.00 ₹24,114.00 . 1100-0000 ₹26,525.00 ₹24,114.00 . 1100-0000 ₹26,525.00 ₹24,114.00 . 1100-0000 ₹26,525.00 ₹24,114.00 . 1100-0000 ₹26,525.00 ₹24,114.00 . 1100-0000 ₹26,525.00 ₹24,114.00 . 1100-0000 ₹26,725.00 ₹24,114.00 . 1100-0000 ₹26,725.00 ₹24,114.00 . 1000-0000 ₹26,725.00 ₹20,110.0000 . 1000-00000 100000 100000 . .	Source		Index no.2			
Area 1,177.00 1,294.70 Percentage 10%	Floor		-			
Percentage 10% . Rate Per Sq. Ft. ₹26,525.00 ₹24,114.00 . 91004,300 PM researchiguration mutanative gas:instituti TMR.Reproduction muta_2.Regime are: 1533333			Carpet	Built Up	Saleable	
Rate Per Sq. Ft. ₹26,525.00 ₹24,114.00 - Presentingsavious makrandra govinisantet TB& Reporticitation and a govinisantet TB& Report Devision and a govinisantet TB Report Devision and a govinisantet to therevite the govinisantet TB Report Devision and the govin	Area		1,177.00	1,294.70	-	
शाधव, 300 M техенскуранов планазила доклівальна ПМ. Перотбаскій ізганий 2, Реділе зера 1203370 1804-2024 सूरी इ.2. gran Parken: संस दु. П. कुर्या 5 	Percentage		-	10%	-	
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()मोंबदता 29425000 () जावतरभाव(भावेपटदावांग) बावतिवायटरावार आकारपी देती की पटदेतर ते नुमुद्ध काराजे. 21507137.14 (1) प्रारिति के की पटदेतर ते नुमुद्ध काराजे. 1) पातिकेचे नाव.Mumbai Ma.m.p.a. हतर वर्णन :सदनिका नं: 1101, माळा नं: 11 वा मजलाए दिंग, इमारदीचे नाव: साई चेक्यू ल्यॉक नं: एम ची सं राज्यमंब(असदयाक) (1) भू.पायद,पोटविस्ता व परक्रमांब(असदयाक) 1) पातिकेचे नाव.Mumbai Ma.m.p.a. हतर वर्णन :सदनिका नं: 1101, माळा नं: 11 वा मजलाए दिंग, इसारदीचे नाव: साई चेक्यू ल्यॉक नं: एम ची सं राज्यपटित द सोकत वोन कार पातिम्(एक कार पातिम) पोठियम तेवला 1 वर व एक कार पातिम) अपर बेसमेंद वरा? (C C: S. Number : 5957 and 5958 Final Plot No. 19 and 20 TP5 3 ;)) (5) बेकळ 120.32 ची मीटर (9)अकारपी किवा चुठी देखात असेत तेवत. (9) अकारपी किवा चुठी देखात असेत तेवत. 1): नाव:-सिर्व वॉक प्रार्थी माई स्थादर्व तर्फ भागिता तीवीन भीपत मुगायम (स्वराक, आतिहिव का						
() बाजारभाव(भावेपटटावान्य) बावतिवपटटावान्य अकारपी देते को पटटेवार ते मुद्ध उसको. 21507137.14 (१) भूमायन,पोटविस्ता व परक्रमांक(असदमान) 1) पारितिनेचे नाय:Mumbai Ma.ma.pa. इतर वर्णन .सादनिका नं: 1101, माळा नं: 1101 मा भवाला, [दिग, इमारदीचे नाव: साई चांकर, व्लॉक नं: पूम चीं रों, याटलोपट प्रदे, रों, रा: दुर्ग्व 2, 400077, इतर माहित-मी भों चाटलोपट. किरोठ, प्रदनियेन देवपाल 20177 ची. पूट रेप कापरेट व सोवत दोन कार पार्किंग, (एक कार पार्किंग पोडियम लेकर 11 वर व एक कार पार्किंग अपर बेसमें द वर (C. C.S. Number : 5957 and 5958 Final Piot No. 19 and 20 TP5 3 ;)) (5) बेनकळ 120.32 ची.मीटर (9) आकारपी किवा बुढ़ी देख्यात असेत वेत्व.), मात्र-मेस की साई गिअल्टर्स की भागिता तीवीन कीपत्त मुपायन AB82504400 वय.38 पला-प्लीट नं. ऑफिन नं. 201, माळा नं., इमारतीचे नाव: साई देखाल, ब्लॉक नं. अगर सी मेहता वित्र प्राव्वें मा प्राव्य का प्रार्थ के त्य की साई गिअल्टर्स की भागिता तीवीन कीपत्त मुपायम (एक्रसियेस कन्द वेजा-पाहित्व वेत्र						
श्ववतिलटटतवंग अकारणी देतो की पटदेशर में मुद्र करके (6) पू.माप्य पोरदिसा व पाक्रमंक(अचरेगस) 1) पालिकेचे नाय Mumbai Ma na pa. इतर वर्णन. सदनिका नं. 1101. माठा नं. 11 वा मजला, ए विंग, ट्रमारदिने नाद: साई घंकर, व्लॉक नं. एम जी रोड, प्राटकोपर पूर्व, रोड: मुंबई 40007, दूरत साहिती: मोचे पाटकोपर. क्रिये, प्रस्त मिकेचे देउपरका 117 नो. पूट दे रस कारपंद क सीवन नाम पार्किंग,(एक कार पार्किंग पोडियम से तेहल 1 वर व एक कार पार्किंग आपर बेसमेंट वरए) (C.T.S. Number : 5957 and 5958 Final Plot No. 19 and 20 IPS 3 ;)) (3) बेवफळ 120.32 ची.मीटर (6) अकारणी किवा युवी टेपपात असेन तेका. 1): नावमेकर्स की साई रिअटर्ट्स तार्क पावित्र नीवीन कीपटन मुआखन अकारणत नाव किवा दिवा यापाताचा युवान्नमाम किवा आदेग स्विक संदरम, प्रतिवादिने नाव व पत्ता. (1) इरसेवेवक करन वेपागतिहन वेवला में प्रायात प्रायात प्रकारण स्वक संदरम, प्रतिवादिन नाव व पत्ता. 1): नावमेकर्स की साई रिअटर्ट्स तार्क प्रति नं, 10, माठा -, इपारतीवे नाव. साई पाका, स्वेक नं. का प्रायात यापा युवानमाम विवार वेवला वीवाया विपायात प्रायात स्वाक स्वे ने तो, प्रत्वनिय कर, प्राय कोत -, प्रायतीवे नाव. साई पाका, स्वेक नं कार प्रवति किवा रिवाना प्रायातत्वाया युवानमाम वेविव केविया विपायायायाया युवानमाम वेविव केवता विपायायायाया युवानमाम वेविव केवता विपायायायायाया युवानमान वेवित केवता किवानायायाया व्यवनाया वेवित केवता किवाना विपाया वेवित केवता किवा विवार विपाया वेवित केवता किवाना वेवाना वेवित केवता किवाव विपाया वेवित केवता किवाना वेवित केवता किवाना विचाना वेवित केवता किवाना वेवाना वेवित केवता किवाना वेवित केवता किवाना वेवित केवता किवाना वेवित केवता किवाना वेवित केवता किवाना वेवित केवता विचाना वेवित केवता विचाना वेवित केवता वेवाक केवा नाय प्रतता प्रायतेल. (0) इरसोवे करना नेवाना प्रायतेल. 1005/2024 (1) अन्द्रायाया विचाना चेतलेना न्यायतेल. 1005/2024		(2)मोबदला				
पटदेवार से नमुद्र कराके (०) भूमापन, प्रोटक्षिसा व परजमांक(असल्यास) 1) पालिकेचे नाव Mumbai Ma na pa. इतर वर्णन सदनिका नं: 1101, माठा नं: 11 वा मजला ए विंग, इमारतीचे नाव: साई शंकर, ब्लॉक नं: एम जी रोड, पाटकोपर पूर्व, रोड : मुंबई 40007, हतर माहिती: मौजे पाटकोपर. फिरोळ, सदनिकेचे ब्रेप्राफ गोठियम लेक्ट्रना 1 वर व एक नार पार्किंग, अपर बेसमेंट वर)((C. T.S. Number : 5957 and 5958 Final Plot No. 19 and 20 TPS 3 ;)) (5) ब्रेकळ 120.32 चो मीटर (6) आकारणी किवा बुदी देव्यात असेत तेक्त. 1): नावमेसर्स श्री साई रिअल्टर्स तर्फ भागिवार तीबीन श्रीधरन मुआपन (AERS94400) रव 31 प्राण्ठ इसरतीचे नाव. साई प्राज्ञ, ब्रेसिंग, याय प्रक्रारावे नव किवा दिवानी प्रायागतयाच कुवानुमामालि का अदि अस्तायात्रायात वुवानुमामालि का अदि तेकत. 1): नावमेसर्स श्री साई रिअल्टर्स तर्फ भागिवार तीबीन श्रीधरन मुआपन (AERS94400) रव 31 प्राण्ठ इसरतीचे नाव. साई प्राज्ञ, ब्रेलिं नं ये, माठा नं इसरतीचे नाव. साई प्राज्ञ, ब्रेलिंग, ये, माठा नं			21507137.14			
परक्रमोक(असत्यात) 11 वा मजलाए दिंग, इमारतीचे नाव: साई खंकर, व्लॉक नं, एस जी रोड, पाटकोपर पूर्व, रोड : मुंबई 400077, इतर माहिती: मीजे पाटकोपर. विरोळ, सदनिकेचे क्षेत्रप्रक 117 ची. पूर रेस कार्यर व सेवत दोन कार पार्किंग(एक कार पार्किंग पोडियम लेव्हल 1 वर व एक कार पार्किंग अप्पर बेसमेंट वर) ((C.I.S. Number : 5957 and 5958 Final Plot No. 19 and 20 TPS 3;)) (s) क्षेत्रकळ 120.32 ची.मीटर (o)आकारपी क्रिवा बुडी टेप्पाल असेल तेवत. (r) इसपेवल करून देया-मातिहृत ठेव्या-या प्रकाराचे नाव किवा दिवाली चयावापाय कुझ्मनमा किंज आदेय अस्यास, प्रतिहादिवे नाव राग. (क्ष)इसपोयक करून येया-मातिहृत ठेव्या-या प्रकाराचे नाव किवा दिवाली चयावापाय कुझम्ममा किंज आदेय अस्यास, प्रतिहादिवे नाव राग. (s)इसपोयक करून येया-या प्रकाराचे व किवा दिवाणी न्यायालयाचा हुझ्मनमा किंज अटेक असत्यास, प्रतिहादिवे नाव राग. (s)इसपोरक करन येया-या प्रकाराचे व किंवा दिवाणी न्यायालयाचा हुझ्मनमा किंज अटेक असत्यास, प्रतिहादिवे नाव राग. (s)इसपोरक करन येया-या प्रकाराचे व किंवा दिवाणी न्यायालयाचा हुझ्मनमा किंज अटेक असत्यास, प्रतिहादिवे नाव राग. (u) इसपोरक करन येया-या प्रकाराचे व किंवा दिवाणी न्यायालयाचा हुझ्मनमा किंज अटेक असत्यास, प्रतिहादिवे नाव राग. (s)इसपोरक करन येया-या प्रकाराचे व पत्ता व पत्ता व पत्ता व पत्ता व पत्ता व पत्ता (u) इसपोरक करन दिल्येचा दिवाक (u) 5.2224 (u) उदसा नेटवी केल्येचा दिनाक (u) 5.2224 (u) उदसा नेटवी केल्येचा दिनाक (u) 5.2224 (u) उदसा नेटवी केल्येचा दिनाक (u) 5.2224 (u) अनुक्रमांक, त्वंड व एड (u) 5.224 (u) उदसा नेटवी केल्येचा दिनाक (u) 5.224 (u) उदसा नेटवी केल्येचा दिनाक (u) 5.224 (u) व्यातरभावायमाने नेटवी चुल्क (j) आधा the limits of any Municipal Corporation or any Cantonnent						
परक्रमॉक(अत्तरगत) भा वा मजलाए विंत, द्रमारतीवे नाव: वाई खंकर, व्लॉक नं, एम जी रोड, पाटकोपर पूर्व, रोड : मुंबई 400077, इतर माहिती: मोजे घाटकोपर. किरोळ, सदनिकेचे देशप्रका आ 17 ची. पूर रेष कारपेट व सोबत दोन कार पार्किंग(एक कार पार्किंग पोडियम लेवल 1 वर व एक कार पार्किंग अपर बेसमेंट वर)((C.T.S. Number : 5957 and 5958 Final Plot No. 19 and 20 TPS 3;)) () बेकळळ 120.32 ची.मीटर ()अकारपी किंवा जुडी टेप्पाल असेत तेवल. (?) इसपेवल करून देवा-यातिहृत् वेववा-या प्रकाराये नाव किंवा दिवाली यातावयाच हुम्प्रमापा किंवा अंदा असरत्वस, प्रतिव्रित्व असरत्वस, प्रतिव्रित्व वा वचा वचा वा वा वा वा वा वा वा पा. () इसपेवल करून देवा-पालहित्व वा वा वा वा पा. () इसपोवल करन देवा-पालहित्व वा वा वा वा पा. () इसपोवल करन देवा-पालहित्व वा वा वा वा पा. () इसपोवल करन देवा-पालहा प्रकाराये वा विवा दिवाली न्यायातयाच हुम्प्रमापा किंवा अयंव असरत्वस, प्रतित्वित्वि ने वा विवा दिवाली यातात्वयाच हुम्प्रमापा किंवा अवंव असत्तर्व. प्रतित किंवा लुई व्य-56, पता-प्रतीट नं. 191/192, माळा नं., द्मारतीचे नाव: 19(म्हरीय करन पीण-या प्रकाराये वा विवा दिवाली न्यायातयाच हुम्प्रमापा किंवा अवंव असत्यस, प्रतित्वित्वि ने वा विवा दिवाली यातात्वया हुम्प्रमापा किंवा अवंव असत्यस, प्रतित्वित्वि ने पत्र वे नं. प्रतित्वा स्वर्थ इय56, पता-प्रतीट नं. 191/192, माळा नं., द्मारतीचे नाव: 19(म्हरीय, करन्यरू: और, वर्ति कं नं, प्रतरीप प्रती प्रते नं, माराष्ट, MUMBAL पित्र केंत्र, माराष्ट्र () इसपोवल करून दिल्पाचा दिनंक 10:05/2024 (1)अनुकरपावाम्पाये मुंहाक पुल्क () अपीकर में प्रत्र विवा मात प्रतिक्र नं. () अपीकरा में देवा जित्ताता स्वाती:-: स्वाती हेवारात प्रतिक्र तीर, बॉल व्य प्राय () अपीकर-: स्वाती विवा तात रोकतेता तापतिः-: स्वाती प्रतित्वा () within the limits of any Municipal Corporation or any Cantonment	/	(4) भू-मापन,पोटहिस्सा व	1) पालिकेचे नाव:Mumbai Mana pa. इत	र वर्णन :सदनिका नं: 1101, माळा नं:		
किरोळ सदनीकेचे क्षेत्रपठ्य 1177 वी. यूट देश करायेद व सोबत दोन कार पार्किंग (पुल्क कार पार्किंग पोडियम लेदल 1 वर व एक कार पार्किंग अपर बेसमेंद वर)((C.T.S. Number : 5957 and 5958 Final Plot No. 19 and 20 (5) बेकळ्ळ 120.32 ची.मीटर (6) अंकारणी किवा चुढ़ी देण्यात असेत तेवता. 1 (7) इसप्रेवज करून देणा-पार्किहन देवया-या प्रकाराने नवा किवा दिवाणी यायातवाचा हुकुमनामा किवा असेत असरेवस, स्रोतियोदि नाव य तालक सं			11 वा मजला,ए विंग, इमारतीचे नाव: साई	शंकर, ब्लॉक नं: एम जी		
पार्किंग (एक कार पार्किंग पोडियम लेदहल 1 वर व एक कार पार्किंग अपर वेसमेंट वरा (C.T.S. Number : 5957 and 5958 Final Plot No. 19 and 20 TPS 3 ;)) (5) ब्रेकळ (9)अकारणी किंवा चुढ़ी टेप्रयात असेत तेवता. (7) इसपेरवज करून देप्रायत किंवा वेजण-या प्रकारतने ना किंका विवाली भाषालयाथता हुजुमनामा किंवा अदेय अकारपात ना किंका अदेव भाषा विवाली प्रयालयाथता हुजुमनामा किंवा अदिय असरपत्तम,प्रतिवादिवे नाव यत्ता. (8)इसपेरवज करून प्रतिक्रित करन केंग, स्तर्गे केंग, स्तर्गे कें न. महाराष्ट्र, MUMBAL पिन कांठ-40077 पेंन न. (9)इसपेरवज करन प्रतिम्वा क्रांड में, प्रान्त किंता तेवानी स्वार वर्ष इय्य-56, पत्ता-प्लॉट ने. 191/192, माळा ने., इमारती ने नाव: व किंवा अदेव असत्यास,प्रतिवादिवे नाव 1): नाव-विवाल विवाली त्वाल वर्ष इय्य-56, पत्ता-प्लॉट ने. 191/192, माळा ने., इमारती ने नाव: व पत्ता व पत्ता व पत्ता			रोड,घाटकोपर पूर्व, रोड : मुंबई 400077, 1	इ्तर माहि्ती: मौजे् घाटकोपर-		
वेसमेंट वर)((C.T.S. Number : 5957 and 5958 Final Plot No. 19 and 20 TPS 3 ;)) (5) क्षेत्रफळ 120.32 चौ.मीटर (6)आकारणी किंवा जुदी टेप्यात असेत तेवत; 120.32 चौ.मीटर (7) दरंशरेवल करून देणा-यातिहृन तेवणा-सा प्रक्राराची वात विचा दिवाणी ग्यायात्मावा हुसूमनामा किंवा अदेश अखन्धसः,प्रतिवादिवे नाव व पत्ता. 1): नावमेसर्स श्री साई रिअत्टर्स तर्फे भगीवार तीवीन श्रीपरन मुपाव्यन (AB2750400) चय.38 पत्ता-प्रणिंट ने. ऑफिस न. 201, माळा नं., इमारतीचे नाव: साई प्रीत्र, अंतरावेवल करन पेणा-या प्रक्राराचे कोंड-400077 पॅन नं. (8) इर्दरावेवल करन पेणा-या प्रक्राराचे कार्ड-प्रवार करंग, रही से वर्धात नं. (स्त्रार तीवन नं. प्रत्नी प्रस्त नं. 191,192, माळा नं., इमारतीचे नाव: 19ी. इसि, करयतरक रंगा, रही कं नं. प्रत्नी प्रस्त मर्ग, पाटकंपर पर्युत्र, तेव नं., महाराष्ट्र, MUMBAL पिन कोंठ-400066 पॅन नं-AACPB5217A 2): नाव:-मिंवा विचल बर्ख ई यर:-55, प्रचा-प्रतींट नं. 191,192, माळा नं., इमारतीचे नाव: 19ी. इसि, करयतरक रंग, रही मं. नं. प्रती प्रसा मर्ग, पाटकंपर पर्युत्र, तेव नं., ., MUMBAL पिन कोंठ-400066 पॅन नं-AACPB51145M (9) दरसप्रेवल करून दिल्पांच दिनांक 1005/2024 (10) प्रदारा ने द्वर्या विचल वेतां व पत्रा 1005/2024 (11) अनुक्रमांक,खंड व पृष्ठ 12583/2024 (12) वातारा-पावाप्रमांगे ने प्रेडी पुत्क 30000 (14) येरा नुदांक नासाठी विचाता प्रेतलेता मुदांक-नासाठी विचाता पेतलेता (0) within the limits of any Municipal Corporation or any Cantoment			किरोळ,सदानेकेचे क्षेत्रफळ 1177 ची. फूट पार्किंगरपक कार पार्किंग पोटिसम बेल्ट्रज	र रेश कारपट व संबित दोन कार		
TPS 3 ;)) (5) डेवछळ 120.32 ची.मीटर (6)आकारणी किया चुढी देण्यात असेत तेवज़. 1): नावमेसर्स श्री साई फिलटर्स तर्फ भगीदार तीवीन श्रीधरन मुधायम (ABR2500400) वय38 प्रता-प्लीट नं: औषित्र म. 201, माळा नं., इमारतीचे नाव: साई प्रिसा, व्योक नं. था. वी. मेहता रोव, पाटकोपर पूर्व, रोव नं., महाराष्ट्र, MUMBAL पिन कोड-400071 पॅन नं. (9)इरसोयेवक करन येगा-पा मुख्यकाराचे 1): नावमेसर्स श्री स्वता रोव, पाटकोपर पूर्व, रोव नं., महाराष्ट्र, MUMBAL पिन कोड-400071 पॅन नं. (9)इरसोयेवक करन पेगा-पा मुख्यकाराचे 1): नावविवत विद्वारी नं. एसबीपस मार्ग, पाटकोपर पहिंग, रोव नं., महाराष्ट्र, MUMBAL पिन कोड-400050 पॅन -AACPS217A 2): नाव-तीता विवत बर्ख वर्ड या-55; पताप्लीट नं: 191/192, माळा नं., इमारतीचे नाव: 1)जी,इरीस, करसतरू ऑरा, व्लीक नं. एसबीपस मार्ग, पाटकोपर पहिंम, रोव नं., महाराष्ट, MUMBAL पिन कोड-400080 पंत्र -AACPS217A 2): नाव-तीता विवत बर्ख वर्ड या-55; पताप्लीट नं: 191/192, माळा नं., इमारतीचे नाव: 1)ची,इरीस, करसतरू ऑरा, व्लीक नं. एसबीपस मार्ग, पाटकोपर पहिंम, रोव नं., , MUMBAL पिन कोड-400080 पंत्र नं-AACPS143M (9) इरसायेवक करन दिल्पाचा दिनांक 10/05/2024 (10)व्रहराये ने वर्ड या दिनंक 10/05/2024 (11)अनुकमाक,खंड य पुष्ट 12583/2024 (12)वावारभावायमायो मेदवी मुल्क 30000 (14)येचे मुदांक-मासाठी विचारात पेतलेता रापपतितः. 30000 (14)येत: मुदांक नुराक. () within the limits of any Municipal Corporation or any Cantoment						
(๑)आकारणी किंवा चुन्नी देण्यात असेत तेखा.) (१) दसंपेवज करून देणा-या.तिहून देवणा-या पक्षजराचे नाव किंवा दिवाणी न्यायात्माव हुकुयनामा किंवा आदेय असत्पस.प्रतिवादिवे नाव व पत्ता. 1): नावमेसर्स श्री साई रिअल्टर्स तर्फ़ भागीतार तीबीन श्रीधरन मुधायन (ABEPS0400) वय:-30 प्रातः-प्रतिंव नं. 201, माळा नं. , इमारतीचे नाव: साई प्रताझा, क्रोड:-400077 पॅन नं (8) द्वस्तेपेवज करून पेणा-या पक्षकारावे व किंवा दिवाणी नायातात्वाचा हुकुमनामा किंवा आदेव असत्पस.प्रतिवादिवे नाव व पत्ता. 1): नावबिलत बिहारीतात बर्खई वय:-56; पत्ता:-पतॉट नं. 191/192, माळा नं. , इमारतीचे नाव: व किंवा दिवाणी नायातात्वाचा हुकुमनामा किंवा आदेव असत्पस.प्रतिवादिवे नाव व पत्ता 1): नावबिलत बिहारीतात बर्खई वय:-56; पत्ता:-पतॉट नं. 191/192, माळा नं. , इमारतीचे नाव: 1वी, इरीस, कल्पतरू अंता, व्लेत नं. रतवीपर मार्ग, प्राटकोपर पष्ठिम, रोठ नं. , महाराष्ट्र, MUMBAL पिन कोंठ:-40008 पॅन नंAACP5317A 2): नाव:-नीता विचल बर्ख देवय:-55; पत्ता:-पार्छ)-प्रति नं. , आUMBAI. विन कोंठ:-40008 पॅन नंAACP5317A 2): नाव:-नीता विचल बर्ख देवय:-55; पत्ता-प्राच: प्राटकोपर पष्ठिम, रोठ नं. , MUMBAI. विन कोंठ:-40008 पॅन नंAACP5317A 2): नाव:-तीता विचल बर्ख देवय:-55; पता-पार्छ मार्ग, प्राटकोपर पष्ठिम, रोठ नं. , , MUMBAI. विन कोंड:-40008 पॅन नंAACP5317A 2): नाव:-तीता विचल वर्ड वपूछ 110/5/2024 (11)अनुक्रमांक:संड व पृष्ठ 12583/2024 (11)अनुक्रमांक:संड व पृष्ठ 12583/2024 (14)क्षेत मुत्यांकनासाठी विचारात पेतलेला तपर्पांत:-: मुदांक गुत्क आकारताना निवचलेता (14) भेरांत						
तेवता.		(5) क्षेत्रफळ	120.32 चौ.मीटर		57	
ठेवणा-या पश्चकारावे नाव किंवा विवाणी न्यायालयावा हुंकुमनाया किंवा आदेय असत्यास,प्रतिवादिवे नाव साई प्लाझा, बॉकं नं. आर. सी. मेहता रोढ, प्रांदकीपर पूर्व, रोड नं, महाराष्ट्र, MUMBAL पिन कोंड-40007 पॅन नं (8)द्ररतपेवज करून पेणा-या पश्चकारावे व किंवा दिवाणी न्यायातयावा हुंकुम, कल्पतरू ऑग, ब्लॉक नं. एतबीपस मार्ग, पाटकोपर पश्चिम, रोड नं, महाराष्ट्र, MUMBAL पिन कोंड-40007 पॅन नं (9) द्ररतपेवज करून पेणा-या पश्चकारावे व किंवा दिवाणी न्यायातयावा हुंकुम, कल्पतरू ऑग, ब्लॉक नं. एतबीपस मार्ग, पाटकोपर पश्चिम, रोड नं, महाराष्ट्र, MUMBAL पिन कोंड-400086 पॅन नंAACPES217A 2): नाव:-तीता बिजल बर्खई वयS5; पताः-प्लॉट नं. 191/192, माळा नं, इमारतीचे नाव: 101इरीर, कल्पतरू ऑग, ब्लॉक नं. एतवीपस मार्ग, पाटकोपर पश्चिम, रोड नं, MUMBAL पिन कोंड:-400086 पॅन नंAACPES143M (9) दरसऐवज करून दिल्याचा दिनांक 10/05/2024 10/05/2024 (10)अनुक्र मांक,खंठ व पृष्ठ 11/अनुक्र मंक,खंठ व पृष्ठ 12/583/2024 11/05/2024 (13)बाबारभावाग्रमाणे मुंद्रांक मुंदल्क 13/6 वराता 30000 (14)चेरा मुंदर्यांक नावाडी विवारात पेततेला तप्रधीत::: मुंद्रांक मुंदल् आकारताना निवचतेला () within the limits of any Municipal Corporation or any Cantonment						
स्यायातयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिवे नाव व पता. व्लॉक नं: आर. बी. मेहता रोड, पाटकोपर पूर्व, रोड नं:, महाराष्ट्, MUMBAL पिन कोड40077 पॅन नं (s) दरसरोव्वज करून पेणा-प्रा प्रक्षकारांगे व किंवा दिवाणी न्यायात्याचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिवे नाव व पत्ता 1): नाव-तिजल किंविहारीताल बखई बय56, पत्ता-प्लॉट नं: 191/192, माळा नं, इमारतीचे नाव: 191, इरीस, कल्पतरू ऑरा, ब्लॉक नं: प्रतवीपस मार्ग, पाटकोपर पुष्ठिम, रोड नं:, महाराष्ट्र, MUMBAL पिन कोड400080 पॅन नं:-AACPB5217A 2): नाव-नीता विषल बखई वय55; पत्ता-प्लॉट नं: 191/192, माळा नं, इमारतीचे नाव: 191, इरीस, कल्पतरू ऑरा, ब्लॉक नं: एतबीपस मार्ग, पाटकोपर पुष्ठिम, रोड नं:, MUMBAL पिन कोड:-400080 पॅन नं:-AACPB5143M (9) दरसरोय्वज करून दिल्पाचा दिनांक 10/05/2024 (10)व्रदसा नोटणी केल्पाचा दिनांक 10/05/2024 (11)अनुकमांक, खंड व पृष्ठ 12583/2024 (12)बाजारभावाप्रमाणे मुंदाके मुल्क 300000 (14)सेरा मुंदर्गक गुल्क अकारताना निवडतेला मुंदाक् कुराल्क आकारताना निवडतेलेला (i) within the limits of any Municipal Corporation or any Cantomnent						
असल्यास, प्रतिवादिचे नाव व पत्ता. कोड:-400077 पॅन नं:- " (8)दस्तऐवज करून पेणा-या पक्षकाराचे व किंवा दिवाणी-यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व फत्ता 1): नाव:-बिजल बिहारीलाल बखई वय:-56, पत्ता:-प्लॉट नं: 191/192, माळा नं:., इमारतीचे नाव: 1जी,इरीस, कल्पतरू अंत, ब्लॉक नं: एलबीएस मार्ग, पाटकोपर पष्ठिम, रोठ नं:., महाराष्ट्र, MUMBAI. पिन कोठ:-400086 पॅन नं:-AACPB5217A 2): नाव:-नीता विजल बखई वय:-55, पत्ता:-प्लॉट नं: 191/192, माळा नं:., इमारतीचे नाव: 1जी,इरीस, कल्पतरू ऑत, ब्लॉक नं: एलबीएस मार्ग, पाटकोपर पष्ठिम, रोठ नं:, MUMBAI. पिन कोठ:-400086 पॅन नं:-AACPB5143M (9) दस्तऐवज करून दिल्याचा दिनांक 10/05/2024 (10)वद्रस्त नेंद्रिण केल्याचा दिनांक 10/05/2024 (11)अनुक्रमांक,खंड व पृष्ठ 12583/2024 (12)बाजारभावाप्रमाणे मुंद्रांक गूल्क 30000 (14)येरा मुंदर्यके नांसाठी विचारात पेतलेला तपातीत:: मुंदर्यक नांसाठी विचारात पेतलेला तपातीत:: (i) within the limits of any Municipal Corporation or any Cantonment						
व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेष असल्यास,प्रतिवादिचे नाव व पत्ता 1जी,इरीस, कल्पतरू ऑरा, ब्लॉक नं: एलबीएस मार्ग, पाटकोपर पध्रिम, रोड नं:, महाराष्ट्र, MUNBAL. पिन कोड:-400086 पॅन नं:-AACPB5117A 2): नाव:-नीता बिजल ब्लबई वय:-55; पत्ता:-प्लॉट नं: 191/92, माळा नं: ., इमारतीचे नाव: 1जी,इरीस, कल्पतरू ऑरा, ब्लॉक नं: एलबीएस मार्ग, पाटकोपर पध्रिम, रोड नं:, MUMBAL. पिन कोड:-400086 पॅन नं:-AACPB5143M (9) दस्तऐवज करुन दिल्याचा दिनांक 10/05/2024 (10)वस्त नोंदणी केल्याचा दिनांक 10/05/2024 (11)अनुक्रमांक,खंड व पृष्ठ 12583/2024 (12)बाजारभावाप्रमाणे मुद्रांक पुल्क 1765500 (13)बाजारभावाप्रमाणे नोंदणी घुल्क 30000 प्रांक मालाठी विवारात पेतलेला तपर्यात:-: 10/05/2024 मुद्रांक मालाठी विवारात पेतलेला तपर्यात:-: (i) within the limits of any Municipal Corporation or any Cantonment				n in the state and an and a		
व किंवा दिवाणी न्यायालयाचा हुकुमनामा 1जी,इरीस, कल्पतरू ऑरा, ब्लॉक नं. एलबीएस मार्ग, पाटकोपर पध्रिम, रोड नं, महाराष्ट्र, MUNBAL. पिन कोड400086 पॅन नंAACPB517A व पत्ता 2): नाव:-नीता बिजल बखई वय:-55; पत्ता-प्लॉट नं. 191/92, माळा नं, इमारतीचे नाव: 1णी,इरीस, कल्पतरू ऑरा, ब्लॉक नं. एलबीएस मार्ग, पाटकोपर पध्रिम, रोड नं, MUMBAL. (७) दस्तऐवज करून दिल्पाचा दिनांक 10/05/2024 (१०)वस्त नोंदणी केल्पाचा दिनांक 10/05/2024 (१)अनुक्रमांक,खंड व पृष्ठ 12583/2024 (१)अवाजारभावाप्रमाणे मुद्रांक पुल्क 1765500 (१)अवाजारभावाप्रमाणे नोंदणी घुल्क 30000 (१)अवाजारभावाप्रमाणे नोंदणी घुल्क (१) within the limits of any Municipal Corporation or any Cantonment						
व पत्ता 2): नाव:-नीता बिजल बर्ख्ड वय:-55; पत्ता:-प्लॉट नं: 191/192, माळा नं: ., इमारतीचे नाव: 1जी,इरीस, कल्पतरू ऑरा, ब्लॉक नं: एलबीएस मार्ग, पाटकोपर पश्चिम, रोड नं: ., , MUMBAI. पिन कोड:-400086 पॅन नं:-AACPBS143M (9) दस्तऐवज करुन दिल्पाचा दिनांक 10/05/2024 (10)दस्त नोंदणी केल्पाचा दिनांक 10/05/2024 (11)अनुक्रमांक,खंड व पृष्ठ 12583/2024 (12)बाजारभावाप्रमाणे मुद्रांक शुल्क 1765500 (13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000 (14)शेरा मुल्यांकनासाठी विचारात पेतलेला तपपशीत.: मुद्रांक युल्क आकारताना निवजलेला (i) within the limits of any Municipal Corporation or any Cantonment			1जी,इरीस, कल्पतरू ऑरा, ब्लॉक नं: एलबीएस मा	र्ग, घाटकोपर पश्चिम, रोड नं: ., महाराष्ट्र,		
पिन कोड:-400086 पॅन नं:-AACPB5143M (9) दस्तऐवज करून दिल्पाचा दिनांक 10/05/2024 (10)दस्त नोंदणी केल्पाचा दिनांक 10/05/2024 (11)अनुक्रमांक,खंड व पृष्ठ 12583/2024 (12)बाजारभावाप्रमाणे मुद्रांक शुल्क 1765500 (13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000 (14)श्रेरा			2) नाव-नीता बिजल बखई वय-55 पत्ता-प्लॉट न	रं १०१/१०२ माळा नं द्रमारतीचे नावः		
(9) दस्तऐवज करून दिल्याचा दिनांक 10/05/2024 (10)दस्त नोंदणी केल्याचा दिनांक 10/05/2024 (11)अनुक्रमांक,खंड व पृष्ठ 12583/2024 (12)बाजारभावाप्रमाणे मुद्रांक शुल्क 1765500 (13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000 (14)घेरा				र्ग, घाटकोपर पश्चिम, रोड नं: ., , MUMBAI.		
(10)दरस नोंदणी केल्याचा दिनांक 10/05/2024 (11)अनुक्रमांक,खंड व पृष्ठ 12583/2024 (12)बाजारभावाप्रमाणे मुद्रांक शुल्क 1765500 (13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000 (14)श्रेरा		(१) दस्तप्रेवज करून दिल्याचा दिनांक				
(11)अनुक्रमांक,खंड व पृष्ठ 12583/2024 (12)बाजारभावाप्रमाणे मुद्रांक शुल्क 1765500 (13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000 (14)घोरा						
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क 1765500 (13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000 (14)घेरा						
(13)बाजारभावाप्रमाणे नोंदणी घुल्क 30000 (14)घेरा मुल्यांकनासाठी विचारात पेतलेला तपचीत मुदांक घुल्क आकारताना निवडलेला (i) within the limits of any Municipal Corporation or any Cantonment						
(14)घेरा मुल्यांकनासाठी विचारात घेतलेला तपप्रगील.:- मुद्रांक गुल्क आकारताना निवडलेला (i) within the limits of any Municipal Corporation or any Cantonment						
मुल्यांकनासाठी विचारात पेतलेला तपशील:-: मुद्रांक शुल्क आकारताना निवडलेला (i) within the limits of any Municipal Corporation or any Cantonment			50000			
तपशील:-: मुद्रांक शुल्क आकारताना निवजलेला (i) within the limits of any Municipal Corporation or any Cantonment						
		5				
			(i) within the limits of any Municipal area annexed to it.	Corporation or any Cantonment		
		https://freesearchigrservice.maharashtra.gov.in/is	aritaHTMLReportSuchiKramank2_RegLive.aspx	1/2		



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Sale Instances

Property		Flat			
Source		Index no.2			
Floor		-			
		Carpet	Built Up	Saleable	
Area		743.00	817.30	-	
Percentage			10%		
Rate Per Sq. Ft.		₹28,573.00	₹25,976.00	_	
		120,010.00	120,070.00		
Г					
	9/18/24, 2:53 PM	igr_22347			
	22347520 15-08-2024		दुय्यम निबंधक : सह दु.नि.कुर्ला 5		
I	Note:-Generated Through eSearch		दस्त क्रमांक : 22347/2024		
I	Module, For original report please contact concern SRO office.		नोदंणी : Regn:63m		
			Negn.com		
I		गावाचे नाव : घाटकोपर			
	(1)विलेखाचा प्रकार	सेल डीड			
I	(2)मोबदला	2000000			
I	(3) बाजारभाव(भाडेपटटयाच्या	13968591.13			
I	बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद्र करावे)				
	(4) भू-मापन,पोटहिस्सा व	1) पालिकेचे नाव:Mumbai Ma.na.pa. इत	रा त्राप्ति , टना गाहिनी, ग्रानीका नं		
/	(५) मून्मायन, पाटाहरसा य घरक्रमांक(असल्यास)	903, माळा नं: 9 वा मजला,सी विंग, इमार	तीचे नावः साई शंकर ब्लॉक नं		
		टिळक रोड,घाटकोपर पूर्व, रोड : मुंबई 4	00 077, इतर माहिती: मौजे घाटकोपर		
		किरोळ,सदनिकेचे क्षेत्रफळ 743 चौ. फूट	मोफा कारपेट व सोबत एक कार		
		पार्किंग स्पेस पोडियम लेव्हल 3 किंवा 4 व Plot No. 20, TPS III ;))	र((C.T.S. Number : 5958, Final		
	(5) क्षेत्रफळ	82.86 चौ.मीटर			
	(6)आकारणी किंवा जुडी देण्यात असेल	62.80 MI.HICK		1/	
	(०)आकारणा किवा जुडा दुण्यात असल तेव्हा.			/	
	(७) दस्तऐवज करुन देणा-या/लिहून	1): नाव:-हसुमती सेवंतीलाल शाह वय:-90 पत्ता:-प्			
	ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश	किरण 2 , ब्लॉक नं: टिळक रोड, सिंधूबाग समोर, र MUMBAL पिन कोज:-400077 पॅन नं:-BIXPS30	ाजावाडी, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, 1445		
	असल्यास,प्रतिवादिचे नाव व पत्ता.	NUMBER 144 446.400077 44 4.51AP350			
I	(8)दस्तऐवज करुन घेणा-या पक्षकाराचे	 नावः-हेमेन दिनेश मोदी वयः-58; पत्ताः-प्लॉट न 			
I	व किंवा दिवाणी न्यायालयाचा हुकुमनामा	कैलाश किरण नं 1 , ब्लॉक नं: प्लॉट नं 21,टिळक रं	ोड,घाटकोपर पूर्व , रोड नं: ., महाराष्ट्र,		
I	किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	MUMBAI. पिन कोठ:-400077 पॅन नं:-AHKPM 2): नाव:-जीग्ना हेमेन मोदी वय:-58; पत्ता:-प्लॉट नं	: 801, माळा नं: 8 वा मजला , इमारतीचे नाव:		
I		कैलाग किरण नं 1 , ब्लॉक नं: प्लॉट नं 21,टिळक रं MUMBAI. पिन कोठ:-400077 पॅन नं:-AKQPI	ोड,घाटकोपर पूर्व , रोड नं: ., महाराष्ट्र,		
	(१) दस्तऐवज करुन दिल्याचा दिनांक	14/08/2024			
1	(१) दस्तर्येण करने दित्याचा दिनांक	14/08/2024			
I	(11)अनुक्रमांक,खंड व पृष्ठ	22347/2024			
I	(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1200000			
I	(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000			
I	(14) घोरा	-			
I	मुल्यांकनासाठी विचारात घेतलेला				
I	नुष्पायमासाठा पयासस पराससा तपशील:-:				
	मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal area annexed to it.	Corporation or any Cantonment		
1					
	https://staging.vastukala.co.in:8889/lgrSearch/66	bd4f0d25d12d05dda0dd3a	1/1		
L					



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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 ₹4,04,63,000.00 (Rupees Four Crore Four Lakh Sixty Three Thousand Only) after completion of the construction works. The Realizable Value of the above property is ₹3,96,53,740.00 (Rupees Three Crore Ninety Six Lakh Fifty Three Thousand Seven Hundred Forty Only). The Distress Value is ₹3,23,70,400.00 (Rupees Three Crore Twenty Three Lakh Seventy Thousand Four Hundred Only). As per Site Inspection 5% Construction Work is Completed.

Place : Mumbai Date: 19.09.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366 State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

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

on _		We are satis	fied tha	t the fair a	and reasonabl	le market value of	the property is
₹_	(Rupees		YД				
	only).	-					

Dale	

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

Countersigned (BRANCH MANAGER)

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



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(Annexure-IV)

DECLARATION-CUM-UNDERTAKING

- I, Manoj Chalikwar do hereby solemnly affirm and state that:
 - a. I am a citizen of India.
 - b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
 - c. The information furnished in my valuation report dated 19.09.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
 - d. My engineer Chandan Singh has personally inspected the property on 18.09.2024. The work is not sub contracted to any other valuer and carried out by myself.
 - e. Valuation report is submitted in the format as prescribed by the bank.
 - f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
 - g. I have not been removed / dismissed from service / employment earlier.
 - h. I have not been convicted of any offence and sentenced to a term of imprisonment
 - i. I have not been found guilty of misconduct in my professional capacity.
 - j. I have not been declared to be unsound mind
 - k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
 - I. I am not an undischarged insolvent.
 - m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
 - n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
 - o. My PAN Card number as applicable is AERPC9086P

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- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure

Vastukala Consultants (I) Pvt





- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the 'Standards' as enshrined for valuation in the IVS in 'General Standards' and 'Asset Standards' as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V A signed copy of same to be taken and kept along with this declaration)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.





No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mrs. Vyoma Mehul Damani & Mr. Mehul Dilip Damani from M/s. Shree Sai Realtors, a partnership firm vide Agreement for sale dated 09.09.2024.
2	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Ghatkopar (West) 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;	Manoj Chalikwar - Regd. Valuer Chandan Singh - Valuation Engineer Vaishali Sarmalkar - Technical Manager Jayaraja Acharya - 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 - 17.09.2024 Valuation Date - 19.09.2024 Date of Report - 19.09.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 18.09.2024
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





An ISO 9001 : 2015 Certified Company

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **19th September 2024** 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 **1178.00 Sq. Ft. Carpet Area** in the name of **Mrs. Vyoma Mehul Damani & Mr. Mehul Dilip Damani.** . Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

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Property Title



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Based on our discussion with the Client, we understand that the subject property is owned by **Mrs. Vyoma Mehul Damani & Mr. Mehul Dilip Damani.** 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 **1178.00 Sq. Ft. Carpet Area**.

Condition & Repair

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

Valuation Methodology

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

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

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

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

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valuation.

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring 1178.00 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.

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The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.





(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

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- 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.

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- 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 orany other party any confidential information about the subject company, which has come to his / itsknowledge 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 regulatorybody.
- 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.

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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 otherthan 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.

Vastukala Consultants (I) Pvt.

Manoj Chalikwar Govt. Reg. Valuer Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366 State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

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