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MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Dr. Pankaj Jethabhai Bhanushali**

Residential Flat No. A-101-A, 1<sup>st</sup> Floor, Wing - A, "**Avantika Apartment**", Sant Narsi Mehta Marg ,  
New Maneklal Estate, Village - Ghatkopar Kirol , Ghatkopar (West), Taluka - Kurla, District - Mumbai  
Suburban, Mumbai, 400 086, State - Maharashtra, India.

Latitude Longitude : 19°5'19.4"N 72°54'8.6"E

### Intended User:

**Punjab National Bank  
Ghatkopar (East) Branch**

Siddhi Apart., Tilak Road, Ghatkopar (East), Mumbai - 400 077, State -  
Maharashtra, Country - India.

### Our Pan India Presence at :

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

### Regd. Office

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

+91 2247495919

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-101-A, 1<sup>st</sup> Floor, Wing - A, "**Avantika Apartment**", Sant Narsi Mehta Marg , New Maneklal Estate, Village - Ghatkopar Kirool , Ghatkopar (West), Taluka - Kurla, District - Mumbai Suburban, Mumbai, 400 086, State - Maharashtra, India belongs to **Dr. Pankaj Jethabhai Bhanushali**.

Boundaries of the property

|       |  |
|-------|--|
| North | : Krishna Baugh Building                   |
| South | : Vikram Apartment                         |
| East  | : Sant Narsinh Mehta Road                  |
| West  | : Neelkanth Dhara Building & Internal Road |

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 **₹ 88,60,000.00 (Rupees Eighty Eight Lakh Sixty Thousand Only)**.

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

Hence certified

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

Director

Auth. Sign.



**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

### Our Pan India Presence at :

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

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## Valuation Report of Immovable Property

| General |  |
|---------|--|
| 1       | Name and Address of Valuer : <b>Sharadkumar Chalikwar</b><br><b>Vastukala Consultants India Pvt. Ltd.</b><br>B1-001, U/B Floor, Boomerang, Chandivali Farm Road,<br>Powai, Andheri(East), Mumbai - 400 072.  |
| 2       | Purpose for which the valuation is made : To assess Fair Market Value of the property for Housing<br>Loan Purpose.   |
| 3       | a) Date of inspection : 30.09.2024   |
|         | b) Date of valuation : 01.10.2024  |
|         | c) Title Deed Number : 281993  |
| 4       | List of documents produced for perusal:<br>I) Copy of Agreement for sale No.281993 Dated 13.03.2000 between Prathmesh Enterprise(The Promoter) And<br>Dr. Pankaj Jethabhai Bhanushali(The purchaser).<br>II) Copy of Approved Building Plan No.SRA / ENG / 302 / N / PL / AP Dated 24.08.2000 issued by Slum<br>Rehabilitation Authority (SRA).<br>III) Copy of Occupancy Certificate No.SRA / Eng / 302 / N / PL / AP Dated 06.02.2003 issued by Slum<br>Rehabilitation Authority (SRA).  |
| 5       | Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in<br>case of joint ownership) : <b>Dr. Pankaj Jethabhai Bhanushali</b><br><br>Residential Flat No. A-101-A, 1 <sup>st</sup> Floor, Wing - A, " <b>Avantika<br/>Apartment</b> ", Sant Narsi Mehta Marg , New Maneklal Estate,<br>Village - Ghatkopar Kiroal , Ghatkopar (West), Taluka - Kurla,<br>District - Mumbai Suburban, Mumbai, 400 086, State -<br>Maharashtra, India.<br><br><u>Contact Person :</u><br>Dr. Pankaj Jethabhai Bhanushali (Owner)<br>Mobile No. 9869420299<br><br>sole ownership |
| 6       | Brief description of the property (Including<br>Leasehold / freehold etc.) : The property is a Residential Flat located on 1 <sup>st</sup> Floor. <b>(Unit)</b><br>As per approved plan, the composition of flat is Reception<br>Area + Consulting Rooms + General Wards + Special Wards<br>+ Sisters Room + Operation Room + Toilets.The property is<br>at 950 Mts. distance from Ghatkopar Railway Station.  |
| 7       | Location of property   |
| a)      | Plot No. / Survey No. : New Survey No - 44   |
| b)      | Door No. : Residential Flat No. A-101-A  |
| c)      | C.T.S. No. / Village : CTS No - 502, 503, 504, 505, 506 (Pt), Village - Ghatkopar<br>Kiroal  |
| d)      | Ward / Taluka : Taluka - Kurla   |



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|    |   |   |   |                        |
|----|---|---|---|------------------------|
| 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 / ENG / 302 / N / PL / AP Dated 24.08.2000 issued by Slum Rehabilitation Authority (SRA).  |                        |
| g) | Approved map / plan issuing authority   | : |   |                        |
| h) | Whether genuineness or authenticity of approved map/ plan is verified   | : | Yes   |                        |
| i) | Any other comments by our empanelled valuers on authentic of approved plan  | : | N.A   |                        |
| j) | Comment on unauthorizes Construction if any   | : | No  |                        |
| k) | Comment on demolition proceedings if any  | : |   |                        |
| 8  | Postal address of the property  | : | Residential Flat No. A-101-A, 1 <sup>st</sup> Floor, Wing - A, " <b>Avantika Apartment</b> ", Sant Narsi Mehta Marg , New Maneklal Estate, Village - Ghatkopar Kirol , Ghatkopar (West), Taluka - Kurla, District - Mumbai Suburban, Mumbai, 400 086, 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 - Ghatkopar Kirol<br>Slum Rehabilitation Authority  |                        |
| 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 | <b>Boundaries of the property</b>   | : | <b>As per site</b>  | <b>As per Document</b> |
|    | North   | : | Krishna Baugh Building  | Details not available  |
|    | South   | : | Vikram Apartment  | Details not available  |
|    | East  | : | Sant Narsinh Mehta Road   | Details not available  |
|    | West  | : | Neelkanth Dhara Building & Internal Road  | Details not available  |
| 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. = 400.00<br>(Area As Per Agreement for sale)<br><br>Built Up Area in Sq. Ft. = 480.00<br>(Carpet Area + 20%) |
| 15.1       | Latitude, Longitude & Co-ordinates of Flat   | : | 19°5'19.4"N 72°54'8.6"E   |
| 16         | Extent of the site considered for Valuation  | : | <b>Carpet Area in Sq. Ft. = 400.00</b><br><b>( Area As Per Agreement for sale)</b>  |
| 17         | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Owner Occupied  |
| <b>II</b>  | <b>APARTMENT BUILDING</b>  |   |   |
| 1.         | Name of the Apartment  | : | <b>Avantika Apartment</b>   |
| 2.         | Description of the locality Residential / Commercial / Mixed   | : | Residential   |
| 3.         | Year of Construction   | : | 2003 (As per occupancy certificate)   |
| 4.         | Number of Floors   | : | Ground + 6 Upper Floors   |
| 5.         | Type of Structure  | : | R.C.C. Framed Structure   |
| 6.         | Number of Dwelling units in the building   | : | 1 <sup>st</sup> Floor is having 3 Flats   |
| 7.         | Quality of Construction  | : | Good  |
| 8.         | Appearance of the Building   | : | Good  |
| 9.         | Maintenance of the Building  | : | Good  |
| 10.        | Facilities Available   |   |   |
|            | Lift   | : | 1Lift   |
|            | Protected Water Supply   | : | Municipal Water Supply  |
|            | Underground Sewerage   | : | Connected to Municipal Sewerage System  |
|            | Car parking - Open / Covered   | : | Open Parking  |
|            | Is Compound wall existing?   | : | Yes   |
|            | Is pavement laid around the Building   | : | Yes   |
| <b>III</b> | <b>Residential Flat</b>  |   |   |
| 1.         | The floor in which the Flat is situated  | : | 1 <sup>st</sup> Floor   |

|           |   |   |   |
|-----------|---|---|---|
| 2.        | Door No. of the Flat  | : | Residential Flat No. A-101-A  |
| 3.        | Specifications of the Flat  |   |   |
|           | Roof  | : | R. C. C. Slab   |
|           | Flooring  | : | Vitrified Tile Flooring   |
|           | Doors   | : | Teak Wood Door frame with Solid flush door                                  |
|           | Windows   | : | Powder coated Aluminum sliding windows                                      |
|           | Fittings  | : | Concealed plumbing with C.P. fittings. Electrical wiring with concealed     |
|           | Finishing   | : | Cement Plastering   |
| 4.        | House Tax   |   |   |
|           | Assessment No.  | : | Details not available   |
|           | Tax paid in the name of   | : | Details not available   |
|           | Tax amount  | : | Details not available   |
| 5.        | Electricity Service connection No.  | : | Details not available   |
|           | Meter Card is in the name of  | : | Details not available   |
| 6.        | How is the maintenance of the Flat?   | : | Good  |
| 7.        | Sale Deed executed in the name of   | : | <b>Dr. Pankaj Jethabhai Bhanushali</b>                                      |
| 8.        | What is the undivided area of land as per Sale Deed?                        | : | Details not available   |
| 9.        | What is the plinth area of the Flat?  | : | Built Up Area in Sq. Ft. = 480.00<br>(Carpet Area + 20%)                    |
| 10.       | What is the floor space index (app.)  | : | As per SRA norms  |
| 11.       | What is the Carpet area of the Flat?  | : | <b>Carpet Area in Sq. Ft. = 400.00<br/>(Area As Per Agreement for sale)</b> |
| 12.       | Is it Posh / I Class / Medium / Ordinary?                                   | : | Middle Class  |
| 13.       | Is it being used for Residential or Commercial purpose?                     | : | Commercial use  |
| 14.       | Is it Owner-occupied or let out?  | : | Owner Occupied  |
| 15.       | If rented, what is the monthly rent?  | : | ₹ 18,500/- (Expected rental income per month)                               |
| <b>IV</b> | <b>MARKETABILITY</b>  |   |   |
| 1.        | How is the marketability?   | : | Good  |
| 2.        | What are the factors favoring for an extra Potential Value?                 | : | Located at 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) | : ₹ 22000/- to ₹ 23637/- per Sq. Ft. on Carpet Area<br>₹ 18334/- to ₹ 19697/- 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).   | : ₹ 23,000/- per Sq. Ft.  |
| 3.        | Break – up for the rate  | :   |
|           | I. Building + Services   | : ₹ 2,700/- per Sq. Ft.   |
|           | II. Land + others  | : ₹ 20,300/- per Sq. Ft.  |
| 4.        | Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)  | : ₹ 1,20,350/- per Sq. M.<br>i.e. ₹ 11,181/- per Sq. Ft.  |
|           | Guideline rate(an evidence thereof to be enclosed)   | : ₹ 1,05,694/- per Sq. M.<br>i.e. ₹ 9,819/- per Sq. Ft.   |
| 5.        | In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given  | : It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs. |
| <b>VI</b> | <b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>   |   |
| <b>a</b>  | Depreciated building rate  |   |
|           | Replacement cost of Flat with Services (v(3)i)   | : ₹ 2,700/- per Sq. Ft.   |
|           | Age of the building  | : 21 years  |
|           | Life of the building estimated   | : 39 years Subject to proper, preventive periodic maintenance & structural repairs.   |
|           | Depreciation percentage assuming the salvage value as 10%  | : 31.50%  |
|           | Depreciation Ratio of the building   | -   |
| <b>b</b>  | Total composite rate arrived for Valuation   |   |
|           | Depreciated building rate VI (a)   | : ₹ 1,850/- per Sq. Ft.   |
|           | Rate for Land & other V (3) ii   | : ₹ 20,300/- per Sq. Ft.  |
|           | <b>Total Composite Rate</b>  | : <b>₹ 22,150/- per Sq. Ft.</b>   |



|                |  |
|----------------|--|
| <b>Remarks</b> | :<br>1. As per site inspection, Flat No. A-101-A, A-102-A & B-102-B are internally amalgamated to form a single flat having single entrance door and it is used as Nursing Home.<br>2. For the purpose of valuation we have considered the area as per Agreement for Sale.<br>3. The said valuation is of Flat No. A-101-A only. |
|----------------|--|

**Details of Valuation:**

| No. | Description               | Qty.           | Rate per unit (₹) | Estimated Value (₹) |
|-----|---------------------------|----------------|-------------------|---------------------|
| 1   | Present value of the Flat | 400.00 Sq. Ft. | 22,150.00         | <b>88,60,000.00</b> |

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 ₹ 22000.00 to ₹ 23637.00 per Sq. Ft. on Carpet Area / ₹ 18334.00 to ₹ 19697.00 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 ₹22,150.00 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 **₹88,60,000.00 (Rupees Eighty Eight Lakh Sixty Thousand Only)**. The **Realizable Value** of the above property is **₹79,74,000.00 (Rupees Seventy Nine Lakh Seventy Four Thousand Only)**. The **Distress Value** is **₹70,88,000.00 (Rupees Seventy Lakh Eighty Eight Thousand Only)**.

|       |   |                                     |
|-------|---|-------------------------------------|
| I.    | Date of Purchase of Immovable Property  | : 13/03/2000                        |
| II.   | Purchase Price of immovable property  | : ₹ 8,40,000.00                     |
| III.  | Book value of immovable property  | : ₹ 8,37,350.00                     |
| IV.   | Fair Market Value of immovable property   | : ₹ 88,60,000.00                    |
| V.    | Realizable Value of immovable property  | : ₹ 79,74,000.00                    |
| VI.   | Distress Sale Value of immovable property   | : ₹ 70,88,000.00                    |
| VII.  | Guideline Value (480.00 X 9,819.00)   | : ₹ 47,13,120.00                    |
| VIII. | Insurable value of the property (480.00 Sq. Ft. X 2,700.00)   | : ₹ 12,96,000.00                    |
| 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 |



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## 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 |  |
|-----------|--|
| 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  |



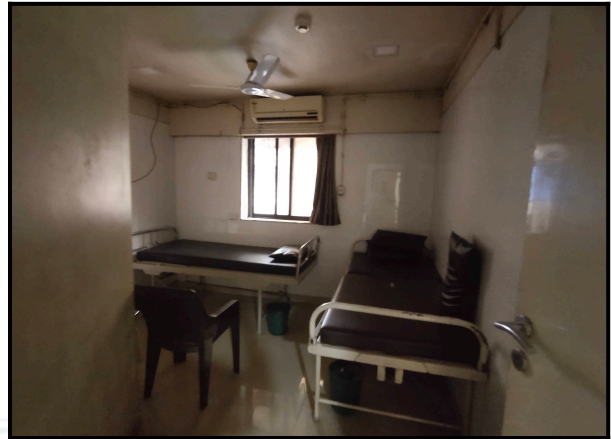
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## Actual Site Photographs

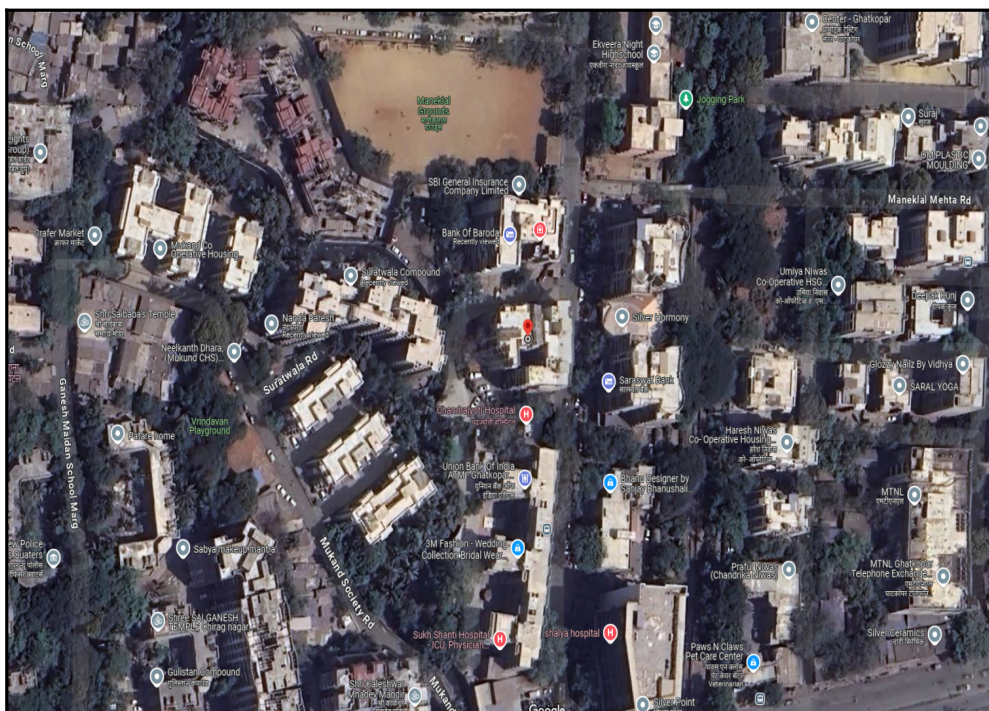




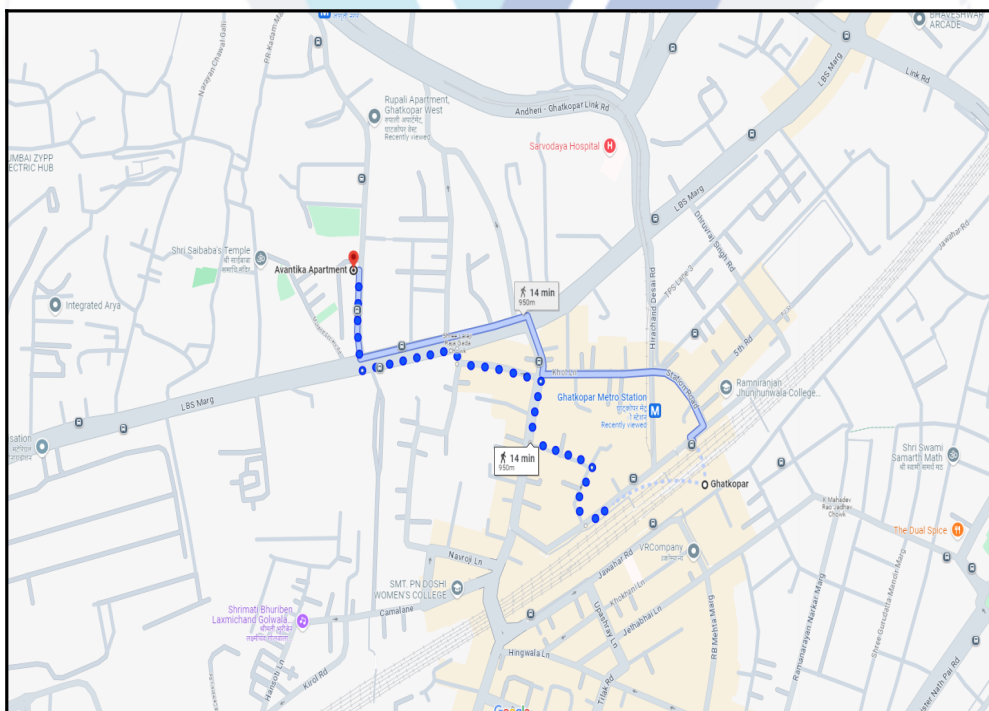
## Actual Site Photographs



# Route Map of the property



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



**Longitude Latitude: 19°5'19.4"N 72°54'8.6"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Ghatkopar - 950 Mts.).



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## Ready Reckoner Rate

| DIVISION / VILLAGE : GHATKOPAR KIROL<br>Commence From 1st April 2024 To 31st March 2025  |   |       |                 |                       |        |            |
|--|---|-------|-----------------|-----------------------|--------|------------|
| Type of Area   | Urban   |       | Local Body Type | Corporation "A" Class |        |            |
| Local Body Name  | Municipal Corporation of Greater <span style="color: blue; text-decoration: underline;">Mumbai</span> |       |                 |                       |        |            |
| Land Mark  | Terrain: All the Land of this village to the North of Lal Bahadur Shastri Marg (LBS Marg).            |       |                 |                       |        |            |
| Rate of Land + Building in ₹ per sq. m. Built-Up   |   |       |                 |                       |        |            |
| Zone   | Sub Zone  | Land  | Residential     | Office                | Shop   | Industrial |
| 103  | 103/487   | 50560 | 120350          | 138400                | 150430 | 120350     |
| 363, 364, 365, 366, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 501, 502, 503, 504, 505, 506, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1344, 1345, |   |       |                 |                       |        |            |
| <a href="#" style="color: blue; text-decoration: underline;">Compare With Previous Year</a>  |   |       |                 |                       |        |            |

|  |                    |                 |                  |                |
|--|--------------------|-----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat                             | 120350             |                 |                  |                |
| Flat Located on 1 <sup>st</sup> Floor  | -                  |                 |                  |                |
| <b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b> | <b>1,20,350.00</b> | <b>Sq. Mtr.</b> | <b>11,181.00</b> | <b>Sq. Ft.</b> |
| Stamp Duty Ready Reckoner Market value Rate for Land (B)                         | 50560              |                 |                  |                |
| The difference between land rate and building rate(A-B=C)                        | 69,790.00          |                 |                  |                |
| Percentage after Depreciation as per table(D)                                    | 21%                |                 |                  |                |
| <b>Rate to be adopted after considering depreciation [B + (C X D)]</b>           | <b>1,05,694.00</b> | <b>Sq. Mtr.</b> | <b>9,819.00</b>  | <b>Sq. Ft.</b> |

### Multi-Storied building with Lift

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

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

### Depreciation Percentage Table

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



## Price Indicators

|                         |                          |                 |                 |
|-------------------------|--------------------------|-----------------|-----------------|
| Property                | Residential Flat         |                 |                 |
| Source                  | https://www.99acres.com/ |                 |                 |
| Floor                   | -                        |                 |                 |
|                         | <b>Carpet</b>            | <b>Built Up</b> | <b>Saleable</b> |
| <b>Area</b>             | 550.00                   | 660.00          | -               |
| <b>Percentage</b>       | -                        | 20%             | -               |
| <b>Rate Per Sq. Ft.</b> | ₹23,636.00               | ₹19,697.00      | -               |

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

Home > Property in Mumbai > Flats in Mumbai > Flats in Ghatkopar > Flats in Maneklal Estate > 1 BHK Flats in Maneklal Estate Posted on Aug 21, 2024 | Ready to move

### ₹1.3 Cr

@ 23,636 per sq.ft.  
Estimated EMI ₹ 1,03,832

## 1BHK 2Baths

Flat/Apartment for Sale  
in Roopaly, Maneklal Estate, Ghatkopar

Contact Owner FREE

Shortlist

RERA STATUS ✔ NOT AVAILABLE | Website: <https://maharera.maharashtra.gov.in/>

Overview
Owner Details
Registry Record
Recommendations
Articles

Property (0) Explore Locality Photos/Videos

Photos not shared by advertiser

Request Photos

Area

Carpet area: 550 sq.ft. (51.1 sq.m.)

Price

₹ 1.3 Crore+ Govt Charges & Tax @ 23,636 per sq.ft.

Floor Number

2<sup>nd</sup> of 3 Floors

Property Age

10+ Year Old

Configuration

1 Bedroom , 2 Bathrooms, 1 Balcony

Address

Roopaly  
Maneklal Estate, Ghatkopar

Facing

East

Places nearby

Maneklal Estate, Ghatkopar View All (50)

Temple

jalaram mandir

Tahera Masjid

Dr. Bhanushalis Nursing Home

Shree Sukh Shanti Hospital

new li...

Why should you consider this property?

East Facing

Close to Metro Station

Close to Hospital

Close to Market

24\*7 Water

Parking Available

Semi-Furnished

Transaction Type: Resale | Property Ownership: Co-operative S... | Flooring: Others | Furnishing: Semifurnished

Parking: 1 Open | Water Source: 24\*7 Water | Power Backup: None | Property Code: Z76996811

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Unlocking Excellence

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

## Price Indicators

|                  |                  |                 |                 |
|------------------|------------------|-----------------|-----------------|
| Property         | Residential Flat |                 |                 |
| Source           | Nobroker.com     |                 |                 |
| Floor            | -                |                 |                 |
|                  | <b>Carpet</b>    | <b>Built Up</b> | <b>Saleable</b> |
| Area             | 365.83           | 439.00          | -               |
| Percentage       | -                | 20%             | -               |
| Rate Per Sq. Ft. | ₹23,235.00       | ₹19,362.00      | -               |

Pay Rent
Post Your Property
Sign up
Log in
Menu

**1 BHK Flat In Asalpe Ekavir Darshan For Sale In...**  
Andheri Ghatkopar Link Rd, near Jagruti Nagar metro station

₹ 85 Lacs  
Negotiable

₹ 48,717/Month  
Estimated EMI

439  
Sq.Ft

Need Home Loan ?  
Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Ghatkopar west / 1bhk Flat for Sale in Ghatkopar west / Property D...

Photos
Location

Shortlist

**1 Bedroom**  
No. of Bedroom

**1 Bathroom**  
No. of Bathroom

**NA**  
Balcony

**None**  
Parking

**Aug 31, 2024**  
Posted On

**Immediately**  
Possession

**Asalpe Ekavir Darsh...**  
Apartment

**None**  
Power Backup

Get Owner Details
Calendar icon

**Report what was not correct in this property**

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate
Check Now

Nearby: ICICI Bank Mumbai Ghatkopar Kalina Community Service Chandrajyoti Hospital

TECNO Marol Naka Metro Station

**Overview**

|                     |                  |                   |   |
|---------------------|------------------|-------------------|---|
| Age of Building     | >10 Years        | Ownership Type    | Self Owned  |
| Maintenance Charges | ₹1.1 Per Sq.Ft/M | Flooring          | NA  |
| Builtup Area        | 439 Sq.Ft        | Furnishing Status | Unfurnished <span style="background-color: #008000; color: white; padding: 2px 5px; font-size: x-small;">Furnish Now</span> |
| Facing              | South            | Floor             | 2/3   |
| Parking             | None             | Gated Security    | Yes   |

**Activity On This Property**

**61**  
Unique Views

**0**  
Shortlists

**0**  
Contacted

Powered By : NBEstimate

## Sale Instances

|                  |                  |                 |                 |
|------------------|------------------|-----------------|-----------------|
| Property         | Residential Flat |                 |                 |
| Source           | Index no.2       |                 |                 |
| Floor            | -                |                 |                 |
|                  | <b>Carpet</b>    | <b>Built Up</b> | <b>Saleable</b> |
| Area             | 250.00           | 300.00          | -               |
| Percentage       | -                | 20%             | -               |
| Rate Per Sq. Ft. | ₹22,000.00       | ₹18,333.00      | -               |

11107390

04-01-2024

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

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्ता क्रमांक : 11107/2023

नोंदणी :

Regn:63m

### गावाचे नाव : घाटकोपर

|   |  |
|---|--|
| (1) विलेखाचा प्रकार   | करारनामा   |
| (2) मोबदला  | 5500000  |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)   | 2985669.2  |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: फ्लॅट नं डी 201,डी विंग . 2 रा मजला,अवंतिका अपार्टमेंटस-2 एस आर ए सहकारी गृहनिर्माण संस्था लिमिटेड,न्यु माणेकलाल इस्टेट,नरसी मेहता रोड,घाटकोपर पश्चिम मुंबई 400086---- मौजे घाटकोपर किरोल,सिटीएस नं 502 ए,502बी,क्षेत्र 250 चौ फुट कारपेट( ( C.T.S. Number : 502 ए , 502बी ; ) ) |
| (5) क्षेत्रफळ   | 250 चौ.फूट   |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.  |  |
| (7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-संतोष लक्ष्मण पाटील वय:-57 पत्ता:-प्लॉट नं: फ्लॅट नं डी 201,डी विंग ., माळा नं: ., इमारतीचे नाव: अवंतिका अपार्टमेंटस-2 एस आर ए सहकारी गृहनिर्माण संस्था लिमिटेड., ब्लॉक नं: न्यु माणेकलाल इस्टेट,नरसी मेहता रोड,घाटकोपर पश्चिम मुंबई, रोड नं: ., महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-BOTPP5073E                    |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-भावेश हरीश कोबकू वय:-41; पत्ता:-प्लॉट नं: फ्लॅट नं 62, माळा नं: ., इमारतीचे नाव: पंकज बी बिल्डिंग , रोआ हॉटेल च्या पाठीमागे, ब्लॉक नं: एल बी एस मार्ग, घाटकोपर पश्चिम मुंबई , रोड नं: ., महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-APJPK2805D  |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 08/06/2023   |
| (10)दस्त नोंदणी केल्याचा दिनांक   | 08/06/2023   |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 11107/2023   |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 330000   |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000  |

## Sale Instances

|                  |                  |                 |                 |
|------------------|------------------|-----------------|-----------------|
| Property         | Residential Flat |                 |                 |
| Source           | Index no.2       |                 |                 |
| Floor            | -                |                 |                 |
|                  | <b>Carpet</b>    | <b>Built Up</b> | <b>Saleable</b> |
| Area             | 380.00           | 456.00          | -               |
| Percentage       | -                | 20%             | -               |
| Rate Per Sq. Ft. | ₹22,895.00       | ₹19,079.00      | -               |

3033369

10-02-2024

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

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 3033/2024

नोंदणी :

Regn:83m

### गावाचे नाव : किरोळ

|   |  |
|---|--|
| (1)वितेखाचा प्रकार  | सेल डीड  |
| (2)मोबदला   | 8700000  |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)   | 5100433  |
| (4) भू मापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 14, माळा नं: 4 था मजला, इमारतीचे नाव: उमा स्मृती,उमा स्मृती को-ऑप. हौ. सो. लि., ब्लॉक नं: प्लॉट नं.53,न्यू माणेकलाल इस्टेट, रोड : एल.बी.एस. मार्ग,घाटकोपर पश्चिम,मुंबई - 400086, इतर माहिती: मौजे घाटकोपर-किरोळ,सी. टि. एस. नं. 501,प्लॉट नं. 53( ( C.T.S. Number : 501 ; ) ) |
| (5) क्षेत्रफळ   | 42.38 चौ.मीटर  |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.   |  |
| (7) दस्तऐवज करून देणा-या/लिटून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-नीलेश कांतिलाल पटेल वय:-48 पत्ता:-प्लॉट नं: फ्लॉट नं.14 , माळा नं: 4 था मजला, इमारतीचे नाव: उमा स्मृती को-ऑप. हौ. सो. लि., ब्लॉक नं: प्लॉट नं. 53, न्यू माणेकलाल इस्टेट, रोड नं: एल.बी.एस. मार्ग, घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-AABPP0401F  |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-नरेश गोविंद पटेल वय:-56; पत्ता:-प्लॉट नं: फ्लॉट नं.एफ/803 , माळा नं: , इमारतीचे नाव: राज लिंगसी, ब्लॉक नं: पपेर मिल जवळ , रोड नं: एल.बी.एस. मार्ग, विक्रोळी पश्चिम,मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-AURPP4144M   |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 09/02/2024   |
| (10)दस्त नोंदणी केल्याचा दिनांक   | 09/02/2024   |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 3033/2024  |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 522000   |
| (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 Dr. Pankaj Jethabhai Bhanushali from Prathmesh Enterprise vide Agreement for sale dated 13.03.2000.  |
| 2   | purpose of valuation and appointing authority   | As per the request from Punjab National Bank, Ghatkopar (East) 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<br>Saiprasad Patil - Valuation Engineer<br>Shyam Kajvilkar - Technical Manager<br>Bhavika chavan - 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 - 27.09.2024<br>Valuation Date - 01.10.2024<br>Date of Report - 01.10.2024  |
| 6   | inspections and/or investigations undertaken;   | Physical Inspection done on - 30.09.2024  |
| 7   | nature and sources of the information used or relied upon;  | Market Survey at the time of site visit<br>Ready Reckoner rates / Circle rates<br>Online search for Registered Transactions<br>Online Price Indicators on real estate portals<br>Enquiries with Real estate consultants<br>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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