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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 : **Mrs. Jayeeta Ray & Mr. Kaushik Banerjee**

Residential Flat No. 604, 6<sup>th</sup> Floor, Wing - A, "Palazzio Co-Op Hsg. Soc. Ltd.", Aditya Mill Compound, Safed Pul, Andheri Kurla Road, Village - Mohili, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, Mumbai, PIN - 400 072, State - Maharashtra, India.

Latitude Longitude : 19°5'51.9"N 72°52'55.7"E

### Valuation Prepared For:

**Private Valuation**

#### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
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#### Regd. Office

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

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 604, 6<sup>th</sup> Floor, Wing - A, "**Palazzio Co-Op Hsg. Soc. Ltd.**", Aditya Mill Compound, Safed Pul, Andheri Kurla Road, Village - Mohili, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, Mumbai, PIN - 400 072, State - Maharashtra, India belongs to **Mrs. Jayeeta Ray & Mr. Kaushik Banerjee** .

Boundaries of the property

North : Aditya Mills Road & Open Plot  
South : Aventa Palazzio CHSL  
East : Paradigm Business Center  
West : Internal Road & Slum

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 **₹ 2,15,27,500.00 (Rupees Two Crore Fifteen Lakh Twenty Seven Thousand Five Hundred Only)**.

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

Hence certified

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

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl.: Valuation report



### Our Pan India Presence at :

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**Vastukala Consultants India Pvt. Ltd.**

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

**VALUATION REPORT (IN RESPECT OF FLAT)**

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Market Value Purpose.
2	a) Date of inspection : 15.10.2024
	b) Date of which the valuation is made : 16.10.2024
3	List of documents produced for perusal: I) Copy of Agreement For Sale No.1907/2017 Dated 28.02.2017 between M/s. Spenta Builders Pvt. Ltd. (The Builder) And Mrs. Jayeeta Ray & Mr. Kaushik Banerjee(The Purchasers). II) Copy of Occupancy Certificate No.CHE / ES / 0091 / L-N / 337 (NEW) / OCC / 1 / New Dated 14.07.2020 issued by Municipal Corporation of Greater Mumbai. III) Copy of Commencement Certificate No.CE / 4288 / BPES / AL Dated 20.04.2017 issued by Municipal Corporation of Greater Mumbai. IV) Copy of Society Maintenance Bill No.939 Dated 01.09.2024 issued by Palazzio CoOp Hsg. Soc. Ltd.. V) Copy of Electricity Bill No.101148118288 Dated 27.09.2024.
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : <b>Mrs. Jayeeta Ray &amp; Mr. Kaushik Banerjee</b> Residential Flat No. 604, 6 <sup>th</sup> Floor, Wing - A, " <b>Palazzio Co-Op Hsg. Soc. Ltd.</b> ", Aditya Mill Compound, Safed Pul, Andheri Kurla Road, Village - Mohili, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, Mumbai, PIN - 400 072, State - Maharashtra, India.  <u>Contact Person :</u> Bhola Banerjee (Owner's relative) Mobile No. 9930203426  Joint Ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 6 <sup>th</sup> Floor. The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + 3 Toilet + Dining. <b>(3 BHK)</b> The property is at 1 Km distance from Sakinaka Metro Station.
6	Location of property
a)	Plot No. / Survey No. :
b)	Door No. : Residential Flat No. 604
c)	C.T.S. No. / Village : CTS No - 832 B, Village - Mohili
d)	Ward / Taluka : Taluka - Andheri
e)	Mandal / District : District - Mumbai Suburban

f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is available it may be assumed that the construction is as per Sanctioned Plan.	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A	
7	Postal address of the property	:	Residential Flat No. 604, 6 <sup>th</sup> Floor, Wing - A, " <b>Palazzio Co-Op Hsg. Soc. Ltd.</b> ", Aditya Mill Compound, Safed Pul, Andheri Kurla Road, Village - Mohili, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, Mumbai, PIN - 400 072, State - Maharashtra, India.	
8	City / Town	:	City - Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Semi Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Mohili Municipal Corporation of Greater Mumbai (MCGM)	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Aditya Mills Road & Open Plot	Details not available
	South	:	Aventa Palazzio CHSL	Details not available
	East	:	Paradigm Business Center	Details not available
	West	:	Internal Road & Slum	Details not available
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	<b>As per the Deed</b>	<b>As per Actuals</b>
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-

14	Extent of the site	:	Carpet Area in Sq. Ft. = 981.89 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 865.00 (Area As Per Agreement For Sale)  Built Up Area in Sq. Ft. = 1038.00 (Carpet Area + 20%)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°5'51.9"N 72°52'55.7"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 865.00</b> <b>( Area As Per Agreement For Sale)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Occupied by relative of owner
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	CTS No - 832 B
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Mohili, Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 604, 6 <sup>th</sup> Floor, Wing - A, " <b>Palazzo Co-Op Hsg. Soc. Ltd.</b> ", Aditya Mill Compound, Safed Pul, Andheri Kurla Road, Village - Mohili, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, Mumbai, PIN - 400 072, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2020 (As per occupancy certificate)
5.	Number of Floors	:	2 Basements + Stilt + 11 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	6 <sup>th</sup> Floor is having 4 Flats
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water Supply

	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	One Car 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	:	6 <sup>th</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 604
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Proposed Powder coated aluminium sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering + POP Finish
4.	House Tax		
	Assessment No.	:	Bill No. 939
	Tax paid in the name of	:	Mrs. Jayeeta Ray & Mr. Kaushik Banerjee
	Tax amount	:	6,665/-
5.	Electricity Service connection No.	:	Bill No. 101148118288
	Meter Card is in the name of	:	Mrs. Jayeeta Ray & Mr. Kaushik Banerjee
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	<b>Mrs. Jayeeta Ray &amp; Mr. Kaushik Banerjee</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. = 1038.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 981.89</b> <b>(Area As per actual site measurement)</b> <b>Carpet Area in Sq. Ft. = 857.00</b> <b>Balcony, Dry Ara, Flowerbed Area =124.00</b> <b>Total Area in Sq. Ft. = 981.00</b>  <b>Carpet Area in Sq. Ft. = 865.00</b> <b>(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?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Occupied by relative of owner
15.	If rented, what is the monthly rent?	:	₹ 44,800/- (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
<b>V</b>	<b>Rate</b>		
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)	:	₹ 20862/- to ₹ 27746/- per Sq. Ft. on Carpet Area ₹ 17385/- to ₹ 23122/- 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).	:	₹ 23,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,900/- per Sq. Ft.
	II. Land + others	:	₹ 20,600/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,58,277/- per Sq. M. i.e. ₹ 14,704/- 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 are Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact that even RR Rates Decided by Government Differ.
<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)	:	₹ 2,900/- per Sq. Ft.

	Age of the building	:	4 years
	Life of the building estimated	:	56 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Age of Property below 5 year
	Depreciation Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,900/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 20,600/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 23,500/- per Sq. Ft.</b>
	<b>Remarks</b>	:	<b>As per Site Inspection, Actual Total Carpet area 981.00 Sq. Ft (Including Balcony, Dry Ara, Flowerbed Area) is more than Carpet area 865.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate is considered</b>

**Details of Valuation:**

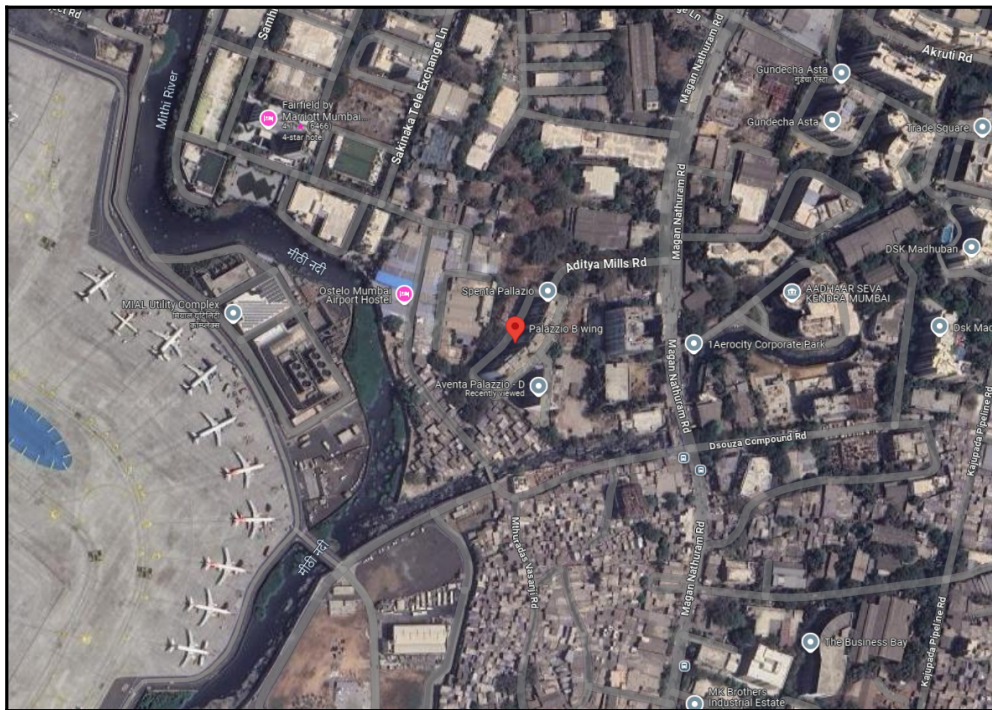
No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	865.00 Sq. Ft.	23,500.00	<b>2,03,27,500.00</b>
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking	1	1200000	12,00,000.00
	<b>Total value / Realizable value of the property</b>			<b>2,15,27,500.00</b>
	<b>Insurable value of the property (1038.00 X 2,900.00)</b>			<b>30,10,200.00</b>
	<b>Guideline value of the property (1038.00 X 14,386.00)</b>			<b>1,49,32,668.00</b>



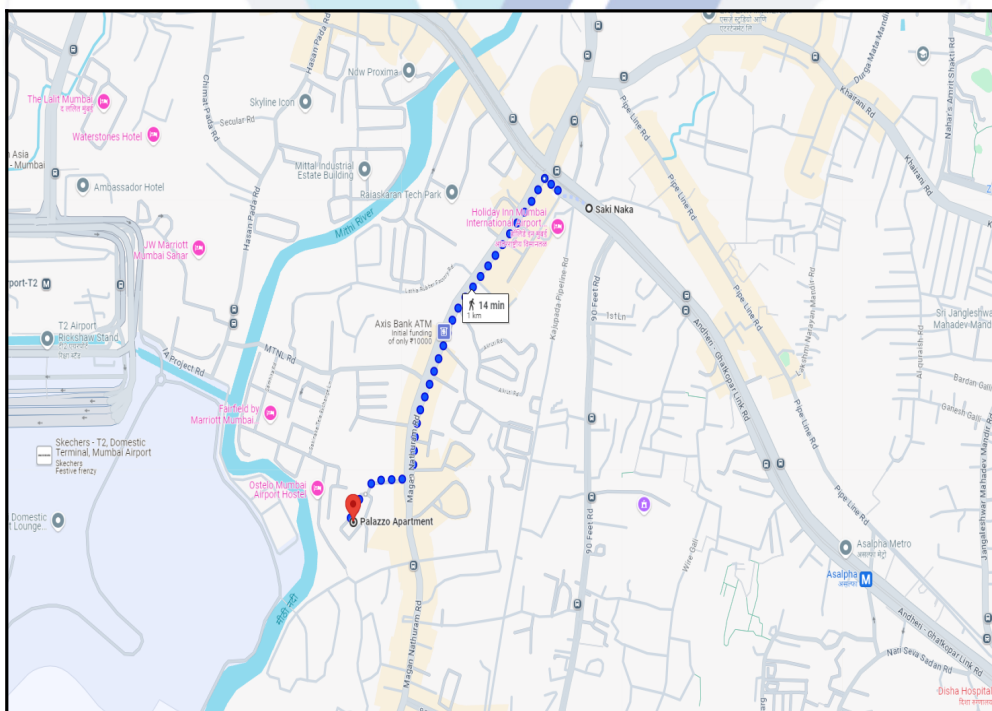
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°5'51.9"N 72°52'55.7"E**

**Note:** The Blue line shows the route to site distance from nearest Metro Station (Sakinaka - 1 Km).

## Ready Reckoner Rate

DIVISION / VILLAGE : MOHILI 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: Lal Bahadur Shastri Marg (LBS.Marg).to Saki Naka passing to Kurla Andheri Marg.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
109	109/522	89770	150740	173360	188430	150740
CTS No. 617, 618, 621, 622, 623, 633, 634, 635, 636, 637, 642/46, 651, 653, 654, 655, 656, 660, 671, 672, 674/1, 675, 676, 677, 678, 688, 689, 690, 691, 692, 717, 719, 720, 720/74, 721A, 722, 725, 726, 727, 728, 729, 730, 7731, 732, 733, 734, 735, 736, 759/2, 760, 761, 762, 762/3, 812, 832, 832/1, 834, 835, 836, 837, 838, 841, 844, 845, 846, 847, 849, 849/1, 849/16, 850, 879, 880, 888						
<span style="background-color: #0070c0; color: white; padding: 2px;">Compare With Previous Year</span> <span style="float: right; color: blue;">↓</span>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	150740			
Increase by 5% on Flat Located on 6 <sup>th</sup> Floor	7537			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,58,277.00</b>	<b>Sq. Mtr.</b>	<b>14,704.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	89770			
The difference between land rate and building rate(A-B=C)	68,507.00			
Percentage after Depreciation as per table(D)	5%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,54,852.00</b>	<b>Sq. Mtr.</b>	<b>14,386.00</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	Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	865.00	1,038.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹27,746.00	₹23,121.00	-

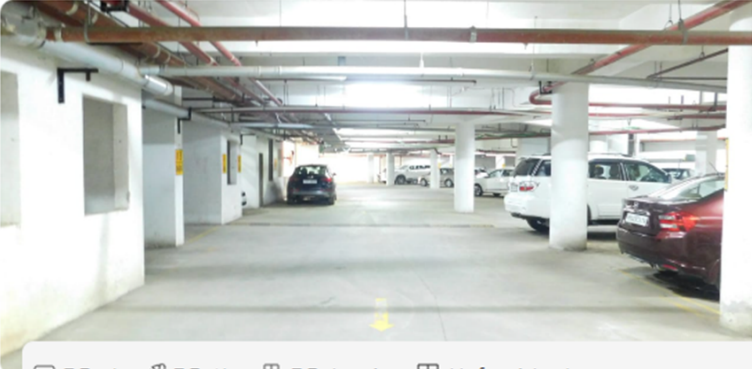
magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

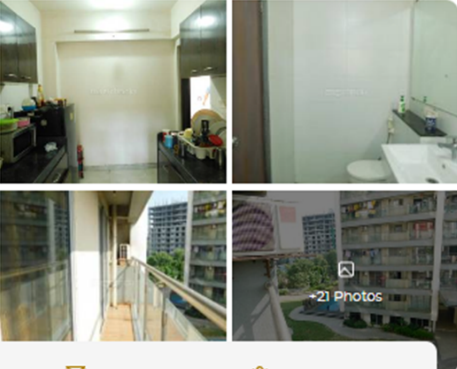
[Home](#) > [Property for Sale In Mumbai](#) > [Flats for Sale In Mumbai](#) > [Flats for Sale In Andheri East](#) > [3 BHK Flats for Sale In Andheri East](#) > [1500 Sq-ft](#)

₹2.40 Cr

EMI - ₹1.08L | [Get pre-approved loan](#)

3 BHK Flat For Sale in Palazzo by Spenta, **safeed pool sakinaka, Mumbai**





3 Beds
 3 Baths
 3 Balconies
 Unfurnished
 Grand Entr...
 Meditation A...

<b>Carpet Area</b> <b>865 sqft</b> ▾ ₹27,746/sqft	<b>Developer</b> <b><u>Spenta Builders</u></b>	<b>Project</b> <b><u>Palazzo by Spenta</u></b>	<b>Floor</b> <b>2(Out of 17 Floors)</b>
<b>Transaction Type</b> <b>Resale</b>	<b>Status</b> <b>Ready to Move</b>	<b>Furnished Status</b> <b>Unfurnished</b>	<b>Age Of Construction</b> <b>5 to 10 years</b>

Contact Owner

Get Phone No.

### More Details

Price Breakup      ₹2.4 Cr | ₹12,00,000    Approx. Registration Charges

Booking Amount      ₹2.0 Lac

## Price Indicators

Property	Flat		
Source	square yards		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	670.00	804.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹25,373.00	₹21,144.00	-

The screenshot displays the Square Yards website interface. At the top, there is a navigation bar with options like 'Buy', 'Rent', 'Projects', 'Agents', 'Services', and 'Resources'. The main content area is titled 'Spenta Palazzo Project Overview' and includes details such as 'Project Status: Ready to Move', 'Unit Sizes: 402 Sq. Ft to 1019 Sq. Ft (Carpet)', 'Total Number of Units: 183 units', 'Launch Date: Ask for Details', 'Locality: Sakinaka', 'Configurations: 1, 2, 3 BHK', 'Builder: Spenta', 'Project Size: 1.6 Acres', 'Completion Date: Dec 30, 2018', and 'Micro Market: Mumbai Central Suburbs'. To the right, there is a 'Contact our Real Estate Experts' form with fields for Name, Email ID, and Phone Number, and buttons for 'Buying', 'Selling', 'Home Loan', and 'Interiors'. Below the project overview, there is a 'Properties & Top Sellers' section with filters for 'Buy', 'Rent', and 'Top Sellers', and a list of properties for sale, including '2 BHK + Extra Room Apartment For Sale in Sakinaka, Mumbai' priced at ₹ 1.7 Cr and '2 BHK + Study Room Apartment For Sale in Sakinaka, Mumbai' priced at ₹ 2 Cr. A chat window is visible in the bottom right corner with the message 'Hey there! We are here to help?' and a 'Start Chat' button.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	592.00	710.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,861.00	₹17,385.00	-

10/11/24, 11:47 AM		freesearchigrservice.maharashtra.gov.in/IsaritaHTMLReportSuchiKramank2_RegLive.aspx	
12687369	<b>सूची क्र.2</b>		दुय्यम निबंधक : सह दु.नि. कुर्ला 1
11-10-2024			दस्ता क्रमांक : 12687/2024
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.			नोंदणी : Regn:63m
<b>गावाचे नाव : मोहीली</b>			
(1)वित्तखाचा प्रकार	सेल डीड		
(2)मोबदला	12350000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10981107.52		
(4) भू-मापन,पोटहिस्सा व परळमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 701, माळा नं: सातवा मजला,बी विंग, इमारतीचे नाव: पॅलेझिओ सीएचएस लि., ब्लॉक नं: कुर्ला अंधेरी रोड, रोड : कुर्ला पश्चिम,मुंबई 400072, इतर माहिती: क्षेत्रफळ 592.34 चौ.मी. कारपेट, एक कार पार्किंग(( C.T.S. Number : 832 ; ))		
(5) क्षेत्रफळ	66.06 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-संध्या संदीप कदम वय:-42 पत्ता.-प्लॉट नं: एफ-4, माळा नं: दुसरा मजला , इमारतीचे नाव: गार्डन व्ह्यू सीएचएस, ब्लॉक नं: एम एम छोटांनी रोड, कानोसा हायस्कूल समोर, रोड नं: माहिम पश्चिम,मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-AEVPR4804C 2): नाव:-लीला विठ्ठल राव वय:-70 पत्ता.-प्लॉट नं: एफ-4, माळा नं: दुसरा मजला , इमारतीचे नाव: गार्डन व्ह्यू सीएचएस, ब्लॉक नं: एम एम छोटांनी रोड, कानोसा हायस्कूल समोर, रोड नं: माहिम पश्चिम,मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-AEVPR4805D		
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-रियाज अहमद मो. पुनस रोख वय:-42; पत्ता.-प्लॉट नं: रूम नं 14 , माळा नं: , इमारतीचे नाव: साई दर्शन सोसायटी, ब्लॉक नं: ए जी लिंक रोड, लोकमान्य विद्या मंदिर जवळ, रोड नं: टिळक नगर, मुंबई, , MUMBAI पिन कोड:-400072 पॅन नं:-AZHPS2986F		
(9) दस्तऐवज करून दिल्याचा दिनांक	12/06/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	12/06/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	12687/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	741000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)सोरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		
https://freesearchigrservice.maharashtra.gov.in/IsaritaHTMLReportSuchiKramank2_RegLive.aspx		1/2	

## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	889.00	1,066.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,091.00	₹17,576.00	-

10/11/24, 11:48 AM		freesearchigrservice.maharashtra.gov.in/IsantaHTMLReportSuchiKramank2_RegLive.aspx	
7145370	<b>सूची क्र.2</b>		दुय्यम निबंधक : सह दु.नि. कुर्ला 2
11-10-2024			दस्ता क्रमांक : 7145/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m	
<b>गावाचे नाव : मोहीली</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	18750000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	16750153.43		
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 605,डी-विंग, माळा नं: 6, इमारतीचे नाव: पलाझिओ,पलाझिओ को-ऑप.हो.सो.लि., ब्लॉक नं: आदित्य मिल कंपाऊंड,सफेद पूल,कुर्ला अंधेरी रोड, रोड : मोहीली व्हिलेज साकीनाका,अंधेरी ईस्ट,मुंबई 400072, इतर माहिती: क्षेत्रफळ 889.42 चौ. फूट कार्पेट,सोबत 2 स्टील/स्टेक/ओपन कार पार्किंग नंबरसं. 33 & 222(लेवल: ओपन आणि बसेमेन्ट लेवल 2),( ( C.T.S. Number : 832 ; ) )		
(5) क्षेत्रफळ	99.19 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गजेंद्र सिंह चौहान वय:-55 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: धुब पुर पो. पदमपूर सुखरो, रोड नं: जुना हरिद्वार रोड, कोटद्वार गढवाल, उत्तराखंड, ऊट्टाराक्-आण्ड, PAURI GARHWAL. पिन कोड:-246149 पॅन नं:-ADOPC8753D 2): नाव:-सुमित धीरेंद्र चौहान वय:-31 पत्ता:-प्लॉट नं: ए-२४०३, माळा नं: 24, इमारतीचे नाव: ओबेरॉय गार्डन, ब्लॉक नं: बँक ऑफ महाराष्ट्र समोर, रोड नं: ठाकूर व्हिलेज, कांदिवली पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-AWIPC7986M		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सना परवेश शोख वय:-31; पत्ता:-प्लॉट नं: ए/२०३, माळा नं: 2, इमारतीचे नाव: आनंद वन सीयचएस, ब्लॉक नं: वरद विनायक लेन, रोड नं: विरार पूर्व, पालघर, महाराष्ट्र, THANE. पिन कोड:-401305 पॅन नं:-BAQPB5189N 2): नाव:-परवेश हैदर शोख वय:-34; पत्ता:-प्लॉट नं: ए/२०३, माळा नं: 2, इमारतीचे नाव: आनंद वन सीयचएस, ब्लॉक नं: वरद विनायक लेन, रोड नं: विरार पूर्व, पालघर, महाराष्ट्र, THANE. पिन कोड:-401305 पॅन नं:-CFIPS2897N		
(9) दस्तऐवज करून दिल्याचा दिनांक	04/04/2024		
(10)दस्ता नोंदणी केल्याचा दिनांक	04/04/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	7145/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1125000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)रोरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		
https://freesearchigrservice.maharashtra.gov.in/IsantaHTMLReportSuchiKramank2_RegLive.aspx		1/2	

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 **₹2,15,27,500.00 (Rupees Two Crore Fifteen Lakh Twenty Seven Thousand Five Hundred Only)** .

No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mrs. Jayeeta Ray & Mr. Kaushik Banerjee from M/s. Spenta Builders Pvt. Ltd. vide Agreement For Sale dated 28.02.2017.
2	purpose of valuation and appointing authority	As per the request from Jayeeta Ray And Kaushik Banerjee, to assess Fair Market Value value of the property for <b>Market Value purpose</b>
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Barkat Hodekar - Valuation Engineer Vaishali Sarmalkar - Technical Manager 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 - 08.10.2024 Valuation Date - 16.10.2024 Date of Report - 16.10.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 15.10.2024
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	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **16th October 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 **865.00 Sq. Ft. Carpet Area** in the name of **Mrs. Jayeeta Ray & Mr. Kaushik Banerjee** . . Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### Property Title



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Based on our discussion with the Client, we understand that the subject property is owned by **Mrs. Jayeeta Ray & Mr. Kaushik Banerjee**. 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 **865.00 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 865.00 Sq. Ft. Carpet Area.**

## **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Non SARFAESI** purpose as on dated **16th October 2024**.

The term **Fair Market Value** is defined as

*"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are :

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

## DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user. it is being charged accordingly

## VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Non SARFAESI purpose at **₹2,15,27,500.00 (Rupees Two Crore Fifteen Lakh Twenty Seven Thousand Five Hundred Only)**.

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

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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



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