



Office No. J-1031, Akshar Business Park, Plot No. 03
Sector 25, Near APMC Market, Vashi, Navi Mumbai, Maharashtra 400703
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Valuation Report

Date:	18/03/2023	Visit Date:	17/03/2023	
CPC Name:	AXIS Chembur	Customer App. ID	NA	
Name of Customer	Mr. Vishal Rameshchandra Sheth & Mrs. Pari Vishal Sheth			
Name of Owner/Seller	M/s. Oricon Enterprises Limited.			
Documents Provided	Copy Of Draft Agreement & Part OC.			
Details of Documents Provided to us				
Copy of Draft Agreement	Verified			
Copy of OC	MCGM/EB/5918/GS/A/OCC/9/NEW	Dated.	13/03/2020	
Property Address & Details				
Property Address:	Flat No. 1403, 14th Floor, D Wing, Indiabulls Blu, Survey No. 1/132, Ganpatrao Kadam Marg, Village, Lower Parel, Dist. Mumbai 400 018			
Locality:	Lower Parel			
Road:	Ganpatrao Kadam Marg			
Sector No./Hissa No./ Survey No. /Gut No.:	Survey No.	1/132	Plot No.	NA
City:	Mumbai		District.	Mumbai
Pin Code	400 018			
Nearby Land Mark:	Near Sai Milan			
Distance from City Centre:	About 2.5 kms Distance From Lower Parel Railway Station			
Availability of local transport (Metro/Local Train/Bus):	All the mention Transport facilities are available.			
Level of land with topographical conditions:	Plane			
Class of Locality:	Middle Class			
Quality of Infrastructure in Vicinity:	Good			
Boundaries	East	West	North	South
As per Agreement	Ganpatrao Kadam Marg	Gandhi Nagar	Road CS No. 110	Bharat Textile Mills CS No. 131 & 132
At Site	Tower B	Building	Victoria Tower	Building C
Does the Boundaries at Site match, as mentioned in documentation				No
Status of the Land/ Property: Free Hold/Lease Hold / Development Authority				Free Hold
Type of Property: Bungalow / Row house/ Plot/ Property (1BHK/2BHK/3BHK) /commercial				4 BHK Flat
Approved usage of Property: Agri/Industrial/ commercial/Residential/Mix (Restrictive covenants in regards to Land Use, if any)				Residential
Actual Usage of the Property: Agri /Industrial/ commercial/Residential/Mix				Residential



Type Of Structure: Load Bearing/ RCC/Aluform shuttering		RCC Frame Structure	No. of Floors	2 Basement + Gr. + 6 Podium + 7th To 35th Upper Floors With 8 Lift	
Occupancy Details: Self Occupied /Rented/ Vacant			Vacant		
Does the property have Electricity / Water / Drainage connection:			Yes		
Proximity to civic amenities like school, hospital, market, etc.			Yes, all the proximities are nearby		
Development of surrounding area:		Developing			
Latitude and Longitude of the property		Latitude	18.997455	Longitude	72.8193591
Approval Detail					
Layout Approval No	NA	Date of Approval	NA	Expiry Date	NA
Building plan approval No	NA	Date of Approval	NA	Expiry Date	NA
Date of Commencement of Construction	NA	Expected Completion	Completed		
Construction Details					
Area of the Property in Sq.ft. (As per Measurement)		Carpet Area	2676 sq. ft.	Fungible Area	--
		Gross Carpet Area	2676 sq. ft.	Terrace Area	--
Area of the Property in Sq. ft. (As per Agreement or Index II)		Carpet Area	2624 sq. ft.	Fungible Area	--
		Gross Carpet Area	2624 sq. ft.	Terrace Area	--
Built Up Area of the Property in Sq. ft. (Area derived from Carpet Area @ Agreement or Index II)		3149 sq. ft.			
Demarcation at site		Yes			
Ground Floor		NA	Current Usage		Lobby
Above Ground Floor		NA	Current Usage		Residential
Approved No of Floors	2 Basement + Gr. + 6 Podium + 7th To 30th Upper Floors (As Per Part OC)	No of Floors at Site		2 Basement + Gr. + 6 Podium + 7th To 35th Upper Floors With 8 Lift	
Whether the Construction is as per Approved Plan &/or Local Building Bye Laws		Plan not Provided to us			
Recommended / Available Side Margin				NA	
Front Margin				NA	
Quality of construction				Good	
Maintenance of the Property (For LAP/ Resale/ topup/HIL): excellent/very				Good	



good/average/poor				
Current Life of the structure	3 (As Per Part OC) Years	Projected Life of the Structure		57 Years
Description	Area	Unit	Rate	Total Amount in Rs
Current value of property on Saleable Area (Area derived 45% Loading on Carpet Area @ Agreement or Index II)	3,805	sq. ft.	45,000	171225000
Estimated cost of Construction	3149	sq. ft.	3000	9447000
Stage of Construction	Completed			
% Work completed	100%	% Disbursement Recommended		100%
Current Value of the Property				171225000
Development Charges				NA
Floor Rise	floor	To	floor	NA
Electrical Source Development Charges				NA
Club House Membership Charges				NA
Car Parking Value (If available)				20 Lac
Gross value of Property (Excluding VAT, Service Tax, Stamp Duty and Registration Charges)				171225000
Realizable value of the Property in Rs.				15,41,02,500
Date Of Property Visit				17/03/2023
Valuation as per Government reckoner rates in Rs.				NA
Distressed valuation of the Property in Rs.				13,69,80,000
Rental value per month:				4.3 Lac
Remarks: 1. We have released report on the basis of provided documents i.e. Copy of Draft Agreement & Part OC 2. Property inspected by Mr. Karan (Engineer). 3. Property identified by Mr. Vijay (Mason). 4. As per site visit we found internal renovation work is in progress. 5. Property is vacant. 6. We consider age of property as per OC. 7. Subjected Property has bare shell flat. 8. 20 Lac car parking subject to documented proof. 9. We have considered documented area for valuation.				
Undertaking: 1) We have personally visited the property & identified the same based on the documents provided 2) I/We have no direct or Indirect Interest in the property being valued 3) The information furnished above is true and correct to best of my/our knowledge 4) Legal title of the property is not verified by us				
Authorized Signatory				
Name & Seal of the agency				



PHOTOGRAPHS OF PROPERTY : Mr. Vishal Rameshchandra Sheth & Mrs. Pari Vishal Sheth





