

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Sheela Nitin Bhandare**

Residential Room No. B/5, "Charkop Bhaktiyog Co-op. Hsg. Soc. Ltd.", Plot No. 855,
RSC - 12, Sector - 8, Charkop, Kandivali (West), Mumbai – 400 067,
State – Maharashtra, Country – India.

Latitude Longitude: 19°13'08.4"N 72°49'09.7"E

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Valuation Prepared for: **Janseva Sahakari Bank**




Charkop Branch

Charkop Shivneri RDP-4, Sector 5, Charkop, Kandivali West, Mumbai 400 067,
State – Maharashtra, Country – India.



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-  **Regd. Office :** 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Room No. B/5, "Charkop Bhaktiyog Co-op. Hsg. Soc. Ltd.", Plot No. 855, RSC - 12, Sector - 8, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India belongs to **Mrs. Sheela Nitin Bhandare**.

Boundaries of the property.

North	:	MHADA Society
South	:	Road
East	:	Plot No. 854
West	:	Plot No. 856

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 Fair Market Value for this particular purpose at **₹ 40,35,000.00 (Rupees Forty Lakh Thirty Five 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 valuation report.

Hence certified

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

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Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

JSB Emp. No. 36/LOAN H.O./2016-17/232

Encl. Valuation Report



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Vastukala Consultants (I) Pvt. Ltd.121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.**VALUATION REPORT (IN RESPECT OF RESIDENTIAL ROOM)**

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 26.05.2023
	b) Date on which the valuation is Made	: 27.05.2023
3.	List of documents produced for perusal: 1. Copy of Agreement for Sale (4 pages from Documents) dated 24.09.2007 2. Copy of Deed of Declaration (4 pages from Documents) dated 13.01.2010 3. Copy of MHADA Letter dated 19.04.2023 4. Copy of Society NOC Letter dated 15.09.2009 5. Copy of Share Certificate No. 420 dated 13.01.2010	
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)	: Mrs. Sheela Nitin Bhandare Address: Residential Room No. B/5, “Charkop Bhaktiyog Co-op. Hsg. Soc. Ltd.”, Plot No. 855, RSC - 12, Sector - 8, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India. Contact Person: Ms. Mitali (Daughter) Contact No. 8689879853 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Room No. B/5 of Ground + 1 upper Floor of load bearing structure with AC sheet roofing. The composition of residential room - Ground Floor - Living Room + Kitchen + Toilet + Dry Area. 1 st Floor – 1 Bedroom. The property is at 2.5 Km. traveling distance from nearest metro station Kandivali (west).
6.	Location of property	:
	a) Plot No. / Survey No.	: Plot No. 855, RSC - 12, Sector – 8, Survey No. 41
	b) Door No.	: Residential Room No. B/5
	c) C.T.S. No. / Village	: R / Central Ward, Village – Charkop
	d) Ward / Taluka	: Taluka – Borivali
	e) Mandal / District	: Mumbai Suburban District
	f) Date of issue and validity of layout of approved map / plan	: Copy of Approved Plan were not provided and not verified
	g) Approved map / plan issuing authority	:
	h) Whether genuineness or authenticity	: N.A.

		of approved map/ plan is verified		
	i)	Any other comments by our empanelled valuers on authentic of approved plan		N.A.
7.		Postal address of the property	:	Residential Room No. B/5, "Charkop Bhaktiyog Co-op. Hsg. Soc. Ltd.", Plot No. 855, RSC - 12, Sector - 8, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India.
8.		City / Town	:	Kandivali (West), 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 / Rural	:	Urban Area
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Charkop / Kandivali MHADA / Municipal Corporation of Greater Mumbai
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		Boundaries of the property		As per site As per documents
		North	:	MHADA Society -
		South	:	Road -
		East	:	Plot No. 854 -
		West	:	Plot No. 856 -
13		Dimensions of the site		N. A. as property under consideration is an independent Room.
				A B As per the Deed Actuals
		North	:	- -
		South	:	- -
		East	:	- -
		West	:	- -
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 396.00 1 st Floor Area in Sq. Ft. = 175.00 (Area as per actual site measurement) Built-up Area in Sq. Ft. = 269.00 (Area as per Agreement for Sale)
14.1		Latitude, Longitude & Co-ordinates of Room	:	19°13'08.4"N 72°49'09.7"E
15.		Extent of the site considered for Valuation (least of 13A& 13B)	:	Built-up Area in Sq. Ft. = 269.00 (Area as per Agreement for Sale)
16		Whether occupied by the owner / tenant? If	:	Owner Occupied

	occupied by tenant since how long? Rent received per month.		
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Plot No. 855, RSC - 12, Sector - 8
	Block No.	:	-
	Ward No.	:	R / Central Ward
	Village / Municipality / Corporation	:	Village – Charkop / Kandivali MHADA / Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Room No. B/5, “Charkop Bhaktiyog Co-op. Hsg. Soc. Ltd.”, Plot No. 855, RSC - 12, Sector - 8, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2005 (Approx.)
5.	Number of Floors	:	Ground + 1 Upper Floor
	Type of Structure	:	Load bearing structure with A.C. Sheet roofing
	Number of Dwelling units in the building	:	34 Rooms on Ground Floor
	Quality of Construction	:	Normal
	Appearance of the Building	:	Average
	Maintenance of the Building	:	Average
	Facilities Available	:	
	Lift	:	Not provided
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	ROOM		
1	The floor in which the Room is situated	:	Ground + 1 Upper Floor
2	Door No. of the Room	:	Residential Room No. B/5
3	Specifications of the room	:	
	Roof	:	AC Sheet Roofing
	Flooring	:	Kota Stone flooring
	Doors	:	Teak Wood door frame with flush doors
	Windows	:	Alluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Casing capping.
	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 room?	:	Normal
7	Sale Deed executed in the name of	:	Mrs. Sheela Nitin Bhandare
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the room?	:	Built-up Area in Sq. Ft. = 269.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	:	As per MHADA / MCGM norms
11	What is the Carpet Area of the room?	:	Carpet Area in Sq. Ft. = 396.00 1 st Floor Area in Sq. Ft. = 175.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 8,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar room 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)	:	₹ 14,000.00 to ₹ 16,000.00 per Sq. Ft. on Built-up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the room under valuation after comparing with the specifications and other factors with the room under comparison (give details).	:	₹ 15,000.00 per Sq. Ft. on Built-up Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 12,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,38,620.00 per Sq. M. i.e. ₹ 12,878.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 1,24,344.00 per Sq. M. i.e. ₹ 11,552.00 per Sq. Ft.
5	Age of the building	:	18 Years
6	Life of the building estimated	:	42 years Subject to proper, preventive periodic maintenance & structural repairs.
	Remark: <i>As per the agreement provided, the Built up area of the room is 269.00 Sq. Ft. of but as per site inspection the Carpet area is 544.00 Sq. Ft. comprising of ground floor, extended 1st with A.C. Sheet roofing. As there is no documentary evidence for the ownership of this additional area, we</i>		

	<u>are considering area as per agreement only for the purpose of valuation.</u>
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Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the room	269.00 Sq. Ft.	15,000.00	40,35,000.00
2	Total Fair Market Value of the Property			40,35,000.00
3	Realizable value of the property			36,31,500.00
4	Distress value of the property			32,28,000.00
5	Insurable value of the property			6,72,500.00
6	Guideline value of the property			31,07,488.00

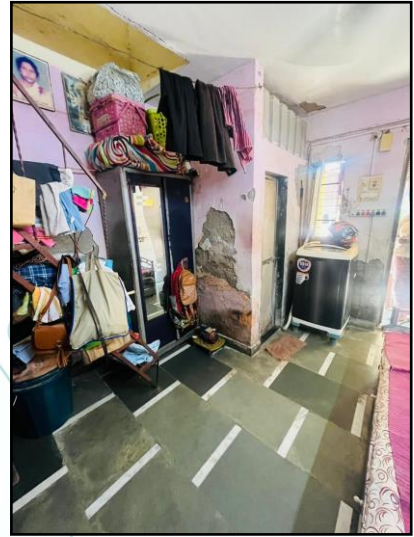
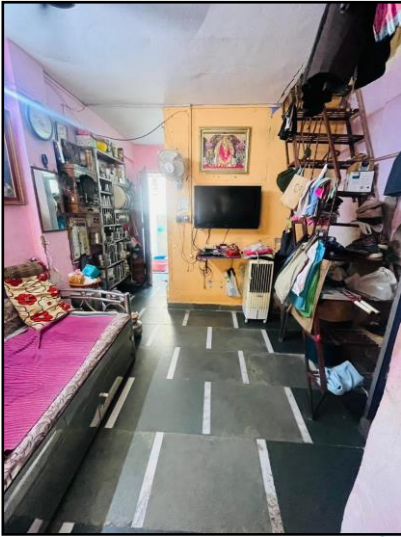
Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month. In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Room, where there are typically many comparables available to analyze. As the property is a Residential Room, 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 ₹ 14,000.00 to ₹ 16,000.00 per Sq. Ft. on Built-up Area. Considering the rate with attached report, current market conditions, demand and supply position, Room size, location, upswing in real estate prices, sustained demand for Residential Room, all round development of Residential and Commercial application in the locality etc. We estimate ₹ 15,000.00 per Sq. Ft. on Built-up Area for valuation.

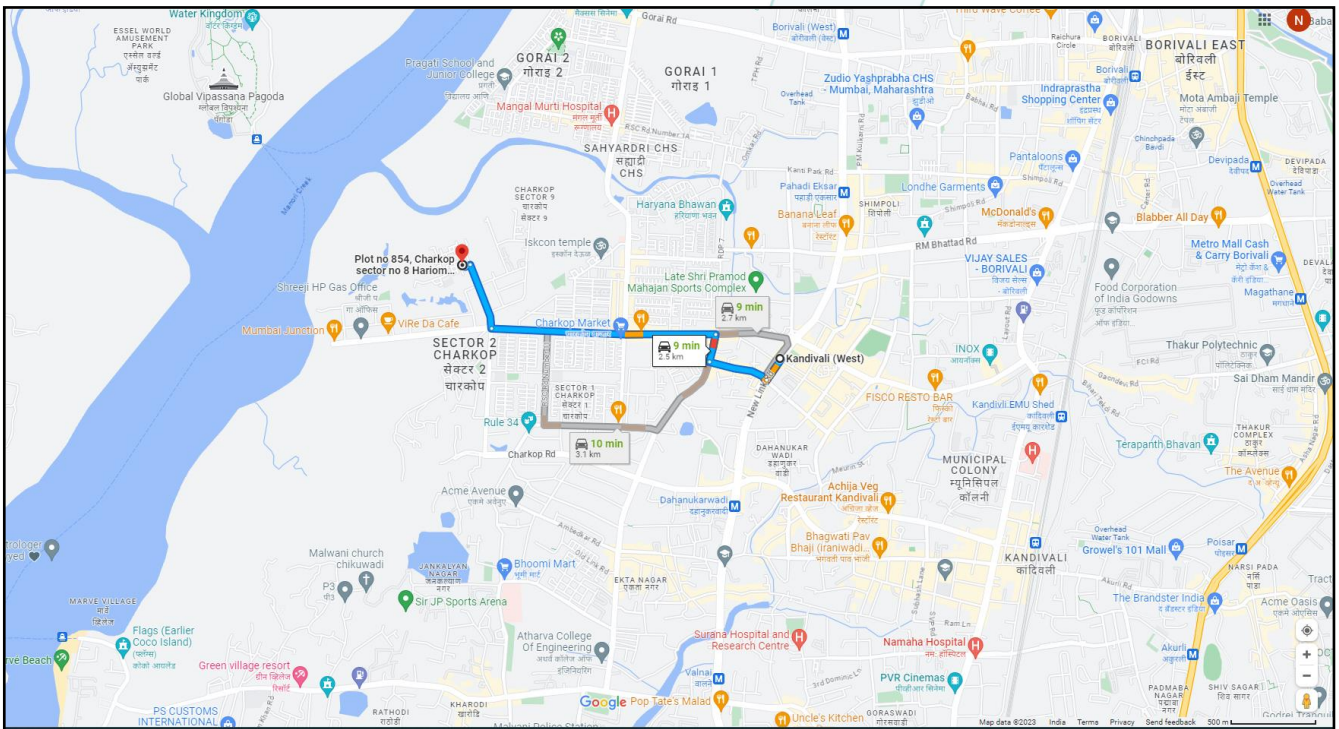
Actual site Photographs



चारकोप भक्तीयोग सह.गृह.संस्था मर्या.	
. जोएली क्र. पत्र. ए. पत्र./पत्र.पत्र.प.डी.सी./पत्र.पत्र.जी./इन्स्यु.सी./टी.सी./१२२५४/२००४-०५. फ्लॉट-८५५	
रूम नं.	संभारदांचे नांव
डी-०१	श्रीमती अंकाजी बसराज गाडकर
डी-०२	श्री. विनायक विनायक पितळे
डी-०३	श्री. जयेश मंगु महाड
डी-०४	श्री. कर्तिक रवि नासकर
डी-०५	श्री. कैलाशविन केशिक सुकल
डी-०६	श्री. विजेंद्र सिंग ओसाण
डी-०७	श्री. संतोष बसाराम पितळे
डी-०८	श्री. वाकार बसन्ती लाड
डी-०९	श्री. शोला नितोनी भंडारे
डी-१०	श्री. काशिनाथ गोविंद चौहानकर
डी-११	श्री. कमलेश गोविंद यादव
डी-१२	श्री. अश्विन बाळुभाई परमार
डी-१३	श्री. केदार विठोबाकाजी भिवंदी
डी-१४	श्री. सिद्धेश विठोबाकाजी भांडारकर
डी-१५	श्री. स्वल्मी नरराज शर्मा
डी-१६	श्री. सीमा शांताराम राणे
डी-१७	श्री. स्वामी गणेशा जोशी
डी-१८	श्री. मंगर धुंकर जाधव
रूम नं.	संभारदांचे नांव
डी-०५	श्री. जयश्रीबेन रमेशचंद्र गोहिल
डी-०६	श्री. अरुण कृष्णानंद यादव
डी-०७	श्री. महादेव नारायण देवकर
डी-१९	श्री. विलास भास्कर शरफरे
डी-२०	श्री. सचिन अरुण दळवी
डी-२१	श्री. गोपाळसिंग भैरव विध्वकर्मा
डी-२२	श्री. मंगलाराम योसारामजी मिस्त्री
डी-२३	श्री. लवजी नरशी राठोड
डी-२४	श्री. रेखा प्रल्हाद सांगत
डी-२५	श्री. श्रीप्रकाश विजयनंद यादव
डी-२६	श्री. कृष्णा सखाराम भणवकर
डी-२७	श्री. मंगेशी राजेंद्र लाड
डी-२८	श्री. दिनेशकुमार मोहनलाल प्रजापत
डी-२९	श्री. सुनील बकूलकुमार ओझा
डी-३०	श्री. अर्जुन मारुती गिलबिले
डी-३१	श्री. राजन राम भराऊत

Route Map of the property


Site u/r




Latitude Longitude: 19°13'08.4"N 72°49'09.7"E

Note: The Blue line shows the route to site from nearest metro station (Kandivali (West) – 2.5 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

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 महाराष्ट्र शासन



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Year
 20222023

Annual Statement of Rates

Language
 English

Selected District मुंबई(उपनगर)

Select Village चारकोप (बोरीवली)

Search By Survey No Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	80/357A-भुभाग- CRZ-I क्षेत्रातील समाविष्ट मिळकती.	24520	0	0	0	0	चौरस मीटर
SurveyNo	80/357-भुभाग: चारकोप गावातील संपूर्ण मिळकती.	59310	138620	159410	174000	138620	चौरस मीटर

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Price Indicators

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Home > Property in Mumbai > House for sale in Mumbai > House for sale in Sector 8 Charkop > 2 BHK House for sale in Sector 8 Charkop

Posted on Feb 16, 2023 | Ready to move

₹80 Lac @ 2,00,000 per sq.m.
Estimated EMI ₹ 63,896

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

2Bedrooms 1Bath
Independent House/Villa for Sale
in Sector 8 Charkop, Mumbai Andheri-Dahisar, Mumbai

Overview | Owner Details | Registry Record | Explore Locality | Recommendations

Area
Plot area 40 sq.m.

Price
₹ 80 Lac
@ 2,00,000 per sq.m. (All inclusive)

Total Floors
1 Floors

Overlooking
Main Road,Others

Configuration
2 Bedrooms , 1 Bathroom, 2 Balconies

Address
Sector 8 Charkop, Mumbai Andheri-Dahisar

Facing
West

Property Age
10+ Year Old

Photos not shared by advertiser
Request Photos

Places nearby Sector 8 Charkop, Mumbai Andheri-Dahisar, Mumbai View All (49)

Charkop Market
Hunuman Mandir
Hanuman Temple
Amba Mata Mandir
Durgeshwari Temple
Shri Vitthal

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My Bookings | Pay Rent | Post Your Property | View | Level | Menu

3 BHK House For Sale In Kandivali West
Independent House, Sector 8, near Om Vinayak Society

Home / Flats for Sale in Mumbai / Flats for Sale in Kandivali west / 3bhk Flat for Sale in Kandivali west / Property Details

₹ 2 Crores
Non-negotiable

₹ 1.15 Lacs/Month
Estimated EMI

1,200 Sq.Ft

Need Home Loan ?
Apply Loan

Photos | Location

+7

Nearby: Charkop Market

3 Bedroom
No. of Bedroom

3 Bathroom
No. of Bathroom

1 Security

Feb 25, 2023
Posted On

Immediately
Possession

Independent House
Independent House/Villa

Get Owner Details

Price trends by NB Estimate Check Now

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Overview

Age of Building	3-5 Years	Ownership Type	Self Owned
Flooring	Vitrified Tiles	Builtup Area	1,200 Sq.Ft
Plot Area	NA	Furnishing Status	Semi Furnish Now
Facing	South	Floor	0/1
Parking	None	Gated Security	No

Activity On This Property

174 Unique Views |
 0 Shortlists |
 1 Contacted

Powered By: NB Estimate

Similar Properties

3 BHK House For Sale In Charkop, Kandivali West
Independent House, Near Swami Samarth Temple, Charkop
1.2 km away

Price: ₹ 2 Crores | Builtup Area: 2300 sqft

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2 BHK House For Sale In Kandivli West
Independent House, Sector 8 near Dr. Reena Nalal Hospital

₹ 90 Lacs (Non-negotiable) | ₹ 51,583/Month (Estimated EM) | 600 Sq.Ft

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2 Bedroom (No. of Bedroom) | Posted On: Jan 28, 2023

1 Bathroom (No. of Bathroom) | Possession: Immediately

NA (Category) | Independent House (Independent House/Villa)

Bike (Parking) | None (Power Backup)

[Get Owner Details](#)

Report what was not correct in this property:
[Listed by Broker](#) | [Sold Out](#) | [Wrong Info](#)

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Flooring	Verified Tiles	Builtup Area	600 Sq.Ft
Carpet Area	350 Sq.Ft	Plot Area	NA
Furnishing Status	Unfurnished Furnish Now	Facing	South
Floor	0/1	Parking	Bike
Gated Security	No		

Activity On This Property
119 Unique Views | 0 Shortlists

Similar Properties

2 BHK In Independent House For Sale In Kandivli West, Charkop Near Dr. Reena Nalal Hospital
Price: ₹ 90 Lacs

2 BHK House For Sale In Borivali

magicbricks | Buy | Rent | Sell | Home Loans | Hi, nitesh | Post Property FREE

Home > Property in Mumbai > Villas in Mumbai > Villa in Sector 8 Charkop > 40 Sq-m

Posted on: Apr 15, 23 | Property ID: 66173801

₹ 85.0 Lac | Get ₹ 25,500 cashback on Home Loan | [VERIFIED ON SITE](#)

1 BHK For Sale in **Sector 8 Charkop, Mumbai**

1 Bed | 2 Baths | Unfurnished

Carpet Area: 400 sqm * ₹ 21,250/sqm

Transaction Type: **Resale** | Status: **Ready to Move**

Facing: **East** | Furnished Status: **Unfurnished** | Car Parking: **1 Open**

Type Of Ownership: **Leasehold** | Age Of Construction: **10 to 15 years**

[Contact Agent](#) | [Get Phone No.](#) | Last contact made 20 days ago

More Details

Price Breakup: ₹ 85 Lac | ₹ 4,25,000 Approx. Registration Charges | ₹ 800 Monthly

Booking Amount: ₹ 5.0 Lac

Address: 5, Sector 8 Charkop, Mumbai - North Mumbai, Maharashtra

Landmarks: Near Charkop MTNL

Contact Agent
Anil Parmar +91-90XXXXXXX

Your Name: nitesh

Email: nitesh.khedekar@gmail.com

Mobile Number: IND +91 8369040652

I Agree to MagicBricks [Terms of Use](#)

[Get Contact Details](#)

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** of the above property in the prevailing condition with aforesaid specifications is **₹ 40,35,000.00 (Rupees Forty Lakh Thirty Five Thousand Only)**.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property was purchased by Mrs. Sheela Nitin Bhandare from Mr. Rajesh Shankar Kadam vide Agreement for Sale dated 24.09.2007
2.	Purpose of valuation and appointing authority	As per the request from Janseva Sahakari Bank, Charkop Branch to assess Fair Market value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharad B. Chalikwar – Regd. Valuer Aniket Nawale – Valuation Engineer Prajakta Patil - Technical Manager Nitesh Khedekar – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 26.05.2023 Valuation Date – 27.05.2023 Date of Report – 27.05.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 26.05.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • 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 Comparison 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 Room size, location, upswing in real estate prices, sustained demand for Residential Room, all round development of commercial and residential 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 **27th May 2023** 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. Vastukala Consultants India Pvt. Ltd. (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. VCIPL adopts assumptions for the purpose of providing valuation advise 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 and site visit conducted, we understand that the subject property is Residential Room, admeasuring **269.00 Sq. Ft. Built-up Area** in the name of **Mrs. Sheela Nitin Bhandare**. 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

Based on our discussion with the Client, we understand that the subject property is owned by **Mrs. Sheela Nitin Bhandare**. 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, we understand that the Residential Room, admeasuring **269.00 Sq. Ft. Built-up 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 Current use / Existing use premise is considered for this assignment.

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 room 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 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 Room, admeasuring **269.00 Sq. Ft. Built-up 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 as on **27th May 2023**.

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 knowledgeably 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 herein above, 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 Fair Market value for this particular purpose at **₹ 40,35,000.00 (Rupees Forty Lakh Thirty Five Thousand Only)**.

Think.Innovate.Create

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

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

JSB Emp. No. 36/LOAN H.O./2016-17/232