



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Mrs. Manisha Vinod Soriya & Mr. Vinod Velji Soriya

Residential Flat No. 603, 6th Floor, "Dahisar Jay Gokul Co-op. Hsg. Soc. Ltd.", C. S. Road, Anand Nagar, Dahisar (East), Mumbai – 400068, State – Maharashtra, Country - India.

Latitude Longitude - 19°15'21.1"N 72°51'56.1"E

Valuation Prepared for:
Private Clients





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





Valuation Report Prepared For: Private Clients / Mrs. Manisha Vinod Soriya (2606/2301621)

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Vastu/Mumbal/07/2023/2606/2301621 17/36-246-SKVS Date: 17.07.2023

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 603, 6th Floor, "Dahisar Jay Gokul Co-op. Hsg. Soc. Ltd.", C. S. Road, Anand Nagar, Dahisar (East), Mumbai – 400068, State – Maharashtra, Country - India belongs to Mrs. Manisha Vinod Soriya & Mr. Vinod Velji Soriya.

Boundaries of the property.

North C. S. Road No. 2
South Minal Apartment

East Indraprastha Apartment
West Sumangal Apartment

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 and valued for **Immigration Visa Application** purpose at In ₹ 1,53,12,000.00 (Rupees One Crore Fifty Three Lakh Twelve Thousand Only).

In C\$ 246,649.22 (Canadian Two Hundred Forty Six Thousand Six Hundred Forty Nine Only).

Note: At conversion rate of 1 Indian Rupee equals to 0.016 Canadian Dollar as on 17.07.2023

Auth. Sign

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

MANOJ BABURAO CHALIKWAR Ingridity signed by MANO) MARINACI CHALMIYARA Nr CHRICH-MYASTAGALA CORGOL TANTS IN TRIBUTED SMITTOmendrom.
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Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report.



Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24 mumbai@vastukala.org

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

Market Value of the property under reference for Immigration Visa Application purpose Manoj B. Chalikwar Vastukala Consultants (i) Pvt. Ltd. 121, 1*Floor, Ackruti Star, Central Road, MIDO Andheri (E), Mumbai - 400 093 Dial: +91 22 28131324/25 Email: mumbai@vastukala.org List of Documents Handed Over to The Valuer By The Customer: 1. Copy of Agreement for Sale dated 31.12.2009 between Smt. Manjulaben Bhagwanji Hedpara Ar Patel (the Transferor) AND Mrs. Manisha Vinod Soriya & Mr. Vinod Velji Soriya (the Transferese). 2. Copy of Share Certificate No. 032 transferred dated 14.08.2011 in the name of Mrs. Manisha Vinod Soriya & Mr. Vinod Velji Soriya issued by Dahisar Jay Gokul Co-op. Hsg. Soc. Ltd. 5. Details of enquiries made/ visited to government offices for arriving fair market value. 6. Factors for determining its market value. 6. Factors for determining its market value. 7. ANY CRITICAL ASPECTS ASSOCIATED WITH No PROPERTY 8. Present/Expected Income from the property 7. ANY CRITICAL ASPECTS ASSOCIATED WITH No PROPERTY 8. Present/Expected Income from the property 7. Annae(s) of the Owner Address 8. Property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided. 9. Vaste description of the property. 10. The property is a residential located on 6th Floor. The composition of Flat is 2 Bedrooms + Living Room Dining + Kitchen + 2 Toilets + Passage (i.e., 2BHK + Toilets). The property is a 350 M. walkable distance from Anand Nagar Metro station. 12. Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	1	Date of Inspection	15.07.2023	
Vastukala Consultants (I) Pvt. Ltd. 121, 1=Floor, Ackruti Star, Central Road, MIDG Andheri (E), Mumbai - 400 093 Dial: +91 22 28131324/25 Email: mumbai@vastukala.org List of Documents Handed Over to The Valuer By The Customer: 1. Copy of Agreement for Sale dated 31.12.2009 between Smt. Manjulaben Bhagwanji Hedpara Ar Patel (the Transferor) AND Mrs. Manisha Vinod Soriya & Mr. Vinod Velji Soriya (the Transferoes). 2. Copy of Share Certificate No. 032 transferred dated 14.08.2011 in the name of Mrs. Manisha Vinot Soriya & Mr. Vinod Velji Soriya issued by Dahisar Jay Gokul Co-op. Hsg. Soc. Ltd. Details of enquiries made/ visited to government offices for arriving fair market value. Location, development of surrounding area, type of construction specifications, age of construction, construction specifications, age of construction of the premises & building, facilitie provided and its prevailing market rate. 7. ANY CRITICAL ASPECTS ASSOCIATED WITH No PROPERTY 8. Present/Expected Income from the property 7. 32,000.00 Expected rental income per month. C\$ 515.46 Expected rental income per month. C\$ 515.46 Expected rental income per month. C\$ 515.46 Expected rental income per month. Property Details 9. Name(s) of the Owner Address Mrs. Manisha Vinod Soriya & Mr. Vinod Velji Soriy Residential Flat No. 603, 6 th Floor, "Dahisar Ja Gokul Co-op. Hsg. Soc. Ltd.", C. S. Road, Anan Nagar, Dahisar (East), Mumbai – 400068, State Maharashtra, Country – India. 10. If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided. 11. Brief description of the property. The property is at 350 M. walkable distance from Anand Nagar Metro station. 12. Location of the property (C.T.S. No., Survey No., C.T.S. No. 1298 of Village – Dahisar Hissa No., Plot No., etc.).	2	Purpose of valuation	Market Value of the pro	perty under reference for
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13 Boundaries As on site As per documents	12		C.T.S. No. 1298 of Village -	- Dahisar
	13	Boundaries	As on site	As per documents



	North	C. S. Road No. 2	Details not available
	South	Minal Apartment	Details not available
	East	Indraprastha Apartment	Details not available
	West	Sumangal Apartment	Details not available
14	Matching of Boundaries		
15	Route map	Enclosed	•
16	Any specific identification marks	Anand Nagar	
17	Whether covered under Corporation/ Panchayat / Municipality.	Municipal Corporation of C	Greater Mumbai
18	Whether covered under any land ceiling of State/ Central Government.	No.	
19	Is the land freehold/ leasehold.	Freehold	
20	Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant.	As Per Agreement	
21	Type of the property	Residential	
22	Year of acquisition/ purchase.	31.12.2009	
23	Purchase value as per document	₹ 19,61,500.00	
24	Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid.	Owner Occupied	
25	Classification of the site		
	a. Population group	Urban	
	b. High/ Middle/ Poor class	Middle Class	
	c. Residential / Commercial	Residential	
	d. Development of surrounding area	Developed	
	e. Possibility of any threat to the property (Floods, calamities etc.).	No	
26	Proximity of civic amenities (like school, hospital, bus stop, market etc.).	Near By	te
27	Level of the land (Plain, rock etc.)	Plain	
28	Terrain of the Land.	Levelled	
29	Shape of the land (Square/ rectangle etc.).	Irregular	
30	Type of use to which it can be put (for construction of house, factory etc.).	Residential Flat	·
31	Whether the plot is under town planning approved layout?	Information not Available	
32	Whether the building is intermittent or corner?	Intermittent	
33	Whether any road facility is available?	Yes	
34	Type of road available (B.T/Cement Road etc.).	B.T. Road	
35	Front Width of the Road?	9.00 M. Wide Road	
36	Source of water & water potentiality.	Municipal Water Supply	





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37	Type of Sewerage System.	Connected to Municipal Se	ewerage System
38	Availability of power supply.	Yes	
39	Advantages of the site.	Located in developed area	
40	Disadvantages of the site.	No	
41	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold.	As per Sub-Registrar of As	ssurance records
	Valuation of the property:		
42	Total area of the Residential Flat	Agreement for Sale Are and detail measurement the Agreement for Sale	easurement) 696.00 for Sale) 335.00 re within +/- 10% of the a. The above calculations is taken by us prove that a area is not exorbitantly ition is based on the
43	Prevailing market rate.	₹ 22,000.00 per Sq. Ft. on	
44	Floor Rise Rate per Sq. Ft.	₹ 0.00	
45	PLC Rate per Sq. Ft.	₹ 0.00	
46	Total Rate per Sq. Ft.	₹ 22,000.00 per Sq. Ft. on	Carpet Area
47	Value of the property	₹ 1,53,12,000.00	C\$ 246,649.22
48	The realizable value of the property (90%)	₹ 1,37,80,800.00	C\$ 221,984.30
49	Distress value of the property (80%)	₹ 1,22,49,600.00	C\$ 197,319.37
50	Insurance value of the property	₹ 22,54,500.00	C\$ 36,316.00
	Technical details of the building:		
51	Type of building (Residential/ Commercial/ Industrial).	Residential	
52	Year of construction.	1994 (As per Agreement fo	or Sale)
53	Future life of the property.	29 years Subject to p	proper, preventive periodic al repairs.
54	No. of floors and height of each floor including basement.	Ground + 7 Upper Floo Residential Flats. The build	ors. 6th Floor is having 5 ding is having 1 Lift.
	Type of construction	_	
55	(Load bearing/ R.C.C./ Steel framed)	R.C.C. Framed Structure	
	Condition of the building.		
56	External (excellent/ good/ normal/ poor)	Good	





57	Internal (excellent/ good/ normal/ poor).	Good	
58	Whether the Residential Flat is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation	Copy of approved building plans were not provided for our verification.	
59	Remarks		
	Specifications of Construction:		
Sr.	Description	6 th Floor	
Α	Foundation	R.C.C. Foundation	
В	Basement	No	
С	Superstructure	R.C.C. frame work with 9 inch thick B. B. Masonry for external walls.6 inch thick B.B. Masonry for internal walls	
D	Joinery/Doors/Windows	Teakwood door framed with flush doors; Powder coated aluminium sliding windows	
E	RCC Work	R.C.C. Framed Structure	
F	Plastering	Cement plastering	
G	Flooring, Skirting	Ceramics tiles flooring	
Н	Kitchen Platform	Granite kitchen platform	
1	Whether any proof course is provided?	Yes	
J	Drainage	Connected to Municipal Sewerage System	
K	Compound Wall (Height, length and type of construction)	5.6" Height	
L	Electric Installation (Type of wire, Class of construction)	Concealed	
М	Plumbing Installation (No. of closets and wash basins etc.)	Concealed	
N	Bore Well	Not Provided	
0	Wardrobes, if any Think Inno	Yesate Create	
Р	Development of open area	Open Parking, Chequered tile in open spaces, etc.	
	Valuation of proposed construction/ additions	/ renovation if any:	
60	SUMMARY OF VALUATION:		
	Part I Land	N.A. as composite method is used for valuation	
	Part II Building	₹ 1,53,12,000.00 C\$ 246,649.22	
	Part III Other amenities/ Miscellaneous	₹ 0.00	
	Part IV Proposed construction	₹ 0.00	
	TOTAL.	₹ 1,53,12,000.00 C\$ 246,649.22	
	Calculation:		
1	Construction		
1.01	Built up Area of Residential Flat	835.00 Sq. Ft.	
1.02	Rate per Sq. Ft.	₹ 2,700.00	





3	Total value of the property.	₹ 1,53,12,000.00	C\$ 246,649.22
2.03	Value of Residential Flat = (2.01x2.02)	₹ 1,53,12,000.00	C\$ 246,649.22
2.02	Rate per Sq. Ft.	₹ 22,000.00	
2.01	Carpet Area of Residential Flat	696.00 Sq. Ft.	
2	Value of property		
1.03	Cost of Construction = (1.01x1.02)	₹ 22,54,500.00	

I certify that,

I/ my authorized representative has inspected the subject property on 15.07.2023.

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

There is no direct/ indirect interest in the property valued.

The fair value of the property as on 17.07.2023 is

In ₹ 1,53,12,000.00 (Rupees One Crore Fifty Three Lakh Twelve Thousand Only).

In C\$ 246,649.22 (Canadian Two Hundred Forty Six Thousand Six Hundred Forty Nine Only).

Note: At conversion rate of 1 Indian Rupee equals to 0.016 Canadian Dollar as on 17.07.2023.

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Actual site photographs





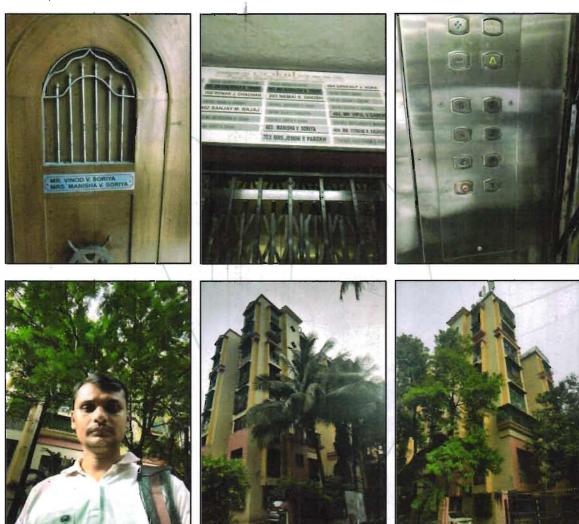








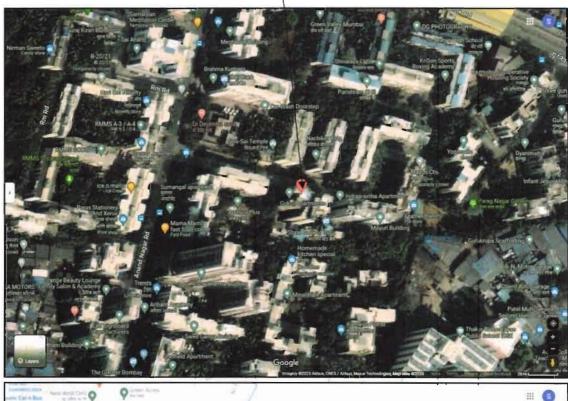
Actual site photographs



Think.Innovate.Create



Route Map of the property Site u/r





Latitude Longitude - 19°15'21.1"N 72°51'56.1"E

Note: The Blue line shows the route to site from nearest metro station – (Anand Nagar – 350 M.)







Currency Rate



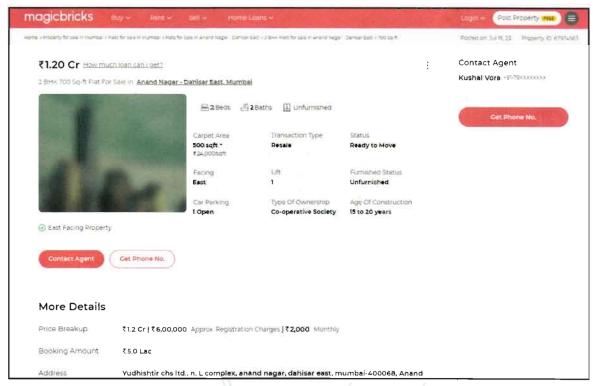




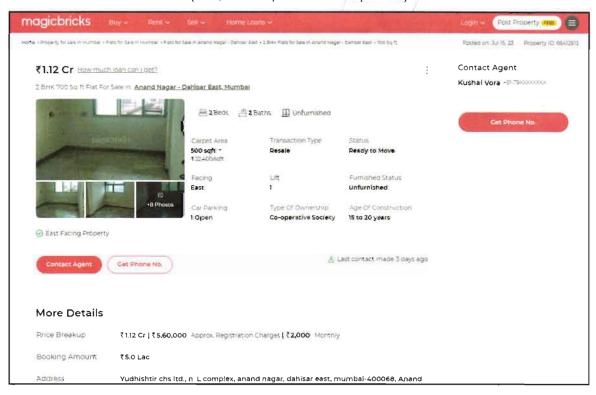




Price Comparative



(₹ 24,000.00 Sq. Ft. Rate on Carpet Area)



(₹ 22,400.00 Sq. Ft. Rate on Carpet Area)



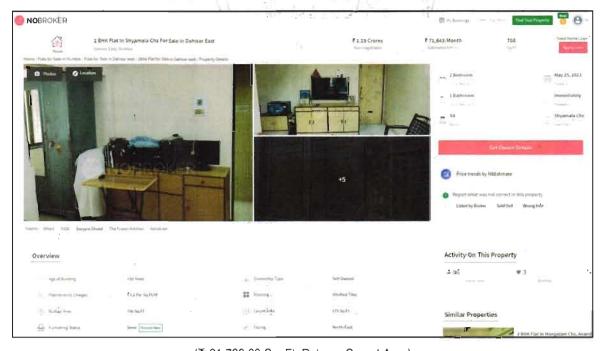




Price Comparative



(₹ 23,200.00 Sq. Ft. on Carpet Area)



(₹ 21,739.00 Sq. Ft. Rate on Carpet Area)

It can be seen that the rates of the Residentia Apartments in the nearby area ranges from ₹ 21,000.00 to ₹ 24,000.00 per Sq. Ft on Carpet Area. Hence, we have considered ₹ 22,000.00 per Sq. Ft on Carpet Area as Fair Market Rate for Property under Consideration.





DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference for **Immigration Visa Application** purpose as on dated **17**th **July 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.
- 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.

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 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.
- 4. There is no direct/ indirect interest in the property valued.
- 5. The rates for valuation of the property are in accordance with the prevailing market rates.





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 neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Visa Application Purpose as on day for

In ₹ 1,53,12,000.00 (Rupees One Crore Fifty Three Lakh Twelve Thousand Only).

In C\$ 246,649.22 (Canadian Two Hundred Forty Six Thousand Six Hundred Forty Nine Only).

Note: at conversion rate of 1 Indian Rupee equals to 0.016 Canadian Dollar as on 17.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

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Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

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The Indian Institution of Valuers Certificate



The Indian Institution of Valuers (India)

Certificate of Membership

Constituted to encourage and advance the Science and Practice of Valuation of Assets in all its branches in India and Abroad also. By virtue of his/her academic qualifications, professional training and experience and his/her corporate membership of The Indian Institution of Valuers*(India)

Manoj B. Chalikwar

is approved by the Council of the Institution and is hereby authorised to use the title of

Approved Valuer

(Category - Immovable Property)

Dated this 10th day of October 2008

Juin :

Membership No. ; CAT-I-F-1763

Date: 10th October 2008

Hon.Gen.Secretary
The Indian Institution of Valuers*(India

This Certificate is the property of the institution and must be returned if membership ceases.

