

## 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, 6<sup>th</sup> 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**



#### Our Pan India Presence at :

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**VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY**

1	Date of Inspection	15.07.2023
2	Purpose of valuation	As per request from Private Clients, to assess Fair Market Value of the property under reference for <b>Immigration Visa Application</b> purpose
3	Name and address of the Valuer	<b>Manoj B. Chalikwar</b> <b>Vastukala Consultants (I) Pvt. Ltd.</b> 121, 1 <sup>st</sup> Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093 Dial: +91 22 28131324/25 Email: <a href="mailto:mumbai@vastukala.org">mumbai@vastukala.org</a>
4	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 A/s Patel (the Transferor) AND Mrs. Manisha Vinod Soriya & Mr. Vinod Velji Soriya (the Transferees). 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.	Market analysis
6	Factors for determining its market value.	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
7	ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY	No
8	Present/Expected Income from the property	₹ 32,000.00 Expected rental income per month. C\$ 515.46 Expected rental income per month.
<b>Property Details</b>		
9	Name(s) of the Owner	<b>Mrs. Manisha Vinod Soriya &amp; Mr. Vinod Velji Soriya</b>
	Address	Residential Flat No. 603, 6 <sup>th</sup> Floor, "Dahisar Jay Gokul Co-op. Hsg. Soc. Ltd.", C. S. Road, Anand 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.	Joint Ownership (Details of ownership share not available)
11	Brief description of the property.	The property is a residential located on 6 <sup>th</sup> Floor. The composition of Flat is 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Passage (i.e., <b>2BHK + 2 Toilets</b> ). The property is at 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.).	C.T.S. No. 1298 of Village – Dahisar
13	<b>Boundaries</b>	<b>As on site</b> <b>As per documents</b>



	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 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	
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	



37	Type of Sewerage System.	Connected to Municipal Sewerage 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 Assurance records	
<b>Valuation of the property:</b>			
42	Total area of the Residential Flat	<p>Carpet Area in Sq. Ft. = 722.00 (Area as per actual site measurement)</p> <p><b>Carpet Area in Sq. Ft. = 696.00 (Area as per Agreement for Sale)</b></p> <p>Built Up Area in Sq. Ft. = 835.00 (Area as per Index II)</p> <p><b>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</b></p>	
43	Prevailing market rate.	₹ 22,000.00 per Sq. Ft. on Carpet Area	
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	<b>₹ 1,53,12,000.00</b>	<b>C\$ 246,649.22</b>
48	The realizable value of the property (90%)	<b>₹ 1,37,80,800.00</b>	<b>C\$ 221,984.30</b>
49	Distress value of the property (80%)	<b>₹ 1,22,49,600.00</b>	<b>C\$ 197,319.37</b>
50	Insurance value of the property	<b>₹ 22,54,500.00</b>	<b>C\$ 36,316.00</b>
<b>Technical details of the building:</b>			
51	Type of building (Residential/ Commercial/ Industrial).	Residential	
52	Year of construction.	1994 (As per Agreement for Sale)	
53	Future life of the property.	29 years Subject to proper, preventive periodic maintenance and structural repairs.	
54	No. of floors and height of each floor including basement.	Ground + 7 Upper Floors. 6 <sup>th</sup> Floor is having 5 Residential Flats. The building is having 1 Lift.	
<b>Type of construction</b>			
55	(Load bearing/ R.C.C./ Steel framed)	R.C.C. Framed Structure	
<b>Condition of the building.</b>			
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	<b>Remarks</b>	
<b>Specifications of Construction:</b>		
<b>sr.</b>	<b>Description</b>	<b>6<sup>th</sup> Floor</b>
A	Foundation	R.C.C. Foundation
B	Basement	No
C	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
H	Kitchen Platform	Granite kitchen platform
I	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
M	Plumbing Installation (No. of closets and wash basins etc.)	Concealed
N	Bore Well	Not Provided
O	Wardrobes, if any	Yes
P	Development of open area	Open Parking, Chequered tile in open spaces, etc.
<b>Valuation of proposed construction/ additions/ renovation if any:</b>		
60	<b>SUMMARY OF VALUATION:</b>	
	Part I Land	N.A. as composite method is used for valuation
	Part II Building	<b>₹ 1,53,12,000.00</b> <b>C\$ 246,649.22</b>
	Part III Other amenities/ Miscellaneous	₹ 0.00
	Part IV Proposed construction	₹ 0.00
	<b>TOTAL.</b>	<b>₹ 1,53,12,000.00</b> <b>C\$ 246,649.22</b>
<b>Calculation:</b>		
<b>1</b>	<b>Construction</b>	
1.01	Built up Area of Residential Flat	835.00 Sq. Ft.
1.02	Rate per Sq. Ft.	₹ 2,700.00

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

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



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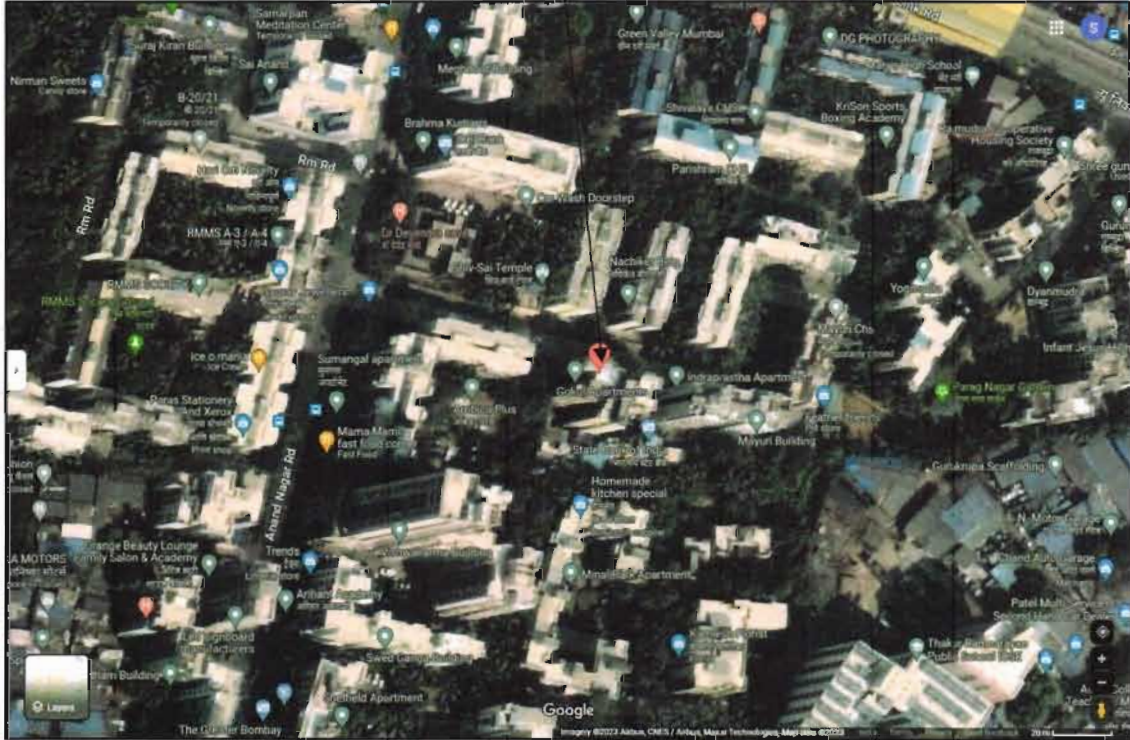






## Route Map of the property

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.)



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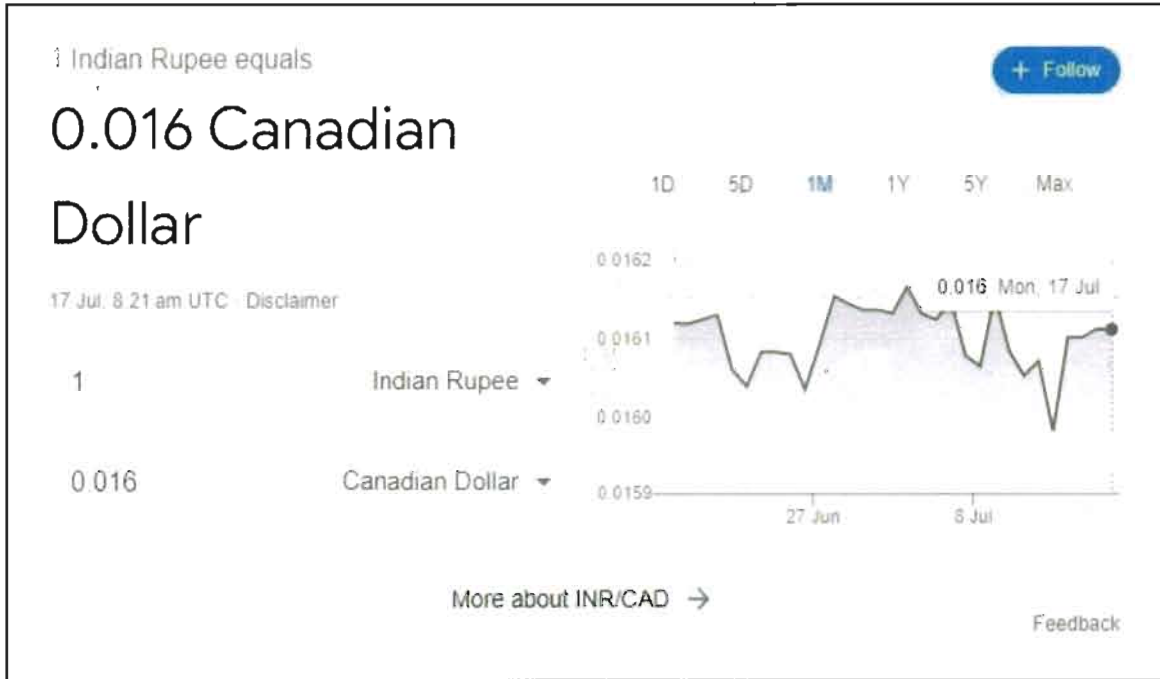
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### Currency Rate





## Price Comparative

**₹1.20 Cr** [How much loan can I get?](#)

2 BHK 700 Sq.ft Flat For Sale in **Anand Nagar - Dahisar East, Mumbai**

2 Beds | 2 Baths | Unfurnished

Carpet Area 500 sqft ~ ₹24,000/sqft	Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>
Facing <b>East</b>	Lift 1	Furnished Status <b>Unfurnished</b>
Car Parking 1 Open	Type Of Ownership <b>Co-operative Society</b>	Age Of Construction <b>15 to 20 years</b>

East Facing Property

Contact Agent: **Kushal Vora** +91-7900000000

Get Phone No.

**More Details**

Price Breakup: ₹1.2 Cr | ₹6,00,000 Approx. Registration Charges | ₹2,000 Monthly

Booking Amount: ₹5.0 Lac

Address: Yudhishtir chs ltd., n. L complex, anand nagar, dahisar east, mumbai-400068, Anand

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

**₹1.12 Cr** [How much loan can I get?](#)

2 BHK 700 Sq.ft Flat For Sale in **Anand Nagar - Dahisar East, Mumbai**

2 Beds | 2 Baths | Unfurnished

Carpet Area 500 sqft ~ ₹22,400/sqft	Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>
Facing <b>East</b>	Lift 1	Furnished Status <b>Unfurnished</b>
Car Parking 1 Open	Type Of Ownership <b>Co-operative Society</b>	Age Of Construction <b>15 to 20 years</b>

East Facing Property

Contact Agent: **Kushal Vora** +91-7900000000

Get Phone No.

Last contact made 3 days ago

**More Details**

Price Breakup: ₹1.12 Cr | ₹5,60,000 Approx. Registration Charges | ₹2,000 Monthly

Booking Amount: ₹5.0 Lac

Address: Yudhishtir chs ltd., n. L complex, anand nagar, dahisar east, mumbai-400068, Anand

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





### **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<sup>th</sup> 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.
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.

### **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.





