

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Alexzander Patra & Amita Swain**

Residential Flat No. 1407, 14th Floor, Wing - D, "**Foresta**", Foresta C, D Wing G, Village – Mangaon,
Premier Colony Ground, Kalyan Shill Road, Dombivali (East), Taluka - Kalyan, District - Thane,
PIN Code – 421 203, State - Maharashtra, Country – India.

Latitude Longitude: 19°10'51.3"N 73°05'52.8"E

Valuation Done for:

**State Bank of India
RACPC Sion Branch**

B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kirol Road, Off L.B.S. Marg, Kurla (West),
Mumbai, Pin Code – 400 070, State – Maharashtra, Country – India.

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Valuation Report Prepared For: SBI/RACPC Sion Branch / Alexander Patra & Amita Swain (28863144877)

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Vastu/Mumbai/01/2022/28863144877

07/05/22-NIPA

Date: 07.01.2023

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1407, 14th Floor, Wing - D, "Foresta", Foresta C, D Wing G, Village – Mangaon, Premier Colony Ground, Kalyan Shill Road, Dombivali (East), Taluka - Kalyan, District - Thane, PIN Code – 421 203, State - Maharashtra, Country – India belongs to **Alexander Patra & Amita Swain.**

Boundaries of the property.

North	:	Internal Road & Open Plot
South	:	Proposed Wing F
East	:	Open Plot
West	:	Internal Road & Under construction building

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 for this particular purpose at **₹ 85,76,700.00 (Rupees Eighty Five Lakh Seventy Six Thousand Seven Hundred Only)**. As per site inspection 35% of construction work is completed.

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.

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

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=VASTUKALA CONSULTANTS (I) PVT. LTD., email=MANOJ.BABURAO@VASTUKALA.COM, c=IN

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.



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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 Flat, where there are typically many comparables available to analyze. As the property is a residential flat, 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 ₹ 11,000.00 to ₹ 12,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹11,300.00 per Sq. Ft. on Capet Area for valuation.

Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 17,500.00 Expected rental income per month after building completion
iii) Any likely income it may generate	Rental Income



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