

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Rashmi Anand Mhatre and Mr. Annand R. Mhatre**

Residential Flat No. 5, 1st Floor, Anand Villa, "Anand - Sandesh Co-op. Hsg. Soc. Ltd.", Plot No. 3,
Nahur Village Road, Mulund West, District – Mumbai, Pin – 400 080, State – Maharashtra, Country – India.




Latitude Longitude - 19°09'50.3"N 72°56'57.1"E

Valuation Prepared for: Private Clients



Our Pan India Presence at :

- | | | | |
|---|--|---|--|
|  Mumbai |  Aurangabad |  Pune |  Rajkot |
|  Thane |  Nanded |  Indore |  Raipur |
|  Delhi NCR |  Nashik |  Ahmedabad |  Jaipur |

-  **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 OPINION REPORT

This is to certify that the property Residential Flat No. 5, 1st Floor, Anand Villa, "Anand - Sandesh Co-op. Hsg. Soc. Ltd.", Plot No. 3, Nahur Village Road, Mulund West, District – Mumbai, Pin – 400 080, State – Maharashtra, Country – India belongs to **Mrs. Rashmi Anand Mhatre and Mr. Anand Mhatre**

Boundaries of the property.

North	Nahur Road
South	Jivraj Bhanji Hall
East	B Wing
West	Internal Road

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 ₹ 1,01,00,000.00 (Rupees One Cores One Lakh Only).

In C\$ 1,60,883.67 (Canadian Dollars One Hundred Sixty Thousand Eight Hundred Eight Three Only).

Note: at conversion rate of 1 Indian Rupee equals to 0.016 Canadian Dollar as on 26.12.2023

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
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.26 17:24:44 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Encl: Valuation report.



Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

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VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1	Date of Inspection	23.12.2023
2	Purpose of valuation	As per request from Private Clients, to assess Fair Market Value of the property under reference for Immigration Visa Application purpose
3	Name and address of the Valuer	Manoj B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. B1-001, U/B Floor, Boomerang , Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072. Dial: +91 22 28131324/25 Email: mumbai@vastukala.org
4	List of Documents Handed Over to The Valuer by The Customer: 1. Copy of Agreement for Sale dated 31.01.2005 Between Mr. C. K. Venkiteswaran (the Transferor) and Mrs. Rashmi Anand Mhatre and Mr. Annand R. Mhatre (the Transferees). 2. Copy of Aadhar Card and PAN Card of Mr. Annand Mhatre	
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	₹ 25,000.00 Expected rental income per month. C\$ 398.23 Expected rental income per month.
Property Details		
9	Name(s) of the Owner	Mrs. Rashmi Anand Mhatre and Mr. Annand Mhatre
	Address	Residential Flat No. 5, 1st Floor, Anand Villa, " Anand - Sandesh Co-op. Hsg. Soc. Ltd. ", Plot No. 3, Nahur Village Road, Mulund West, District – Mumbai, Pin – 400 080, 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 shares is not available
11	Brief description of the property.	The property is a Residential Flat located on 1 st Floor. The composition of Flat is 1 Bedrooms + Living Room + Kitchen + Bath + WC + Passage (i.e. 1BHK with Bath & WC). It is at 4.9 KM. travelling distance from Mulund railway station.
	If under construction, extent of completion	N.A.
12	Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	CTS No. 605 A of Village – Nahur
13	Boundaries	As on site As per documents

	North	Nahur Road	Details not available
	South	Jivraj Bhanji Hall	Details not available
	East	B Wing	Details not available
	West	Internal Road	Details not available
14	Matching of Boundaries	-	
15	Route map	Enclosed	
16	Any specific identification marks	Near Jivraj Bhanji Hall	
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.	31.01.2005	
23	Purchase value as per document	₹ 10,00,000.00	
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.	Tenant Occupied – Mr. Santosh Tiwari Occupied since last 3 years	
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.).	Regular	
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	
Valuation of the property:			
42	Total area of the Residential Flat	Carpet Area in Sq. Ft. = 515.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 505.00 (Area as per Agreement) Built Up Area in Sq. Ft. = 606.00 (Carpet Area + 20% loading on Agreement for Sale)	
43	Prevailing market rate.	₹ 20,000.00 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.	₹ 20,000.00 per Sq. Ft. on Carpet Area	
47	Value of the property	₹ 1,01,00,000.00	C\$ 1,60,883.67
48	The realizable value of the property (90%)	₹ 90,90,000.00	C\$ 1,44,795.30
49	Distress value of the property (80%)	₹ 80,80,000.00	C\$ 1,28,706.94
50	Insurance value of the property	₹ 16,96,800.00	C\$ 27,028.46
Technical details of the building:			
51	Type of building (Residential/ Commercial/ Industrial).	Residential	
52	Year of construction.	1976 (As per Society Letter)	
53	Future life of the property.	47 years Subject to proper, preventive periodic maintenance and structural repairs.	
54	No. of floors and height of each floor including basement.	Ground + 4 th Upper Floors. 1 st Floor is having 3 Residential Flats. No 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 and not verified.	

59	Remarks	
	Specifications of Construction:	
sr.	Description	1st Floor
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 with POP false ceiling
G	Flooring, Skirting	Verified 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	No
O	Wardrobes, if any	Yes
P	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	₹ 1,01,00,000.00 C\$ 1,60,883.67
	Part III Other amenities/ Miscellaneous	₹ 0.00
	Part IV Proposed construction	₹ 0.00
	TOTAL.	₹ 1,01,00,000.00 C\$ 1,60,883.67
	Calculation:	
1	Construction	
1.01	Built up Area of Residential Flat	606.00 Sq. Ft.
1.02	Rate per Sq. Ft.	₹ 2,800.00
1.03	Cost of Construction = (1.01x1.02)	₹ 16,96,800.00
2	Value of property	
2.01	Carpet Area of Residential Flat	505.00 Sq. Ft.
2.02	Rate per Sq. Ft.	₹ 20,000.00
2.03	Value of Residential Flat = (2.01x2.02)	₹ 1,01,00,000.00 C\$ 1,60,883.67
3	Total value of the property.	
		₹ 1,01,00,000.00 C\$ 1,60,883.67

I certify that,

I/ my authorized representative has inspected the subject property on 23.12.2023.

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 26.12.2023 is

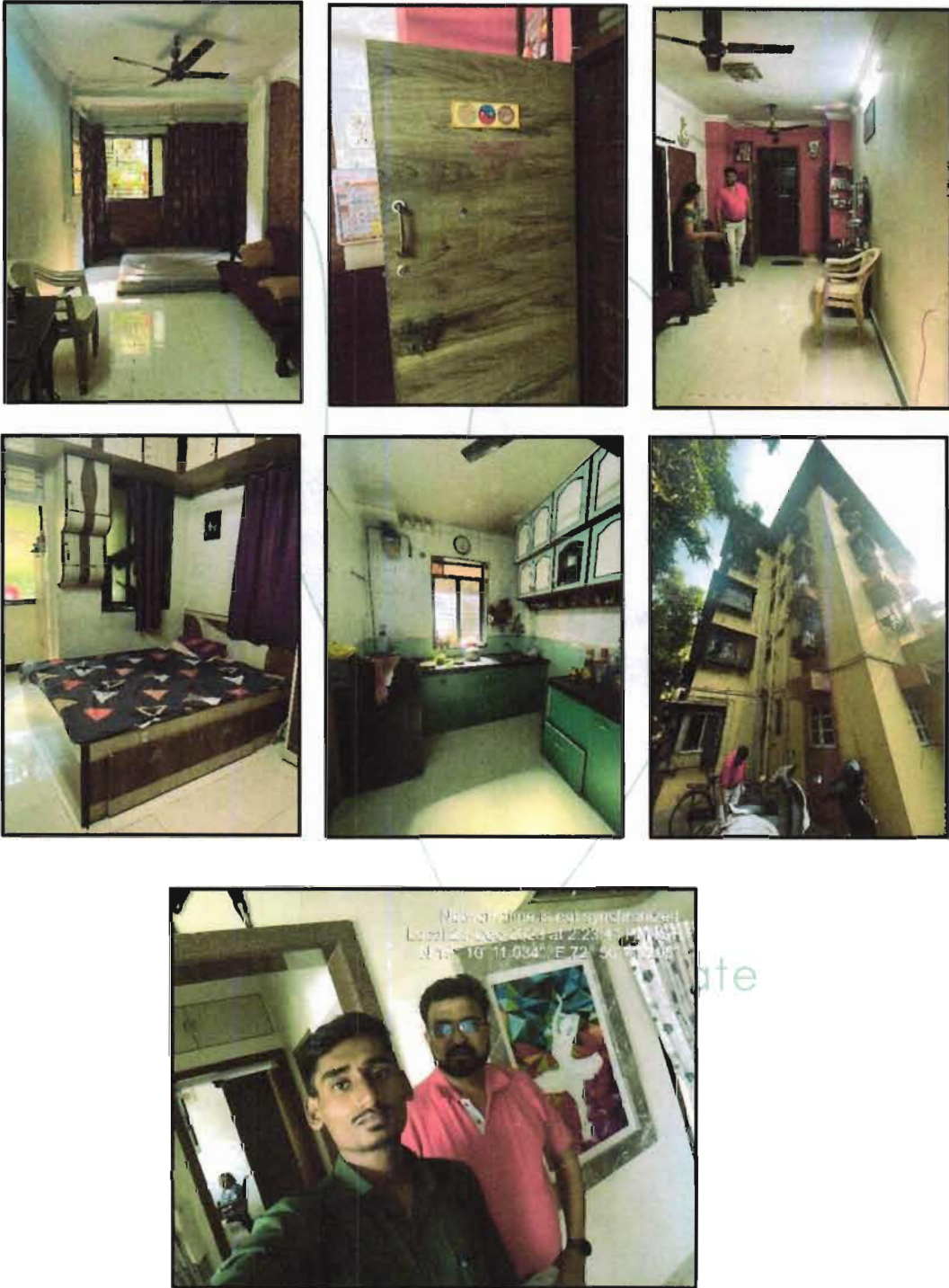
In ₹ 1,01,00,000.00 (Rupees One Cores One Lakh Only).

In C\$ 1,60,883.67 (Canadian Dollars One Hundred Sixty Thousand Eight Hundred Eight Three Only).

Note: at conversion rate of 1 Indian Rupee equals to 0.016 Canadian Dollar as on 26.12.2023.

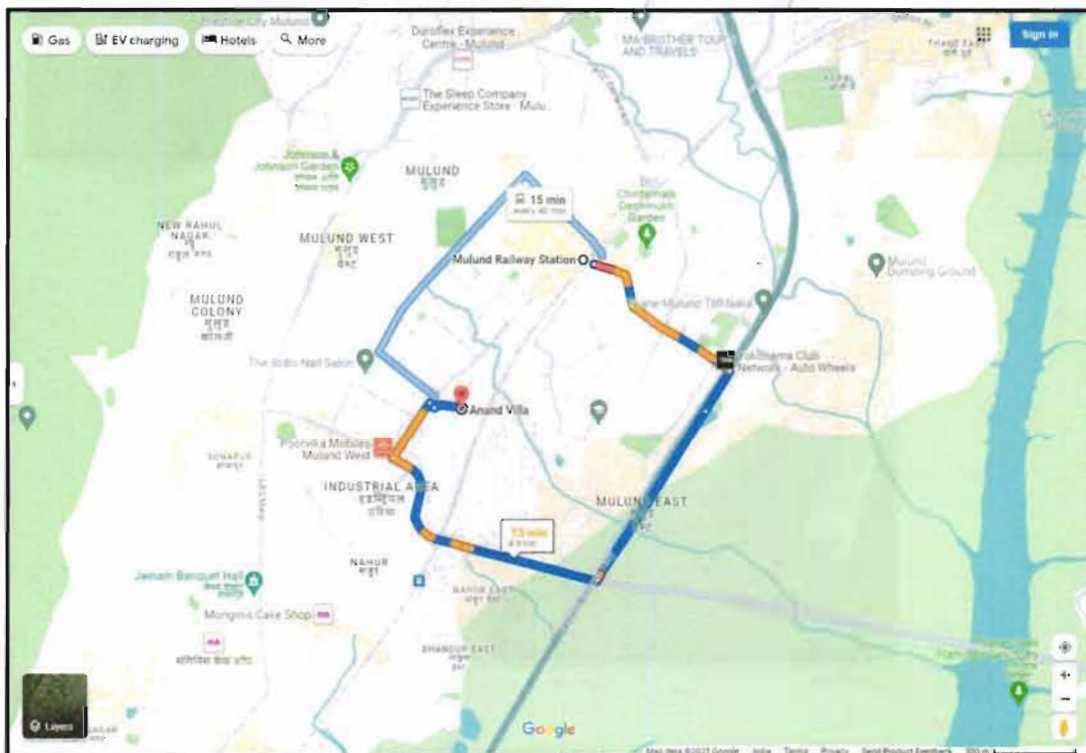
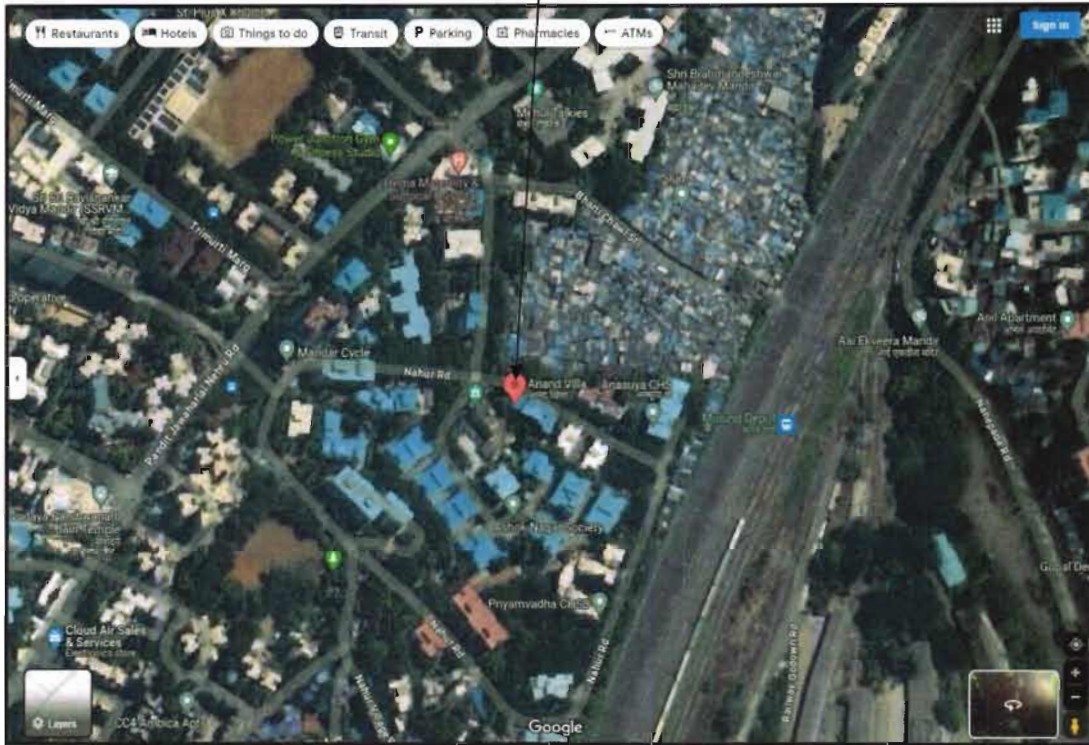
Think.Innovate.Create

Actual site photographs



Route Map of the property

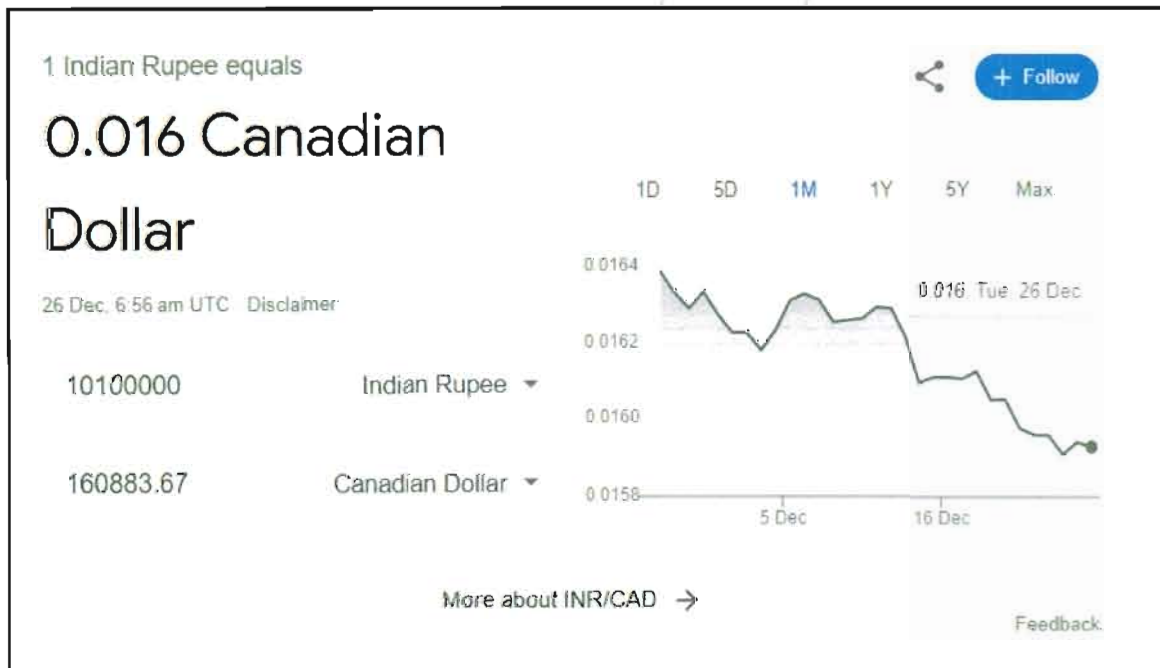
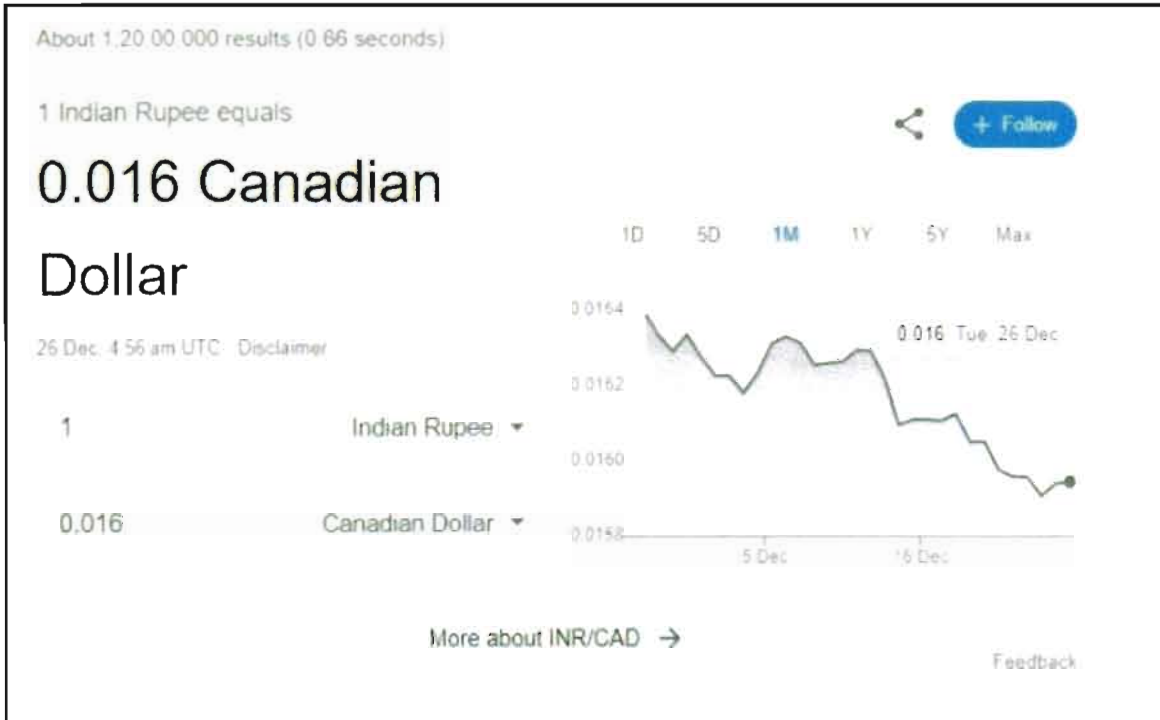
Site u/r



Latitude Longitude - 19°09'50.3"N 72°56'57.1"E

Note: The Blue line shows the route to site from nearest railway station – (Mulund – 4.9 Km.)

Currency Rate



Sale Instance

12/26/23, 9:22 AM		freesearchignservice.maharashtra.gov.in/visaritaHTMLReportSuchiKramank2_RegLive.aspx	
15001370	सूची क्र.2	दुय्यम निबंधक : सह द.नि. कुर्ला 2	
26-12-2023		दस्त क्रमांक : 15001/2022	
Note:-Generated Through eSearch Module.For original report please contact concern SR0 office.		पोटणी	
		Regn:63m	
गावाचे नाव : नाहर			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	6350000		
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार अकारणी देतो की पट्टेदार ते नमुद करावे)	4908023.75		
(4) भू-मापन,पोटलिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:-मुंबई मनपाइतर वर्णन :सदनिका नं: 18, माळा नं: 3 रा मजला, इमारतीचे नाव: सागर वैभव,दि पोर्ट वर्कर्स को-ऑप.ही.सोसा.लिमिटेड, ब्लॉक नं: अशोक नगर, रोड : मुलुंड पश्चिम,मुंबई - 400080, इतर माहिती: मौजे नाहर,सदनिकेचे क्षेत्रफळ 325 चौ.फुट कारपेट, 1 कार पार्किंग स्पेस सहित.. बांधकाम वर्ष 1979 घसारा 42 टक्के (C.T.S. Number : 605 part and 606 part. :)		
(5) क्षेत्रफळ	36.24 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा			
(7) दस्तऐवज करून देणा.या पक्षकाराचे ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्राजक्ता हिमाशु उदेशी वय:-41 पत्ता:-प्लॉट नं: सी।-703, माळा नं:-, इमारतीचे नाव: इटरप्रेटेड कमल, ब्लॉक नं: मुलुंड गैरिगाव लिंक रोड, रोड नं: मुलुंड पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AJPPG 7655K 2): नाव:-हिमाशु दिनेश उदेशी वय:-37 पत्ता:-प्लॉट नं: सी।-703, माळा नं:-, इमारतीचे नाव: इटरप्रेटेड कमल, ब्लॉक नं: मुलुंड गैरिगाव लिंक रोड, रोड नं: मुलुंड पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AAYPU0970H		
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-व्यशवंत सुदामा सिंह वय:-31, पत्ता:-प्लॉट नं: ए-703, माळा नं:-, इमारतीचे नाव: हेरिटेज हॉली सीएचएस, ब्लॉक नं: जे.एन. रोड, रोड नं: मुलुंड पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-JHPS2317P 2): नाव:-काजल व्यशवंत सिंह वय:-26, पत्ता:-प्लॉट नं: ए-703, माळा नं:-, इमारतीचे नाव: हेरिटेज हॉली सीएचएस, ब्लॉक नं: जे.एन. रोड, रोड नं: मुलुंड पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-JHPS7476D		
(9) दस्तऐवज करून दिल्याचा दिनांक	17/08/2022		
(10)दस्त नोंदणी केल्याचा दिनांक	17/08/2022		
(11)अनुक्रमांक,खंड व पृष्ठ	15001/2022		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	381000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील :-			
मुद्रांक शुल्क आकारताना निवडलेला अनुक्रमांक :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

(₹ 19,538.00 Sq. Ft on Carpet Area)

Price Comparative

NOBROKER

1 BHK Flat in Asha Nagar For Sale in Mulund West

₹ 1.05 Crores

₹ 10,100/Month

535

Nov 25, 2023

1 Bedroom

1 Bathroom

1B

Bike and Car

Full Floor (Self-Use)

Price trends by H2Estimate

Request what was not correct in this property

Activity On This Property

Similar Properties

Overview

Age of Building	133 Years	Ownership Type	Self Owned
Commercial Charges	₹ 7.5 Per Sq. Ft. M	Flooring	Marble
Built-up Area	535 Sq. Ft.	Furnishing Status	Unfurnished
Yearly	4 Lac		

(₹ 23,551.00 Sq. Ft. Rate on Carpet Area i.e. ₹ 19,626.00 Sq. Ft on Built Up Area)

NOBROKER

1 BHK Flat in Vidyamandla Co-Op Housing Society, For Sale in Mulund West

₹ 91 Lacs

₹ 14,448/Month

550

Nov 28, 2023

1 Bedroom

1 Bathroom

1B

Bike

Full Floor (Self-Use)

Price trends by H2Estimate

Request what was not correct in this property

Activity On This Property

Similar Properties

Overview

Age of Building	7-20 Years	Ownership Type	Self Owned
Commercial Charges	₹ 12 Per Sq. Ft. M	Flooring	Tile
Built-up Area	500 Sq. Ft.	Furnishing Status	Unfurnished

(₹ 20,727.00 Sq. Ft. Rate on Carpet Area i.e. ₹ 17,273.00 Sq. Ft on Built Up Area)

It can be seen that the rates of the Residential Apartments in the nearby area ranges from ₹ 19,500.00 to ₹ 23,500.00 per Sq. Ft on Carpet Area. Hence, we have considered ₹ 20,000.00 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 **26th December 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.



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 ₹ 1,01,00,000.00 (Rupees One Cores One Lakh Only).**

In C\$ 1,60,883.67 (Canadian Dollars One Hundred Sixty Thousand Eight Hundred Eight Three Only).

Note: at conversion rate of 1 Indian Rupee equals to 0.016 Canadian Dollar as on 26.12.2023

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

**Manoj
Chalikwar
Director**

Manoj B. Chalikwar

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.26 17:25:02 +05'30'

Auth. Sign.

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The Indian Institution of Valuers Certificate

 www.tivindia.org	<p>The Indian Institution of Valuers™ (India) An Institution affiliated with Indian Bank's Association (IBA) & National Housing Banks (NHB)</p> <p>Certificate of Membership</p> <p>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</p> <p>is approved by the Council of the Institution and is hereby authorised to use the title of Approved Valuer (Category - Immovable Property)</p> <p>Dated this 10th day of October 2008</p> <p>Membership No. : CAT-I-F-1763 Date : 10th October 2008</p> <p>This Certificate is the property of the institution and must be returned if membership ceases.</p>
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