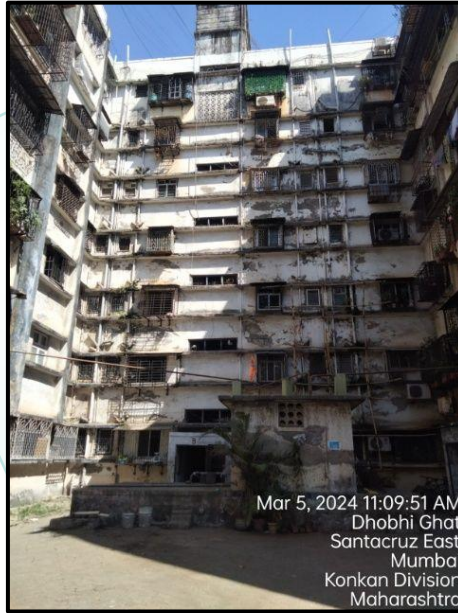


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Mr. Dilip Kumar Madanlal Sharma & Mr. Ashwani Kumar Madanlal Sharma

Residential Flat No. B-2, 2nd Floor, Wing - B, "Flight View Co-Op. Hsg. Soc. Ltd.", Plot No. E-1, Radhagram, Dhobi Ghat, Vakola, Santacruz (East) Mumbai – 400 055, State – Maharashtra, Country – India.




Latitude Longitude - 19°05'06.1"N 72°50'53.1"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. B-2, 2nd Floor, Wing - B, "Flight View Co-Op. Hsg. Soc. Ltd.", Plot No. E-1, Radhagram, Dhobi Ghat, Vakola, Santacruz (East) Mumbai – 400 055, State – Maharashtra, Country – India belongs to **Mr. Dilip Kumar Madanlal Sharma & Mr. Ashwani Kumar Madanlal Sharma**.

Boundaries of the property.

North	Slum
South	Nala
East	Panchsheel Building
West	Open Plot

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 ₹ 1,46,03,000.00 (Rupees One Crore Forty Six Lakh Three Thousand Only).

In C\$ 239,471.05 (Canadian Dollars Two Hundred Thirty Nine Thousand Four Hundred Seventy One Only).

Note: at conversion rate of 1 Indian Rupee equals to 0.016 Canadian Dollar as on 05.03.2024

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.**

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Director

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

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

1	Date of Inspection	05.03.2024
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:	<ol style="list-style-type: none"> Copy of Agreement for Sale dated 12.07.2005 between Mr. Kamlesh Dave & Mrs. Raksha Dave (Transferors) & Mr. Dilip Kumar Madanlal Sharma & Mr. Ashwani Kumar Madanlal Sharma (Transferee). Electricity Bill dated 09.01.2024 in the name of Mr. Dilip Kumar Madanlal Sharma & Mr. Ashwani Kumar Madanlal Sharma. Copy of Maintenance Bill vide No. 1709 dated 07.02.2024 in the name of Mr. Dilip Kumar Madanlal Sharma & Mr. Ashwani Kumar Madanlal Sharma. Copy of Share Certificate No. 00009/34 transferred on 19.09.2006 in the name of Mr. Dilip Kumar Madanlal Sharma & Mr. Ashwani Kumar Madanlal Sharma.
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	₹ 30,000.00 Expected rental income per month. C\$ 491.96 Expected rental income per month.
	Property Details	
9	Name(s) of the Owner	Mr. Dilip Kumar Madanlal Sharma & Mr. Ashwani Kumar Madanlal Sharma
	Address	Residential Flat No. B-2, 2 nd Floor, Wing - B, "Flight View Co-Op. Hsg. Soc. Ltd." , Plot No. E-1, Radhagram, Dhobi Ghat, Vakola, Santacruz (East) Mumbai – 400 055, 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 are not provided.

11	Brief description of the property.	The property is a Residential Flat located on 2 nd Floor. The composition of Flat is 2 Bedrooms + Living Room + Pooja Room + Kitchen + Passage + Balcony + 1 WC / Bath + 1 Toilet. (i.e. 2 BHK). It is 1.1 km distance from Santacruz 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. 3, 6 to 22, 91, 92, 122 & 129, CTS Nos. 23 to 25 and others, Village – Kolekalyan.	
13	Boundaries	As on site	As per documents
	North	Slum	Details not available
	South	Nala	Details not available
	East	Panchsheel Building	Details not available
	West	Open Plot	Details not available
14	Matching of Boundaries	-	
15	Route map	Enclosed	
16	Any specific identification marks	Near Sagar Avenue CHSL	
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.	12.07.2005	
23	Purchase value as per document	₹ 12,50,000/-	
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.).	Nearby	
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.).	Concrete Road
35	Front Width of the Road?	7 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. = 664.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 859.00 (Area as per Agreement)
43	Prevailing market rate.	₹ 17,000.00 per Sq. Ft. on Built Up Area
44	Floor Rise Rate per Sq. Ft.	₹ 0.00
45	PLC Rate per Sq. Ft.	₹ 0.00
46	Total Rate per Sq. Ft.	₹ 17,000.00 per Sq. Ft. on Built Up Area
47	Value of the property	₹ 1,46,03,000.00 C\$ 239,471.05
48	The realizable value of the property (90%)	₹ 1,31,42,700.00 C\$ 215,523.95
49	Distress value of the property (80%)	₹ 1,16,82,400.00 C\$ 191,576.84
50	Insurance value of the property	₹ 24,05,200.00 C\$ 39,442.29
Technical details of the building:		
51	Type of building (Residential/ Commercial/ Industrial).	Residential
52	Year of construction.	1985 (As per Agreement)
53	Future life of the property.	21 years Subject to proper, preventive periodic maintenance and structural repairs.
54	No. of floors and height of each floor including basement.	Ground + 6 Upper Floors. 2 nd Floor is having 2 Residential Flats. Building is having 1 lift.
Type of constructions		
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	2nd 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	Not Provided
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	₹ 1,46,03,000.00 C\$ 239,471.05
	Part III Other amenities/ Miscellaneous	₹ 0.00
	Part IV Proposed construction	₹ 0.00
	TOTAL.	₹ 1,46,03,000.00 C\$ 239,471.05
Calculation:		
1	Construction	
1.01	Built up Area of Residential Flat	859.00 Sq. Ft.

1.02	Rate per Sq. Ft.	₹ 2,800.00	
1.03	Cost of Construction = (1.01x1.02)	₹ 24,05,200.00	
2	Value of property		
2.01	Built Up Area of Residential Flat	859.00 Sq. Ft.	
2.02	Rate per Sq. Ft.	₹ 17,000.00	
2.03	Value of Residential Flat = (2.01x2.02)	₹ 1,46,03,000.00	C\$ 239,471.05
3	Total value of the property.	₹ 1,46,03,000.00	C\$ 239,471.05

I certify that,

I/ my authorized representative has inspected the subject property on 05.03.2024

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 05.03.2024 is

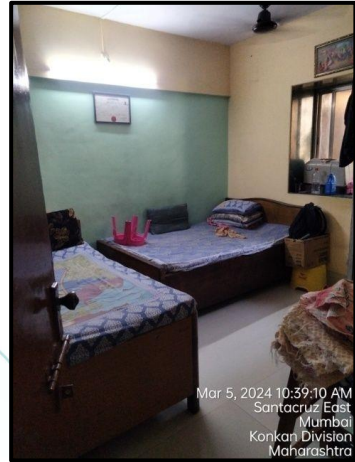
In ₹ 1,46,03,000.00 (Rupees One Crore Forty Six Lakh Three Thousand Only).

In C\$ 239,471.05 (Canadian Dollars Two Hundred Thirty Nine Thousand Four Hundred Seventy One Only)

Note: at conversion rate of 1 Indian Rupee equals to 0.016 Canadian Dollar as on 05.03.2024

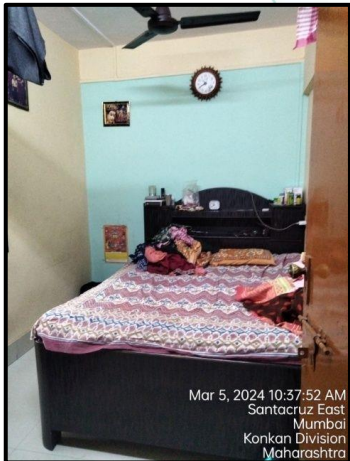
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Actual site photographs



Mar 5, 2024 10:38:09 AM
Santacruz East
Mumbai
Konkan Division
Maharashtra

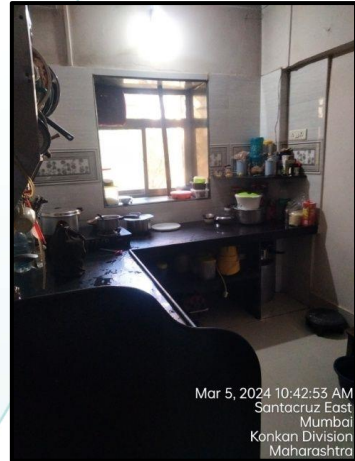
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Mumbai
Konkan Division
Maharashtra



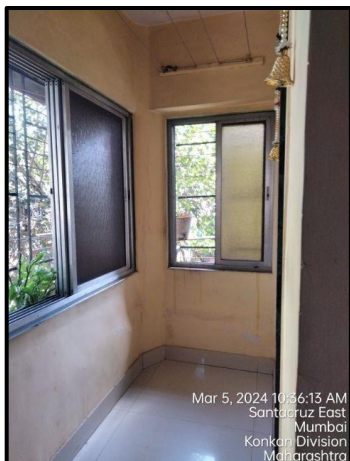
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Mumbai
Konkan Division
Maharashtra



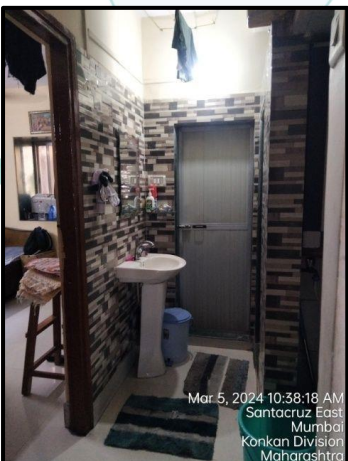
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Mumbai
Konkan Division
Maharashtra



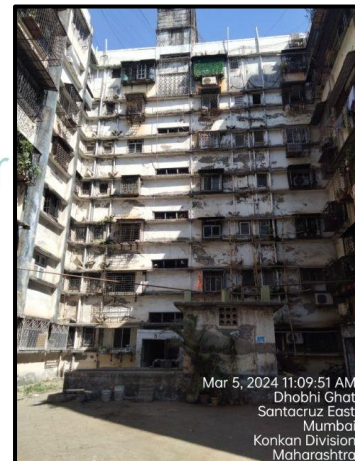
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Mumbai
Konkan Division
Maharashtra



Mar 5, 2024 10:36:13 AM
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Mumbai
Konkan Division
Maharashtra



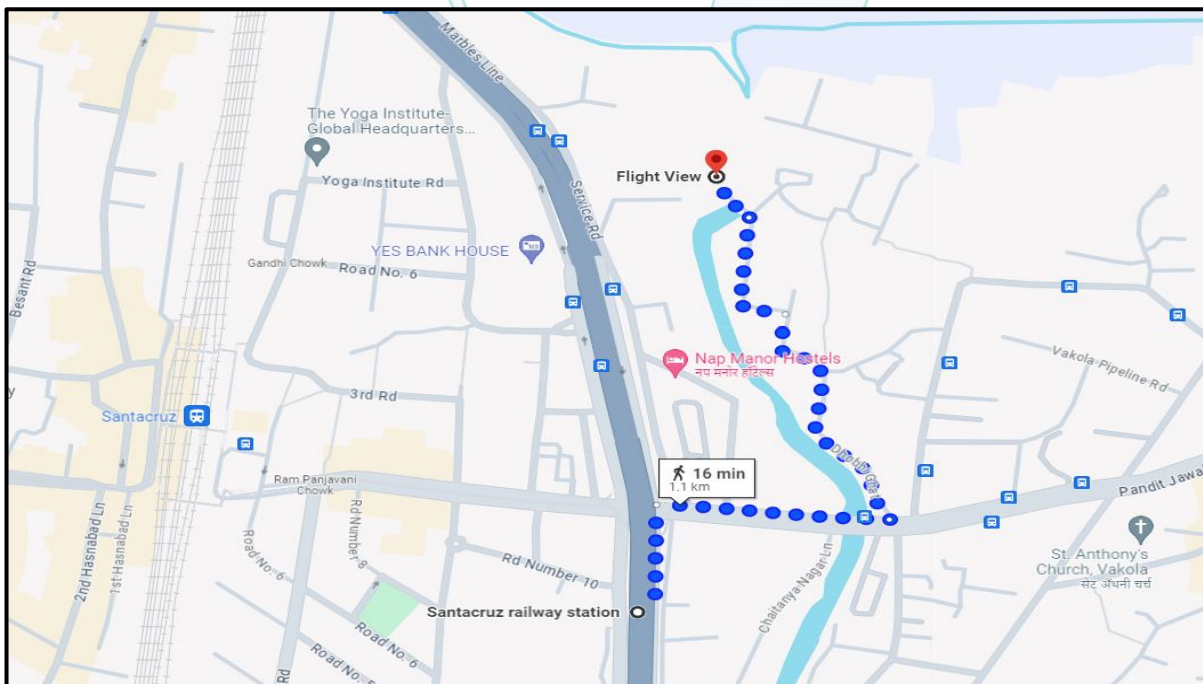
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Santacruz East
Mumbai
Konkan Division
Maharashtra



Mar 5, 2024 11:09:51 AM
Dhobhi Ghat
Santacruz East
Mumbai
Konkan Division
Maharashtra

Route Map of the property

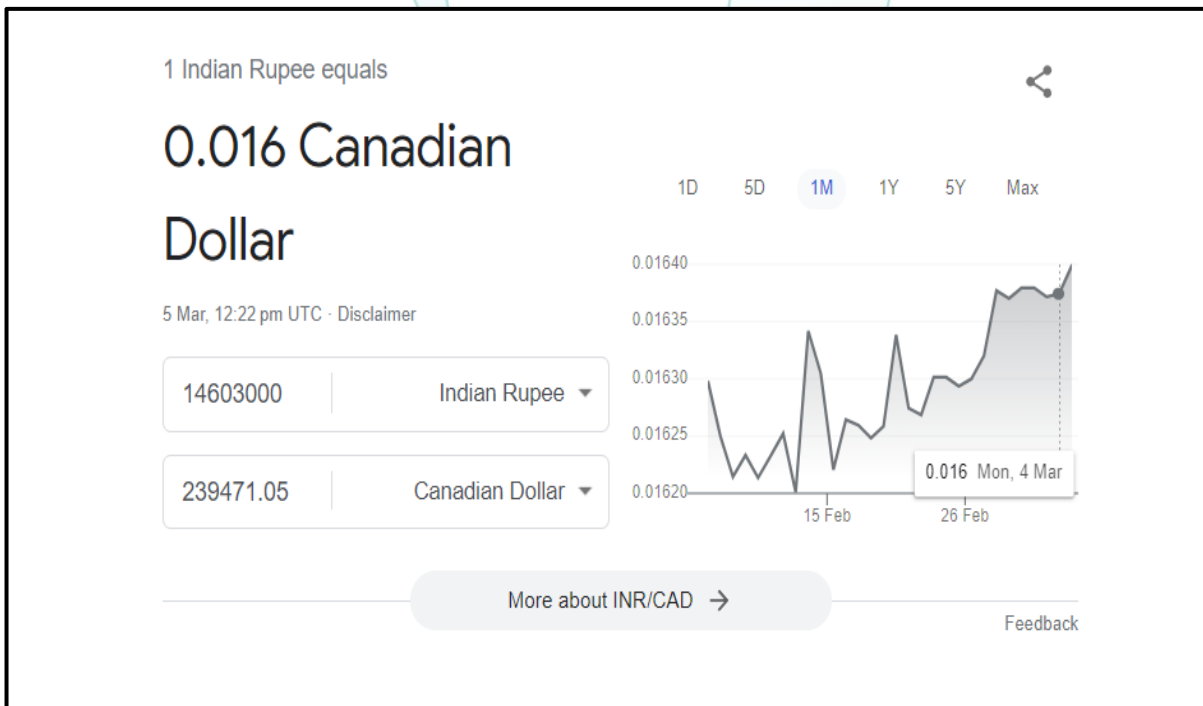
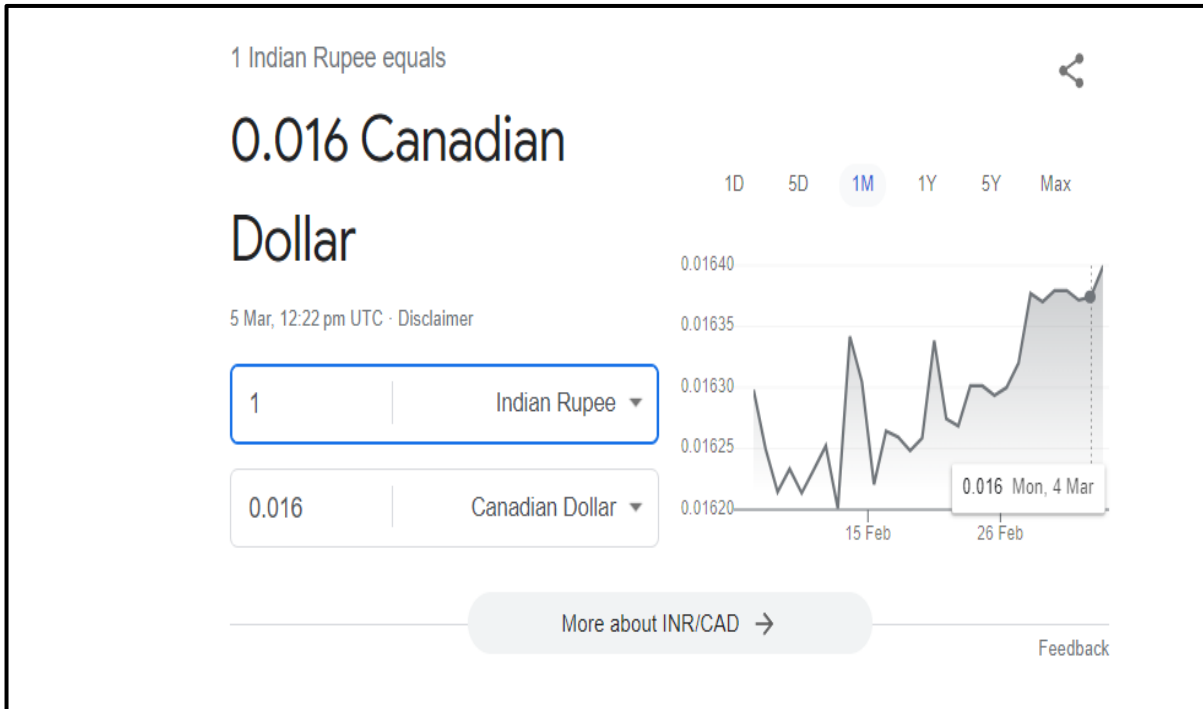
Site u/r



Latitude Longitude - 19°05'06.1"N 72°50'53.1"E

Note: The Blue line shows the route to site from nearest Railway station – (Santacruz – 1.1 Km.)

Currency Rate



Price Comparative

makaan Buy [Get a Loan](#)

Home > Property In Mumbai > Property In Santacruz East > 854 Sq Ft 2 BHK 2T Apartment

2 BHK Apartment - 854 sq ft

Reputed Builder **Flight View** Santacruz East, Mumbai

₹ **1.55 Cr** EMI
₹ 18,149/ sq ft

Status: **Ready to move** | Bathrooms: **2** | New/Resale: **Resale**

OVERVIEW | AMENITIES | NEIGHBOURHOOD | HOME LOAN | SIMILAR

Description

This spacious 2 bhk multistorey apartment is available for sale and is located in Flight View, one of the most prestigious projects of Santacruz East. It has an area of 854 sqft . The property is available at a price of Rs. 1.55 cr . The house is semi-furnished. This residential property is... [read more](#)

Age of Property: **8 - 9 years** | Price Negotiable: **No** | Security Deposit: **No Deposit** | Status: **Semi-Furnished**

[Report error](#)

[Request For Site Visit](#)

HOUSING.COM Buy In Mumbai

OVERVIEW | PROMOTIONS | POPULAR PROPERTIES NEARBY | FURNISHINGS | BUY-O-ME

Property Location
Flight View, Vakola, Santacruz East, Mumbai

Around This Property

- School: German Spanish French K... 4.1km
- Hospital: Asian Heart Institute 2.5km

[View more on Maps](#)

Property Overview

Project Name Flight View	Brokerage No Charge Access Zero Brokerage Properties >
Price ₹1.1 Cr	Carpet Area 600 sq.ft
Bedrooms 1	Bathrooms 1
Parking 2 Covered Parking	Balcony No Balcony
Added 6 days ago	

Sale Instance

3/5/24, 12:54 PM	freesearchigrservice.maharashtra.gov.in/issaritaHTMLReportSuchiKramank2_RegLive.aspx	
9643401	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 4
05-03-2024		दस्त क्रमांक : 9643/2022
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : कोलेकल्याण		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	9500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	7493833.6	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 102 ए - विंग, माळा नं: 1 बिल्लिंग नं.1, इमारतीचे नाव: सागर रिजन्सी सीएचएस लि, ब्लॉक नं: ऑफ-जवाहरलाल नेहरू रोड,राधाग्राम,वाकोला, रोड : सांताक्रुझ(ईस्ट),मुंबई नं-400055, इतर माहिती: सर्वे नं. 446(पार्ट)सदनिकेचे क्षेत्रफळ 444 चौरस फुट कार्पेट इतर माहिती दस्तात नमूद केल्या प्रमाणे((C.T.S. Number : 2 / 11 , 2 / 13 , 2 / 14 , 158 / 6 ;))	
(5) क्षेत्रफळ	49.51 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुधीर कृष्णा राऊळ - - वय:-62 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सासवणे रोड, सोमणेश्वर मंदिर जवळ , पाठक आळी , आवास , रोड नं: रायगड , महाराष्ट्र, महाराष्ट्र, RAIGARH(MH). पिन कोड:-402201 पॅन नं:-ABKPR9363A	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जितेंद्र कुमार राधेश्याम गुप्ता - - वय:-35; पत्ता:-प्लॉट नं: 51 / 2 / 3,, माळा नं: -, इमारतीचे नाव: रामजी गुप्ता चाळ , ब्लॉक नं: राजीव नगर , सांताक्रुझ (वेस्ट) , रोड नं: मुंबई नं, महाराष्ट्र, MUMBAI. पिन कोड:-400054 पॅन नं:-ALZPG1324P 2): नाव:-अनिता जितेंद्र कुमार राधेश्याम गुप्ता - - वय:-34; पत्ता:-प्लॉट नं: 51 / 2 / 3,, माळा नं: -, इमारतीचे नाव: रामजी गुप्ता चाळ , ब्लॉक नं: राजीव नगर , सांताक्रुझ (वेस्ट) , , रोड नं: मुंबई नं, महाराष्ट्र, MUMBAI. पिन कोड:-400054 पॅन नं:-BCFPG9706H	
(9) दस्तावेज करून दिल्याचा दिनांक	11/07/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	11/07/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	9643/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	570000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

It can be seen that the rates of the Residential Apartments in the nearby area ranges from ₹ 16,000.00 to ₹ 18,000.00 per Sq. Ft on Built Up Area. Hence, we have considered ₹ 17,000.00 per Sq. Ft on Built Up 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 **05th March 2024**.

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 ₹ 1,46,03,000.00 (Rupees One Crore Forty Six Lakh Three Thousand Only).**

In C\$ 239,471.05 (Canadian Dollars Two Hundred Thirty Nine Thousand Four Hundred Seventy One Only)

Note: at conversion rate of 1 Indian Rupee equals to 0.016 Canadian Dollar as on 05.03.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Auth. Sign.

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The Indian Institution of Valuers Certificate

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