



**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://www.vastukala.co.in)

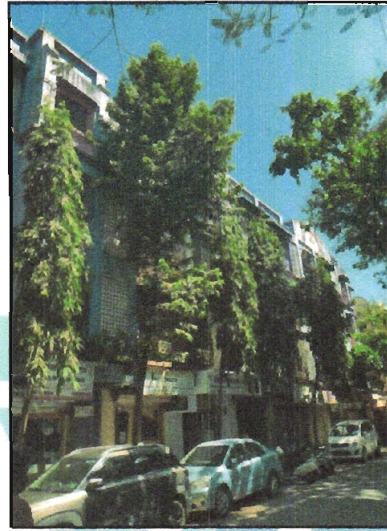
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

**Vastukala Consultants (I) Pvt. Ltd.**

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Tikaram Niraula**

Residential Flat No. 305, 3<sup>rd</sup> Floor, Wing – B, "**Mittal Court Co-op. Hsg. Soc. Ltd.**", Geeta Nagar,  
Fatak Cross Road, Bhayandar (West), Taluka & District – Thane, PIN Code – 401 101,  
State – Maharashtra, Country – India.

Latitude Longitude: 19°17'54.2"N 72°51'04.5"E

### Valuation Prepared for:

**Private Valuation**



#### Our Pan India Presence at :

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

#### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai**: 400072, (M.S.), India

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

[www.vastukala.co.in](http://www.vastukala.co.in)

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 305, 3<sup>rd</sup> Floor, Wing – B, "Mittal Court Co-op. Hsg. Soc. Ltd.", Geeta Nagar, Fatak Cross Road, Bhayandar (West), Taluka & District – Thane, PIN Code – 401 101, State – Maharashtra, Country – India belongs to **Shri. Tikaram Niraula**.

Boundaries of the property.

North : Geeta Nagar Road  
South : Nirmal Park CHSL  
East : Open Plot & Niraj Park CHSL  
West : Road

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 and **Visa Application** purpose at **₹ 44,88,000.00 (Rupees Forty Four Lakh Eighty Eight Thousand Only)**.

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.

Hence certified

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

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.07 18:07:25 +05'30'

Auth. Sign.



### Our Pan India Presence at :

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

### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in

**Vastukala Consultants (I) Pvt. Ltd.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.**VALUATION REPORT (IN RESPECT OF FLAT)**

I		General
1.	Purpose for which the valuation is made	: To assess value of the property for Visa Application Purpose
2.	a) Date of inspection	: 06.05.2024
	b) Date on which the valuation is Made	: 07.05.2024
3.	List of documents produced for perusal:	
	1. Copy of Agreement for Sale cum Transfer dated 06.04.2016 b/w. Smt. Veena Vashistha Nayak & Shri. Vashistha Bhogilal Nayak (Transferor) and Shri. Tikaram Niraula (Transferee)	
	2. Copy of Society Share Certificate Document No. T/94 dated 10.05.2016 in the name of Shri. Tikaram Niraula	
	3. Copy of N.A. order cum Building Construction Permission dated 06.03.1991 issued by Mira – Bhayandar Municipal Council	
	4. Copy of Electricity Bill Consumer No. (CA No.) 9000 0082 7201 dated 25.02.2024 in the name of Tikaram Niraula issued by TATA Power	
	5. Copy of Society Maintenance Bill No. 00476 dated 31.03.2024 in the name of Mr. Tikaram Niraula	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>Shri. Tikaram Niraula</b> <b>Address:</b> Residential Flat No. 305, 3 <sup>rd</sup> Floor, Wing – B, "Mittal Court Co-op. Hsg. Soc. Ltd.", Geeta Nagar, Fatak Cross Road, Bhayandar (West), Taluka & District – Thane, PIN Code – 401 101, State – Maharashtra, Country – India.  <b>Contact Person:</b> Shri. Tikaram Niraula (Owner) Contact No. 9833469544  Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential flat is located on 3 <sup>rd</sup> floor. The composition of residential flat is 1 Bedroom + Living Room + Kitchen + Bathroom + W.C. + Passage. The property is at 1.9 Km. travelling distance from nearest railway station Bhayandar.
6.	Location of property	:
	a) Plot No. / Survey No.	: Old Survey No. 44, New Survey No. 22, Hissa No. 2
	b) Door No.	: Residential Flat No. 305
	c) C.T.S. No. / Village	: Village – Bhayandar
	d) Ward / Taluka	: Taluka – Borivali
	e) Mandal / District	: District – Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	: Copy of Approved Plan were not provided and not verified



	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.		Postal address of the property	:	Residential Flat No. 305, 3 <sup>rd</sup> Floor, Wing – B, "Mittal Court Co-op. Hsg. Soc. Ltd.", Geeta Nagar, Fatak Cross Road, Bhayandar (West), Taluka & District – Thane, PIN Code – 401 101, State – Maharashtra, Country – India.
8.		City / Town	:	Bhayandar (West)
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Bhayandar Mira Bhayandar Municipal Corporation
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		<b>Boundaries of the property</b>		<b>As per Site</b> <b>As per documents</b>
		North	:	Geeta Nagar Road                      Details not available
		South	:	Nirmal Park CHSL                      Details not available
		East	:	Open Plot & Niraj Park                      Details not available CHSL
		West	:	Road                      Details not available
13		Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
				A                      B As per the Deed                      Actuals
		North	:	-                      -
		South	:	-                      -
		East	:	-                      -
		West	:	-                      -
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 380.00 (Area as per Actual Site Measurement)  <b>Built up Area in Sq. Ft. = 408.00</b> <b>(Area as per Agreement for Sale cum Transfer)</b>
14.1		Latitude, Longitude & Co-ordinates of flat	:	19°17'54.2"N 72°51'04.5"E

15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built up Area in Sq. Ft. = 408.00 (Area as per Agreement for Sale cum Transfer)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Old Survey No. 44, New Survey No. 22, Hissa No. 2
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Bhayandar Mira Bhayandar Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 305, 3 <sup>rd</sup> Floor, Wing – B, " <b>Mittal Court Co-op. Hsg. Soc. Ltd.</b> ", Geeta Nagar, Fatak Cross Road, Bhayandar (West), Taluka & District – Thane, PIN Code – 401 101, State – Maharashtra, Country – India.
	Description of the locality Residential / Commercial / Mixed	:	Residential
	Year of Construction	:	1997 (Approx.)
	Number of Floors	:	Ground + 3 Upper Floors
	Type of Structure	:	R.C.C. Framed Structure
	Number of Dwelling units in the building	:	4 Flats on 3 <sup>rd</sup> Floor
	Quality of Construction	:	Good
	Appearance of the Building	:	Normal
	Maintenance of the Building	:	Normal
3.	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the flat is situated	:	3 <sup>rd</sup> Floor
2	Door No. of the flat	:	Residential Flat No. 305
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Marble flooring
	Doors	:	Teak Wood door frame with Flush doors
	Windows	:	Powder Coated Alluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings.

		Electrical wiring with Concealed.
	Finishing	: Cement Plastering with POP false ceiling
4	House Tax	:
	Assessment No.	: Details not available
	Tax paid in the name of:	: Details not available
	Tax amount:	: Details not available
5	Electricity Service connection No.:	: Consumer No. (CA No.) 9000 0082 7201
	Meter Card is in the name of:	: Tikaram Niraula
6	How is the maintenance of the flat?	: Good
7	Sale Deed executed in the name of	: <b>Shri. Tikaram Niraula</b>
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the flat?	: <b>Built up Area in Sq. Ft. = 408.00</b> <b>(Area as per Agreement for Sale cum Transfer)</b>
10	What is the floor space index (app.)	: As per MBMC norms
11	What is the Carpet Area of the flat?	: Carpet Area in Sq. Ft. = 380.00 <b>(Area as per Actual Site Measurement)</b>
12	Is it Posh / I Class / Medium / Ordinary?	: Middle Class
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Owner Occupied
15	If rented, what is the monthly rent?	: ₹ 9,500.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:
1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: Located in developed area
3	Any negative factors are observed which affect the market value in general?	: No
<b>V</b>	<b>Rate</b>	:
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 10,000.00 to ₹ 12,000.00 per Sq. Ft. on Built up Area
2	What is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	: ₹ 11,000.00 per Sq. Ft. on Built up Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,500.00 per Sq. Ft.
	II. Land + others	: ₹ 8,500.00 per Sq. Ft.



4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 62,135.00 per Sq. M. i.e. ₹ 5,772.00 per Sq. Ft.
	Guideline rate (after deprecation)		₹ 50,489.00 per Sq. M. i.e. ₹ 4,691.00 per Sq. Ft.
5	Age of the building	:	27 Years
6	Life of the building estimated	:	33 years Subject to proper, preventive periodic maintenance & structural repairs.
7	<b>Remarks:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present value of the property	408.00 Sq. Ft.	11,000.00	44,88,000.00
	<b>Total Value of the property</b>			<b>44,88,000.00</b>
	The realizable value of the property			40,39,200.00
	Distress value of the property			35,90,400.00
	Insurable value of the property (408.00 Sq. Ft. X ₹ 2,500.00)			10,20,000.00
	Guideline value of the property (408.00 Sq. Ft. X ₹ 4,691.00)			19,13,928.00

**Justification for price / rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

**Method of Valuation / Approach**

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 flat, where there are typically many comparables available to analyze. As the property is a flat, we have adopted Sale Comparison Approach Method for



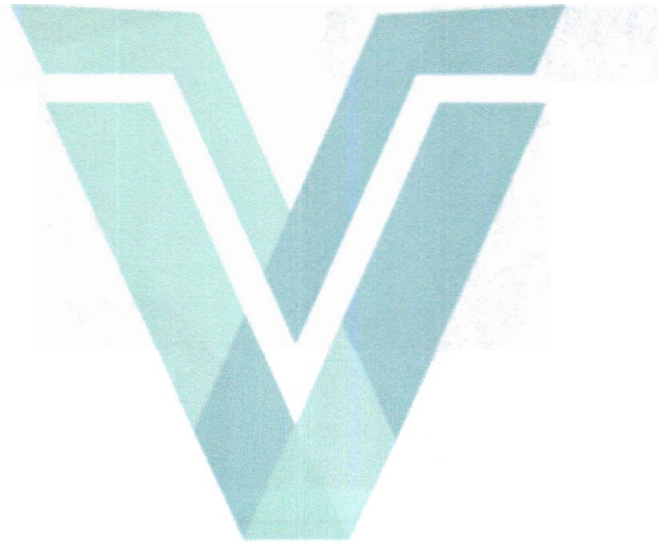
Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 10,000.00 to ₹ 12,000.00 per Sq. Ft. on Built up 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 flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 11,000.00 per Sq. Ft. on Built up Area for valuation.



107767628.jpg



Since 1989

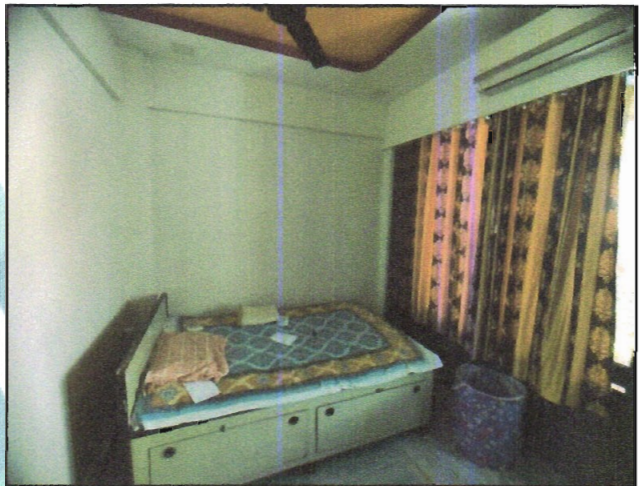
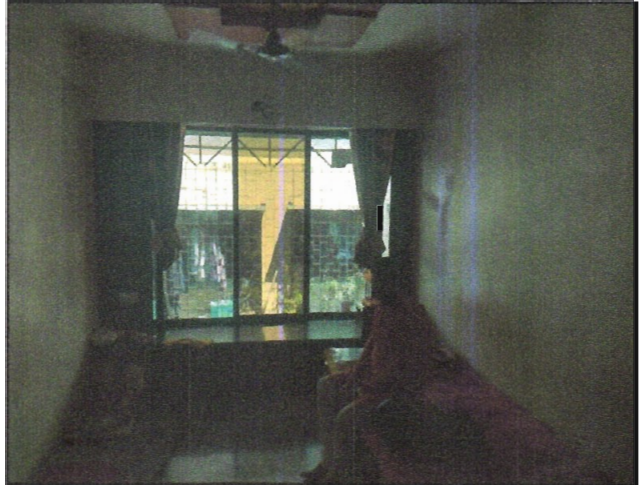
**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company





## Actual site photographs





## Actual site photographs





## Route Map of the property

Site u/r



**Latitude Longitude: 19°17'54.2"N 72°51'04.5"E**

**Note:** The Blue line shows the route to site from nearest railway station (Bhayandar – 1.9 Km.)



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company





## Ready Reckoner Rate

DIVISION / VILLAGE : BHAYANDER Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation - Class "D"		
Local Body Name	Mira Bhayander Municipal Corporation					
Land Mark	Land Zone : G, Tika No. 13, 14, 15, 17, 19, 20, 21, 22 ) All the Properties of Village Bhayander were City Survey is Completed (Upto City Survey Boundary) Upto South Boundary, Excluding above mentioned Zone "B".					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
1	1/8	19000	73100	85000	99600	85000
<b>Tika No. 13.</b>						
C. T. S. No. 13/906, 13/907, 13/908, 13/909, 13/915, 13/916, 13/917, 13/918, 13/919, 13/920, 13/921, 13/926, 13/927, 13/928, 13/929, 13/930, 13/932						
<b>Tika No. 14.</b>						
C. T. S. No. 14/688, 14/693, 14/694, 14/695, 14/696, 14/697, 14/698, 14/699, 14/700, 14/711, 14/712, 14/713, 14/716, 14/721, 14/722, 14/723, 14/724, 14/725, 14/726,						

Stamp Duty Ready Reckoner Market Value Rate for Flat	73,100.00			
15% decrease on flat Located on 3 <sup>rd</sup> Floor	10,965.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Decrease) (A)</b>	<b>62,135.00</b>	<b>Sq. Mt.</b>	<b>5,772.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	19,000.00			
The difference between land rate and building rate (A – B = C)	43,135.00			
Depreciation Percentage as per table (D) [100% - 27%] (Age of the Building – 27 Years)	73%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>50,489.00</b>	<b>Sq. Mt.</b>	<b>4,691.00</b>	<b>Sq. Ft.</b>

### Building not having Lift

The following table gives the valuation of residential building / Flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which Flat is located	Rate to be adopted
a)	Ground Floor / Stilt Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**Table – D: Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



## Price Indicators

**NOBROKER**

3 BHK Flat in Mittal Court Bhayander West For Sale in Geeta Nagar, Bhayander West

₹ 80 Lacs  
Non-registered

₹ 53,583/Month  
Estimated EMI

1,000  
Sq Ft

Need Home Loan? [Apply Here](#)

Home | Flats for Sale in Mumbai | Flats for Sale in West Bhayander | 3BHK Flats for Sale in West Bhayander | Property Details

Photos | Location

3 Bedroom  
1.7 Bathroom

Apr 2, 2024  
Posted On

Immediately  
Possession

Mittal Court Bhayan...  
Apartment

None  
Furnishing

Get Owner's Details

Report what was not correct in this property

Listed by Broker | Sell Out | Whg Info

Price trends by NB Estimate [Check Now](#)

Activity On This Property

1404  
Unique Views | 0 Shares | 0 Comments

Powered by NB Estimate

Similar Properties

Track and view Similar Properties

**Overview**

Age of Building	~10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.5 Per Sq Ft/M	Flooring	Vitrified Tiles
Buildup Area	1,000 Sq Ft	Carpet Area	750 Sq Ft
Furnishing Status	Fully Furnished	Facing	Don't Know
Floor	3/2	Taxing	None

**NOBROKER**

1 BHK Flat in Magnum Court For Sale in Bhayander West

₹ 65 Lacs  
Non-registered

₹ 37,254/Month  
Estimated EMI

575  
Sq Ft

Need Home Loan? [Apply Here](#)

Home | Flats for Sale in Mumbai | Flats for Sale in West Bhayander | 1BHK Flats for Sale in West Bhayander | Property Details

Photos | Location

1 Bedroom  
1.0 Bathroom

Dec 30, 2023  
Posted On

Immediately  
Possession

Magnum Court  
Apartment

None  
Furnishing

Get Owner's Details

Report what was not correct in this property

Listed by Broker | Sell Out | Whg Info


Price trends by NB Estimate [Check Now](#)

**Overview**

Age of Building	~10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.8 Per Sq Ft/M	Flooring	Marble Granite
Buildup Area	275 Sq Ft	Furnishing Status	None <a href="#">Furnish Now</a>
Facing	East	Floor	5/3
Facing	Blk And Car	Water Security	Yes



## Price Indicators



[Post Your Property](#) | [Signup](#) | [Login](#) | [Menu](#)

### 1 BHK Flat For Sale in Mira Bhayandar

Standalone building, Near: Sai Vihar/Varsha Sirens


Home / Flats for Sale in Mumbai / Flats for Sale in Mira Bhayandar / 1BHK Flats for Sale in Mira Bhayandar / Property Details

₹ 60 Lacs  
Non-negotiable

₹ 34,388/Month  
Estimated EMV

550  
Sq Ft

[View Home Loan](#)  
[Apply Loan](#)



- 1 Bedroom
- 1 Bathroom
- NA
- Bike Parking

Mar 31, 2024

Immediately

Standalone Building

None

[Get Latest D/E-Info](#)

[Report what was not correct in this property](#)


[Liked by Broker](#) | [Sold Out](#) | [Wrong Info](#)

[Price trends by NB Estimate](#) | [Check Now](#)

Neighborhood: [Vasna Hill](#) | [D'Isle](#) | [Ramesh Park](#) | [Big Bazaar](#) | [Prima Diagnostic Center](#)

#### Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.2 Per Sq Ft/M	Flooring	NA
Builtup Area	550 Sq Ft	Furnishing Status	Semi <a href="#">Request Info</a>
Facing	West	Floor	1/2
Parking	Bike	Dead Security	Yes



[Post Your Property](#) | [Signup](#) | [Login](#) | [Menu](#)

### 2 BHK Flat in Bhavani Park Chs For Sale in Bhayander West

Standalone


Home / Flats for Sale in Mumbai / Flats for Sale in Mira Bhayandar / 2BHK Flats for Sale in Mira Bhayandar / Property Details

₹ 1.4 Crores  
Negotiable

₹ 80,240/Month  
Estimated Price

1,300  
Sq Ft

[View Home Loan](#)  
[Apply Loan](#)



- 2 Bedroom
- 2 Bathroom
- 1
- Bike Parking

Mar 2, 2024

Immediately

Bhavani Park Chs

Partial

[Contact](#) | [Request Info](#)

[Report what was not correct in this property](#)

[Liked by Broker](#) | [Sold Out](#) | [Wrong Info](#)

[Price trends by NB Estimate](#) | [Check Now](#)

Neighborhood: [Vasna Hill](#) | [D'Isle](#) | [Ramesh Park](#) | [Big Bazaar](#) | [Prima Diagnostic Center](#)

#### Overview

Age of Building	>12 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.3 Per Sq Ft/M	Flooring	Marble Tiles
Builtup Area	1,300 Sq Ft	Super Area	1,080 Sq Ft
Furnishing Status	Semi <a href="#">Request Info</a>	Facing	South
**pr	1/2	Parking	Bike



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company





## Sale Instances

3516337		सूची क्र.2	दस्तावेज क्रमांक : सह दु.नि.ठाणे 7
06-05-2024			दस्तावेज क्रमांक : 3516/2024
Note -Generated Through eSearch Module For original report please contact concern SRO office			नॉटरी Regn 63m
गावाचे नाव : भाईंदर			
(1) विविक्षाचा प्रकार	करारनामा		
(2) मालकी क्रमांक	4000000		
(3) बाजारभावा भावित्यवस्था बाबतिलवट्टाकर आकारणी देतो की पट्टेदार ते मजूर करावे	3567280		
(4) भू-भाग पॉलिक्स व परतमांक (अस्त्यवस्था)	1) पालिकेचे नाव-मिरा-भाईंदर मनपाहतर वर्गन , इतर माहिती , इतर माहिती मोजे - भाईंदर विभाग 1 8,वार्ड - जी,सदमिका नं. "ए 204", मित्तल कोर्ट को - ऑप.हौ.सौ.वि. ,पता - गीता नगर, फाटक कांस रोड भाईंदर(प), ता. जि. ठाणे - 401101, क्षेत्रफळ - 525 चौ. फुट. सुपर सिट्अप, ( ( Plot Number - 4 ; Survey Number : Old Survey No. 44, New Survey No. 22, Hissa No. 2, ; ) )		
(5) क्षेत्रफळ	39.03 चौ.मीटर		
(6) भावकारणी किंवा जुडी देण्यात असेल किंवा			
(7) वस्तुसंबंध करम देणा.वा सिव्हर देणा.वा पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्त्यवस्था प्रतिकादिने नाव व पता.	1) नाव-ममता रमजीराव कांबळे वय-43 पता-प्लॉट नं. ए204, माळा नं. 2 रा, इमारतीचे नाव- मित्तल कोर्ट को. ऑप.हौ.सौ.वि. ब्रॉक नं. , रोड नं. गीता नगर, फाटक कांस रोड, भाईंदर (प.), महाराष्ट्र, THANE. पिन कोड-401101 पिन नं.-AEIPN445204 2) नाव-रमाजीराव केसराय कांबळे वय-41 पता-प्लॉट नं. ए204, माळा नं. 2 रा, इमारतीचे नाव- मित्तल कोर्ट को. ऑप.हौ.सौ.वि. ब्रॉक नं. , रोड नं. गीता नगर, फाटक कांस रोड, भाईंदर (प.), महाराष्ट्र, THANE. पिन कोड-401101 पिन नं.-AEZPC087P		
(8) वस्तुसंबंध करम देणा.वा पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्त्यवस्था प्रतिकादिने नाव व पता	1) नाव-पंजाब समजासाल सिंग वय-35, पता-प्लॉट नं. ए204, माळा नं. 1 रा, इमारतीचे नाव- अशिका पार्क 4, ब्रॉक नं. , रोड नं. जन्ता नगर रोड, जे.एच.पेट्टार हाय स्कूल रोड, मिरा सेना गल्ली, भाईंदर (प.), महाराष्ट्र, THANE. पिन कोड-401101 पिन नं.-551951706F 2) नाव-पुला पंजाब सिंग वय-30, पता-प्लॉट नं. ए204, माळा नं. 1 रा, इमारतीचे नाव- अशिका पार्क 4, ब्रॉक नं. , रोड नं. जन्ता नगर रोड, जे.एच.पेट्टार हाय स्कूल रोड, मिरा सेना गल्ली, भाईंदर (प.), महाराष्ट्र, THANE. पिन कोड-401101 पिन नं.-8C9Q92522K		
(9) वस्तुसंबंध करम दिव्याचा दिनांक	29.02.2024		
(10) दस्तावेज नोंदणी केवल्याचा दिनांक	29.02.2024		
(11) अनुक्रमांक खंड व पृष्ठ	3516.2024		
(12) बाजारभावाप्रमाणे मूळीक मूल्य	280000		
(13) बाजारभावाप्रमाणे नोंदणीक मूल्य	30000		
(14) टीप			
मुख्यकरनामाची विचारत घेतरोता तयशील -			
मूळीक मूल्य आकारतना निवडणीस अनुषंगे -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

Sr.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>Shri. Tikaram Niraula</b> from Smt. Veena Vashistha Nayak & Shri. Vashistha Bhogilal Nayak vide Agreement for Sale cum Transfer dated 06.04.2016
2.	Purpose of valuation and appointing authority	As per the request Private Valuation, to assess value of the property for <b>Visa Application Purpose</b>
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chaikwar – Regd. Valuer Pratik Jain – Valuation Engineer Shobha Kuperkar – Technical Manager Prajakta Patil – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 06.05.2024 Valuation Date – 07.05.2024 Date of Report – 07.05.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 06.05.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Flat, all-round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **07th May 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### **Future Matters**

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client and site visit conducted, we understand that the subject property is Flat, admeasuring **408.00 Sq. Ft. Built up Area** in the name of **Shri. Tikaram Niraula**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company





### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Shri. Tikaram Niraula**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

### Area

Based on the information provided by the Client, we understand that the Flat, admeasuring **408.00 Sq. Ft. Built up Area**.

### Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

### Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach / Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

#### **Not a Structural Survey**

We state that this is a valuation report and not a structural survey

#### **Other**

All measurements, areas and ages quoted in our report are approximate

#### **Legal**

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Flat, admeasuring **408.00 Sq. Ft. Built up Area.**

### **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 the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **07th May 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.

### 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 neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and **Visa Application** purpose at **₹ 44,88,000.00 (Rupees Forty Four Lakh Eighty Eight Thousand Only)**.

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: 2024.05.07 18:07:34 +05'30'

**Auth. Sign.**



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company

