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## Vastukala Consultants (I) Pvt. Ltd.

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# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Ashok K. Vajpai & Babita A. Vajpai**

Residential Flat No. 504, 5<sup>th</sup> Floor, Building No. 5, "**Swarndeeep Co-Op. Hsg. Soc. Ltd.**", Golden Nest,  
Phase – 3, Village - Goddev, Mira Road (East), Taluka & District – Thane, PIN - 401 107,  
State – Maharashtra, Country – India.

Latitude Longitude: 19°17'39.6"N 72°51'41.9"E

### Intended User:

**Janseva Sahakari Bank**

**Bhayandar (East) Branch**

Janki Avane, 1<sup>st</sup> floor, Phatak Road, Bhayandar (East) Thane - 401105,  
State – Maharashtra, Country – India.

### Our Pan India Presence at :

- |            |        |           |           |
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### 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)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 504, 5<sup>th</sup> Floor, Building No. 5, “**Swarndeeep Co-Op. Hsg. Soc. Ltd.**”, Golden Nest, Phase – 3, Village - Goddev, Mira Road (East), Taluka & District – Thane, PIN - 401 107, State – Maharashtra, Country – India belongs to **Ashok K. Vajpai & Babita A. Vajpai**.

### Boundaries of the property.

North : Old Golden Nest Phase 3 Road  
South : Om Sunflower Apartment  
East : Sonam Pushpanjali CHSL  
West : Abhash CHSL

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 Fair Market Value for this particular purpose at **₹ 80,64,000.00 (Rupees Eighty Lakh Sixty-Four 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.**

Director

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
JSB Emp. No. 36/LOAN H.O./2016-17/232

Auth. Sign.



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### Regd. Office

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

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🌐 [www.vastukala.co.in](http://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)**

1	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 19.05.2024
	b) Date on which the valuation is Made	: 21.05.2024
3.	List of documents produced for perusal: 1. Copy of Agreement for Sale dated 02.04.2002 between M/s. Sonam Builders and Ashok K. Vajpai & Babita A. Vajpai (The Purchaser's). 2. Copy of Commencement Certificate No. MNP / NR / 3663 / 8771 / 94 – 95 dated 15.02.1995 issued by Mira Bhayender Municipal Corporation. 3. Copy of Occupancy dated 23.12.1998 issued by Mira Bhayender Municipal Corporation. 4. Copy of Share Certificate No. 020 in the name of Ashok K. Vajpai & Babita A. Vajpai issued by Swarndeeep Co-Op. Hsg. Soc. Ltd.	
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>Ashok K. Vajpai &amp; Babita A. Vajpai</b>  <b>Address:</b> Residential Flat No. 504, 5 <sup>th</sup> Floor, Building No. 5, “ <b>Swarndeeep Co-Op. Hsg. Soc. Ltd.</b> ”, Golden Nest, Phase – 3, Village - Goddev, Mira Road (East), Taluka & District – Thane, PIN - 401 107, State – Maharashtra, Country – India.  <b>Contact Person:</b> Ashok K. Vajpai (Owner) Contact No.: 9869197175  Joint Ownership Details of ownership share not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat located on 5 <sup>th</sup> floor. The composition of Flat is 2 Bed Room + Living Room + Kitchen + Passage + 2 Toilets. The property is at 8.00 Km. travelling distance from nearest railway station Mira Road.
6.	Location of property	:
	a) Plot No. / Survey No.	: Old Survey No. 336, 354, 355, New Survey No. 17, 88, 87, Hissa No. 6, 2 of Village - Goddev
	b) Door No.	: Residential Flat No. 404
	c) C.T.S. No. / Village	: Village – Goddev
	d) Ward / Taluka	: Taluka – Thane
	e) Mandal / District	: District – Thane
	f) Date of issue and validity of layout of	: As Occupancy Certificate is available it may be

	approved map / plan		assumed that the construction is as per Sanctioned Plan.	
	g) Approved map / plan issuing authority	:	Plan.	
	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. 504, 5 <sup>th</sup> Floor, Building No. 5, "Swarndeeep Co-Op. Hsg. Soc. Ltd.", Golden Nest, Phase – 3, Village - Goddev, Mira Road (East), Taluka & District – Thane, PIN - 401 107, State – Maharashtra, Country – India.	
8.	City / Town	:	Mira Road (East), Thane	
	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 – Goddev Mira Bhayander 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	:	Old Golden Nest Phase 3 Road	Details not available
	South	:	Om Sunflower Apartment	Details not available
	East	:	Sonam Pushpanjali CHSL	Details not available
	West	:	Abhash CHSL	Details not available
13	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 490.00 (Area as per actual site measurement)  <b>Super Built-up Area in Sq. Ft. = 720.00</b> (Area as per Agreement for Sale)	

14.1	Latitude, Longitude & Co-ordinates of flat	:	19°17'39.6"N 72°51'41.9"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Super Built-up Area in Sq. Ft. = 720.00 (Area as per Agreement for Sale)</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.	:	-
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Goddev Mira Bhayander Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 504, 5 <sup>th</sup> Floor, Building No. 5, “Swarndeeep Co-Op. Hsg. Soc. Ltd.”, Golden Nest, Phase – 3, Village - Goddev, Mira Road (East), Taluka & District – Thane, PIN - 401 107, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1998 (As per Occupancy Certificate)
5.	Number of Floors	:	Stilt + 7 <sup>th</sup> upper residential floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Flats on 5 <sup>th</sup> Floor
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	1 Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt & 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	:	5 <sup>th</sup> Floor
2	Door No. of the flat	:	Residential Flat No. 5
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak Wood door frame with Flush doors
	Windows	:	Powdered Coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring

		with Concealed.
	Finishing	: Cement Plastering with POP finished
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.:	: Details not available
	Meter Card is in the name of:	: Details not available
6	How is the maintenance of the flat?	: Normal
7	Sale Deed executed in the name of	: <b>Ashok K. Vajpai &amp; Babita A. Vajpai</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>Super Built-up Area in Sq. Ft. = 720.00 (Area as per Agreement for Sale)</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. = 490.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	: Medium
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?	: ₹ 17,000.00 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)	: ₹ 11,000.00 to ₹ 12,000.00 per Sq. Ft. on Super Built up Area
2	Assuming it is a new construction, 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).	: ₹ 11,200.00 per Sq. Ft. on Super Built up Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,500.00 per Sq. Ft.
	II. Land + others	: ₹ 8,700.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	: ₹ 1,00,065.00 per Sq. M. i.e., ₹ 9,296.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's office (after depreciated)	: ₹ 82,706.00 per Sq. M. i.e., ₹ 7,684.00 per Sq. Ft.
5	Age of the building	: 26 years

6	Life of the building estimated	:	34 years Subject to proper, preventive periodic maintenance & structural repairs.
7	<b>Remarks: At the time of site visit, building external renovation work was in progress.</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	720.00 Sq. Ft.	11,200.00	<b>80,64,000.00</b>
2	<b>Total Fair Market Value of the Property</b>			<b>80,64,000.00</b>
3	<b>Realizable value of the property</b>			<b>72,57,600.00</b>
4	<b>Distress value of the property</b>			<b>64,51,200.00</b>
5	<b>Insurable value of the property</b>			<b>18,00,000.00</b>
6	<b>Guideline value of the property</b>			<b>55,32,480.00</b>

**Justification for price /rate**

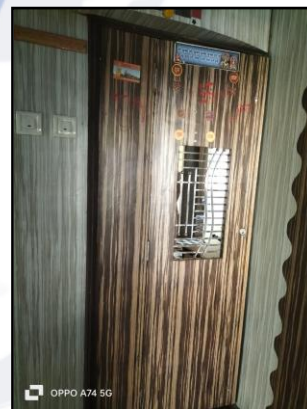
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property 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 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 Super 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 Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 11,200.00 per Sq. Ft. on Super Built up Area for valuation.

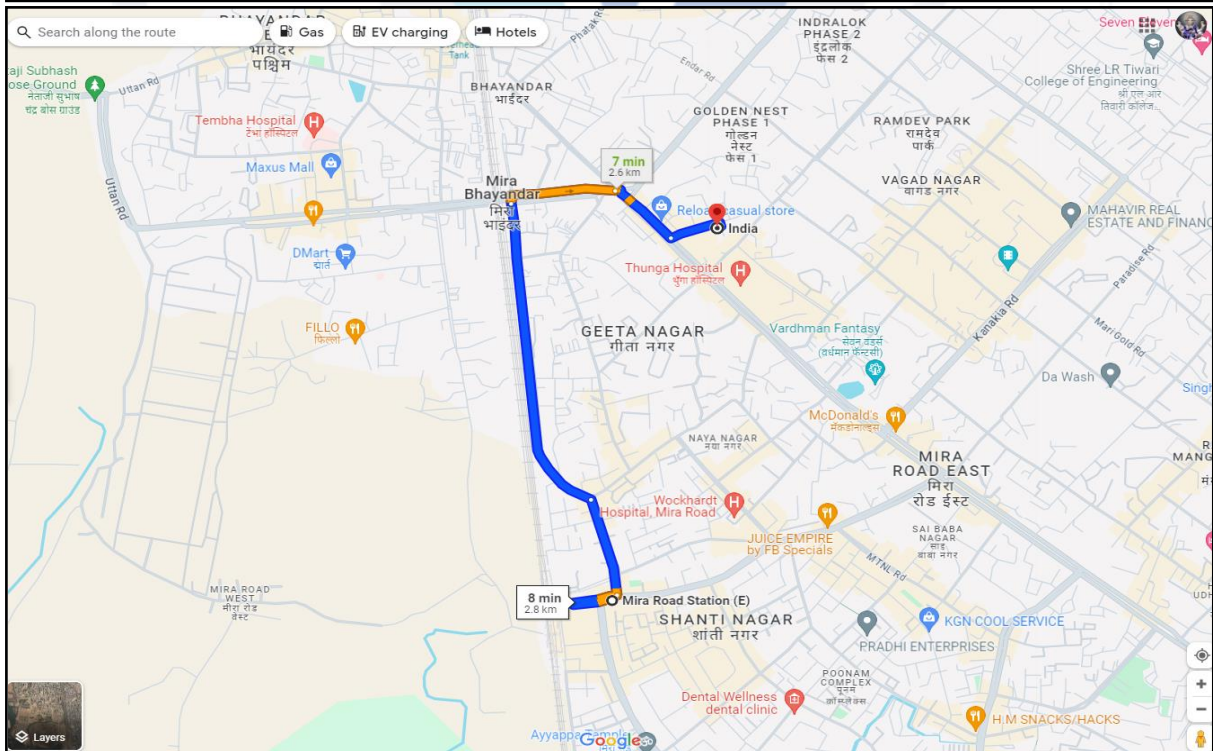
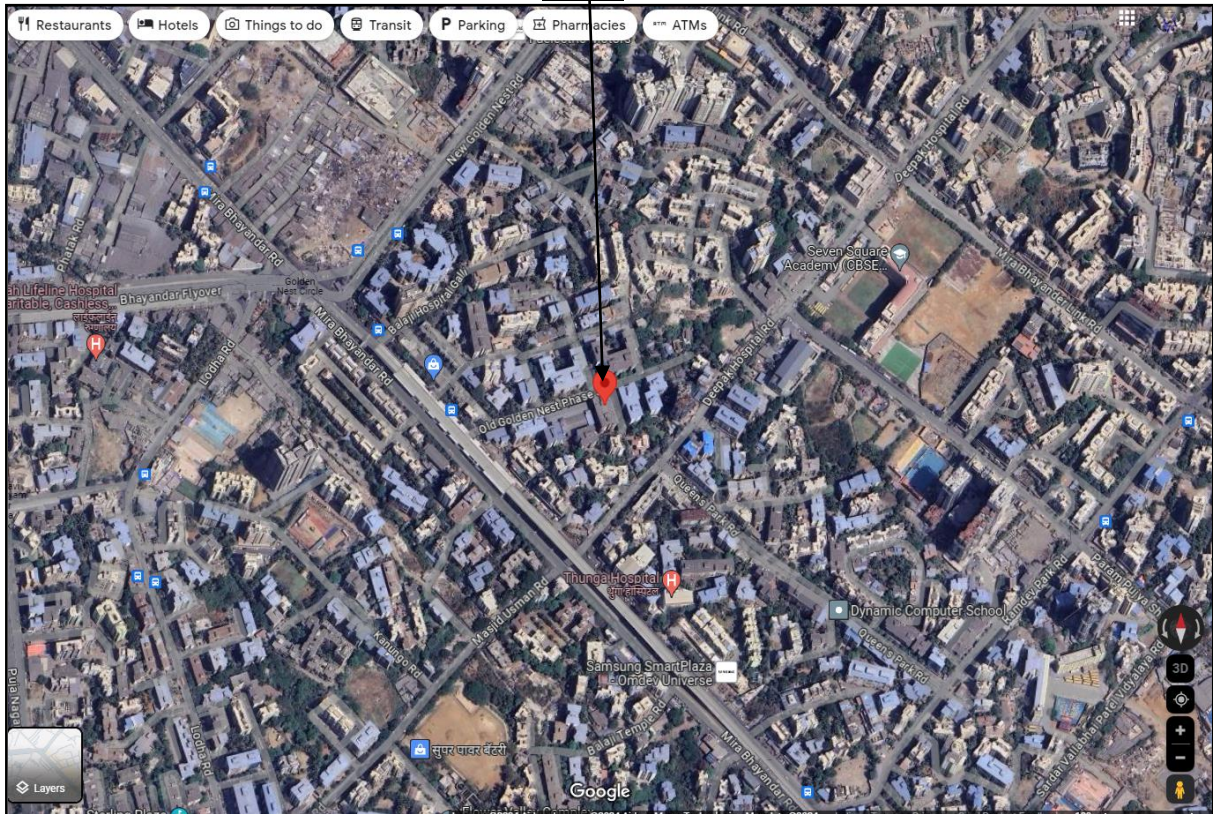
## Actual site photographs





## Route Map of the property

Site, [url](#)



**Latitude Longitude: 19°17'39.6"N 72°51'41.9"E**

**Note: The Blue line shows the route to site from nearest railway station (Mira Road – 8.00 Km.)**




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## Ready Reckoner



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



**Annual Statement of Rates Ver. 2.0**  
( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

Home

Valuation Guidelines | User Manual

Year:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	अफ्रीस	दुकाने	औद्योगिक	एकर (Rs./)
SurveyNo	3/18-एम) धु- विभाग चौडदेव गावातील मिळकती संव्हे क्रमांक	33300	95300	109600	119100	109600	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	95,300.00			
Increase by 5% on Flat Located on 5 <sup>th</sup> Floor	4,765.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,00,065.00</b>	<b>Sq. Mtr.</b>	<b>9,296.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	33,300.00			
The difference between land rate and building rate (A – B = C)	66,765.00			
Depreciation Percentage as per table (D) [100% - 26%] (Age of the Building – 26 Years)	74%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>82,706.00</b>	<b>Sq. Mtr.</b>	<b>7,684.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**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

## Price Indicators

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3 BHK Flat For Sale in Poonam Galaxy, **Mira Road, Mumbai**

🛏️ 3 Beds | 🚿 3 Baths | 🏠 Furnished

**Super Built-Up Area**  
1110 sqft ~ ₹13.514/sqft

**Transaction Type**  
Resale

**Project**  
Poonam Galaxy

**Status**  
Ready to Move

**Floor**  
7 (Out of 7 Floors)

**Furnished Status**  
Furnished

Contact Owner
Get Phone No.
👤 Last contact made 129 days ago

### More Details

**Price Breakup**      ₹1.5 Cr

**Address**              **Mira Road, Mumbai - Mira Road and Beyond, Maharashtra**

**Furnishing**            **Furnished**

**Description:** Multistorey Apartment is located at the advantageous 7th floor in a tower of total 7 floors.

Contact Owner

99acres
Buy ▾ Enter Locality / Project / Society / Landmark
Post property FREE

Home > Property in Mira Bhayandar > Flats in Mira Bhayandar > Flats in Mira Road > 2 BHK Flats in Mira Road

**₹75 Lac** @ 11,627 per sq.ft.

Estimated EMI ₹59,903

**2BHK 2Baths**

Flat/Apartment for Sale

In Old Golden Nest Phase 3, Mira Road, Mira Bhayandar

Contact Owner FREE

Shortlist

RERA STATUS NOT AVAILABLE | Website: <https://maharera.t.mahaonline.gov.in/>

Overview
Owner Details
Price Trends
Locality Reviews
Recommendations
Articl >

Photos (1/2)

**Area**  
Super Built up area 645 sq.ft. (59.92 sq.m.)

**Price**  
₹75 Lac @ 11,627 per sq.ft.

**Floor Number**  
1<sup>st</sup> of 4 Floors

**Configuration**  
2 Bedrooms , 2 Bathrooms , 1 Balcony

**Address**  
Old Golden Nest Phase 3  
Mira Road, Mira Bhayandar

**Property Age**  
5 to 10 Year Old

Transaction Type: **Resale**      Property Ownership: **Freehold**      Furnishing: **Unfurnished**      Power Backup: **None**

Property Code: **I74570821**  
[www.99acres.com/I74570821](http://www.99acres.com/I74570821)

**About Property**

Address: Mira Road, Mira Bhayandar

We are the proud owners of this 2 bhk apartment available in old golden nest phase 3, mira road, mira bhayandar. This unfurnished apartment it is a and the unit is located on 1st floor and has a super built-up area of 645 sq.ft. . It has 2 bathroom(s) and 1 balcony(s). The ownership is freehold type...

More >>

## Sales Instance

127576 17-03-2024 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. ठाणे 4 दस्त क्रमांक : 1275/2024 नोंदणी : Regn:63m
<b>गावाचे नाव: गोडदेव</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5356479.45	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे गोडदेव,वार्ड एम,विभाग क्र. 3/18 येथील सदनिका क्र. 701,7वा मजला,बिल्डिंग नं. आर/13,गोल्डन नेस्ट 3 सोनम मयुरेश को-ऑप.हौ.सो.लि.,बिल्डिंग नं. 11,12,13,14,गोल्डन नेस्ट फेज 3,ऑफ मिरा भाईदर रोड,मिरा रोड पूर्व,तालुका जिल्हा ठाणे,सदनिकेचे बिल्ट अप क्षेत्रफळ 53.53 चौ.मीटर व इतर सदर दस्तामध्ये नमुद केल्याप्रमाणे.( ( Survey Number : 17/6, 88/1,2,6,7, 87/1 to12, 86/1 to 4, ; ) )	
(5) क्षेत्रफळ	53.53 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पद्मानाभन कृष्णा प्रसाद - - - वय:-50 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 701, बिल्डिंग नं. आर/13, गोल्डन नेस्ट 3 सोनम मयुरेश को-ऑप.हौ.सो.लि., ऑफ मिरा भाईदर रोड, मिरा रोड पूर्व, जिल्हा ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ANTPP7243G 2): नाव:-संजु पद्मानाभन - - वय:-47 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 701, बिल्डिंग नं. आर/13, गोल्डन नेस्ट 3 सोनम मयुरेश को-ऑप.हौ.सो.लि., ऑफ मिरा भाईदर रोड, मिरा रोड पूर्व, जिल्हा ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ANRPP3158J	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भावना अमित सिंह - - वय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 302, बिल्डिंग नं. आर/13, गोल्डन नेस्ट 3 सोनम मयुरेश को-ऑप.हौ.सो.लि., ऑफ मिरा भाईदर रोड, मिरा रोड पूर्व, जिल्हा ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AZPPK3275R 2): नाव:-अमित शिवाजी सिंह - - वय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 302, बिल्डिंग नं. आर/13, गोल्डन नेस्ट 3 सोनम मयुरेश को-ऑप.हौ.सो.लि., ऑफ मिरा भाईदर रोड, मिरा रोड पूर्व, जिल्हा ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-CARPS6456D	
(9) दस्तऐवज करून दिल्याचा दिनांक	19/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	19/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	1275/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	525000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

As a result of my appraisal and analysis, it is my considered opinion that the Fair Market Value of the above property in the prevailing condition with aforesaid specifications is **₹ 80,64,000.00 (Rupees Eighty Lakh Sixty-Four Thousand Only).**

Place: Mumbai

Date: 21.05.2024

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

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

JSB Emp. No. 36/LOAN H.O./2016-17/232

Auth. Sign.



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Sr.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is purchased by M/s. Sonam Builders from Ashok K. Vajpai & Babita A. Vajpai vide Agreement for Sale dated 02.04.2002.
2.	Purpose of valuation and appointing authority	As per the request from Janseva Sahakari, Bhayander (East) Branch to assess Fair Market value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Anwar Shaikh – Valuation Engineer Rashmi Jadhav - Technical Manager Pradnya Rasam – 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 – 19.05.2024 Valuation Date – 21.05.2024 Date of Report – 21.05.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 19.05.2024
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, Residential 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.
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

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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **21<sup>st</sup> May 2023** 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 Residential Flat, admeasuring **720.00 Sq. Ft. Super Built up Area** in the name of **Ashok K. Vajpai & Babita A. Vajpai** . Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### **Property Title**

Based on our discussion with the Client, we understand that the subject property is owned by **Ashok K. Vajpai & Babita A. Vajpai** . 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.



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## **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 Residential Flat, admeasuring **720.00 Sq. Ft. Super 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.

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



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### Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **720.00 Sq. Ft. Super 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

JSB Emp. No. 36/LOAN H.O./2016-17/232



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