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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Jaya Abraham & Mr. Abraham Punnoose**

Residential Flat No.101-A & 101-B, 1st Floor, 'B' Wing, "Harshvardhan Co-op. Hsg. Soc. Ltd."
Village - Tungwa, Powai, Mumbai - 400 076, State - Maharashtra, Country - India

Latitude Longitude: 19°07'01.4"N 72°53'29.5"E

Valuation Prepared for:

Private Valuation

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

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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Private Valuation/ Mrs. Jaya Abraham (8968/2306531)

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Vastu/Mumbai/05/2024/8968/2306531
30/20-391-JAVSBS
Date: 30.05.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.101-A & 101-B, 1st Floor, 'B' Wing, "Harshvardhan Co-op. Hsg. Soc. Ltd.", Village - Tungwa, Powai, Mumbai - 400 076, State - Maharashtra, Country - India belongs to **Mrs. Jaya Abraham & Mr. Abraham Punnoose**.

Boundaries of the property.

North : Slum Area
South : Bhagalaxmi CHSL
East : Open Land
West : Open Land

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 **Private Purpose at ₹ 3,12,70,000.00 (Rupees Three Crore Twelve Lakh Seventy 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
Encl: Valuation report.

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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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 Fair Market value of the property for Private Purpose.
2.	a) Date of inspection	:	29.05.2024
	b) Date on which the valuation is made	:	30.05.2024
3.	List of documents produced for perusal:		
	1. Copy of Agreement for Sale dated 20.04.2004 between Sylvex Cable Company Pvt. Ltd. (Promoters) AND Mrs. Jaya Abraham & Mr. Abraham Punnoose (Purchasers) – Flat No. 101/A.		
	2. Copy of Agreement for Sale dated 20.04.2004 between Sylvex Cable Company Pvt. Ltd. (Promoters) AND Mr. Abraham Punnoose & Mrs. Jaya Abraham (Purchasers) – Flat No. 101/B		
	3. Copy of Commencement Certificate No. CE / 3725 / BPES / AL dated 14.02.2001 issued by Municipal Corporation of Greater Mumbai.		
	4. Copy of Share Certificate No. 50/100 dated 19.06.2016 in the name of Shri. Abraham Punnoose & Mrs. Jaya Abraham Punnoose issued by Harshvardhan 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)	:	<p>Mrs. Jaya Abraham & Mr. Abraham Punnoose</p> <p>Address Residential Flat No.101-A & 101-B, 1st Floor, 'B' Wing, "Harshvardhan Co-op. Hsg. Soc. Ltd.", Village - Tungwa, Powai, Mumbai - 400 076, State - Maharashtra, Country - India.</p> <p>Contact Person: Mrs. Jaya Abraham (Owner) Mobile No.: 9967927777</p> <p>Joint ownership Details of ownership share is not available</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	<p>The property is a Residential flat is located on 1st Floor Floor.</p> <p>The composition of flat is having 3 Bedrooms + Living with Dining Area + Kitchen + Passage + 3 Toilets + Dry Area (i.e. 3 BHK with 3 Toilets). The property is at 1.8 km. travelling distance from nearest Metro Station Saki Naka.</p>
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Old Khoti Survey No. 27(pt), Old Survey No. 85(pt) and bearing New Survey No. 4(pt) of Plot Nos. 1, 2 & 3 and New Survey No. 9(pt) of Plot No. 1 and now bearing Corresponding CTS No. 185(pt) of Village - Tungwa
	b) Door No.	:	Residential Flat No.101-A & 101-B
	c) C.T.S. No. / Village	:	CTS No. 185(pt) of Village Tungwa, Near Powai, South Salsette
	d) Ward / Taluka	:	'L' Ward of MCGM, Taluka – Kurla
	e) Mandal / District	:	District – Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan.	:	Approved Building Plan were not provided and not verified.

	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	
7.		Postal address of the property	:	Residential Flat No.101-A & 101-B, 1 st Floor, 'B' Wing, "Harshvardhan Co-op. Hsg. Soc. Ltd.", Village - Tungwa, Powai, Mumbai - 400 076, State - Maharashtra, Country - India.
8.		City / Town	:	Powai, Mumbai
		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 - Tungwa Municipal Corporation of Greater Mumbai
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.		Boundaries of the property		As per Site As per documents
		North	:	Slum Area Old Khoti Survey No. 84(pt) & New Survey No. 9(pt)
		South	:	Bhagyalaxmi CHSL Old Khoti Survey No. 27(pt), New Survey No. 4(pt)
		East	:	Open Land Partly by Old Survey No. 27(pt), New Survey No. 4(pt) & Partly by Old Survey No. 85(pt) & New Survey No. 9(pt)
		West	:	Open Land Partly by Old Survey No. 27(pt) & New Survey No. 4(pt)
13.		Dimensions of the site	:	N. A. as property under consideration is a flat in an apartment building.
				A B Actuals
				As per the Deed
		North	:	- -
		South	:	- -
		East	:	- -
		West	:	- -
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 1,231.00 Dey Balcony Area in Sq. Ft. = 79.00 (Area as per actual site measurement)

		Area as per Agreement for Sale:			
		Flat No.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.
		101A	423.40	36.40	460.00
		101B	669.81	50.55	720.00
		Total			1,180.00
		Built-up Area in Sq. Ft. = 1,416.00 (Carpet Area + 20%)			
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°07'01.4"N 72°53'29.5"E		
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Total Carpet Area in Sq. Ft. 1,180.00 (Area as per Agreement for Sale)		
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied		
II APARTMENT BUILDING					
1.	Nature of the Apartment	:	Residential		
2.	Location	:			
	C.T.S. No.	:	CTS No. 185(pt) of Village Tungwa, Near Powai, South Salsette		
	Block No.	:	-		
	Ward No.	:	'L' Ward of MCGM		
	Village / Municipality / Corporation	:	Village - Tungwa Municipal Corporation of Greater Mumbai		
	Door No., Street or Road (Pin Code)	:	Residential Flat No.101-A & 101-B, 1 st Floor, 'B' Wing, "Harshvardhan Co-op. Hsg. Soc. Ltd.", Village - Tungwa, Powai, Mumbai - 400 076, State - Maharashtra, Country - India.		
	Description of the locality Residential / Commercial / Mixed	:	Residential		
	Year of Construction	:	2003 (As per site information.)		
	Number of Floors	:	Stilt+ 8 upper floors		
	Type of Structure	:	R.C.C. Framed Structure		
	Number of Dwelling units in the building	:	4 Flats on 1 st Floor		
	Quality of Construction	:	Good		
	Appearance of the Building	:	Good		
	Maintenance of the Building	:	Good		
3.	Facilities Available	:			
	Lift	:	2 Lifts		
	Protected Water Supply	:	Municipal Water supply		
	Underground Sewerage	:	Connected to Municipal Sewerage System		
	Car parking - Open / Covered	:	Covered Car Parking Space		
	Is Compound wall existing?	:	Yes		
	Is pavement laid around the building	:	Yes		
III FLAT					
1	The floor in which the Flat is situated	:	1 st Floor		

2	Door No. of the Flat	:	Residential Flat No.101-A & 101-B																
3	Specifications of the Flat	:																	
	Roof	:	R.C.C. Slab																
	Flooring	:	Italian Marble Flooring																
	Doors	:	Teakwood door frame with flush shutters																
	Windows	:	Powder coated Aluminium 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.:	:	Details not available																
	Meter Card is in the name of:	:	Details not available																
6	How is the maintenance of the Flat?	:	Good																
7	Sale Deed executed in the name of	:	Mrs. Jaya Abraham & Mr. Abraham Punnoose																
8	What is the undivided area of land as per Sale Deed?	:	Details not available																
9	What is the plinth area of the Flat?	:	Built-up Area in Sq. Ft. = 1,416.00 (Carpet Area + 20%)																
10	What is the floor space index (app.)	:	As per MCGM norms																
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 1,231.00 Dey Balcony Area in Sq. Ft. = 79.00 (Area as per actual site measurement)																
			Area as per Agreement for Sale:																
			<table border="1"> <thead> <tr> <th>Flat No.</th> <th>Carpet Area in Sq. Ft.</th> <th>Balcony Area in Sq. Ft.</th> <th>Total Carpet Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>101A</td> <td>423.40</td> <td>36.40</td> <td>460.00</td> </tr> <tr> <td>101B</td> <td>669.81</td> <td>50.55</td> <td>720.00</td> </tr> <tr> <td></td> <td></td> <td>Total</td> <td>1,180.00</td> </tr> </tbody> </table>	Flat No.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	101A	423.40	36.40	460.00	101B	669.81	50.55	720.00			Total	1,180.00
Flat No.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.																
101A	423.40	36.40	460.00																
101B	669.81	50.55	720.00																
		Total	1,180.00																
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?	:	Vacant																
15	If rented, what is the monthly rent?	:	₹ 65,000.00 Expected rental income per month																
IV	MARKETABILITY	:																	
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																
V	Rate	:																	
1	After analyzing the comparable sale instances, what is the composite rate for a	:	₹ 25,000.00 to ₹ 27,000.00 per Sq. Ft. on Carpet area																

	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)	
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).	: ₹ 26,500.00 per Sq. Ft. on Carpet area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 23,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 1,79,790.00 per Sq. M. i.e. ₹ 16,703.00 per Sq. Ft.
	Guideline rate (after depreciation)	: ₹ 1,63,977.00 per Sq. M. i.e. ₹ 15,234.00 per Sq. Ft.
5	Age of the building	: 21 years
6	Life of the building estimated	: 39 years Subject to proper, preventive periodic maintenance & structural repairs.
Remarks:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
	Present value of the property	1,180.00 Sq. Ft.	26,500.00	3,12,70,000.00
	Total value of the property			3,12,70,000.00
	Insurable value of the property (1,416.00 Sq. Ft. X ₹ 3,000.00)			42,48,000.00
	Guideline value of the property (1,416.00 Sq. Ft. X ₹ 15,234.00)			2,15,71,344.00

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 ₹ 25,000.00 to ₹ 27,000.00 per Sq. Ft. on Carpet area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 26,500.00 per Sq. Ft. on Carpet area for valuation.



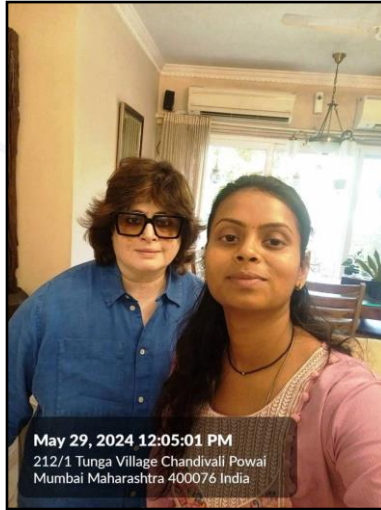
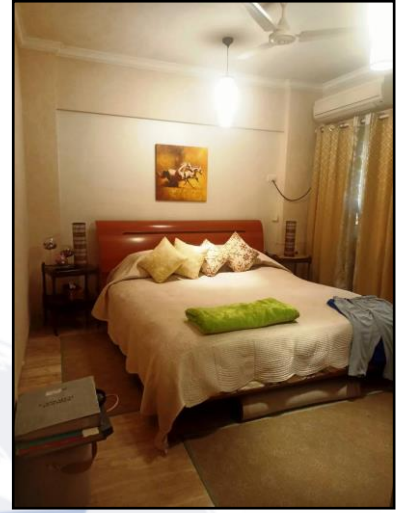
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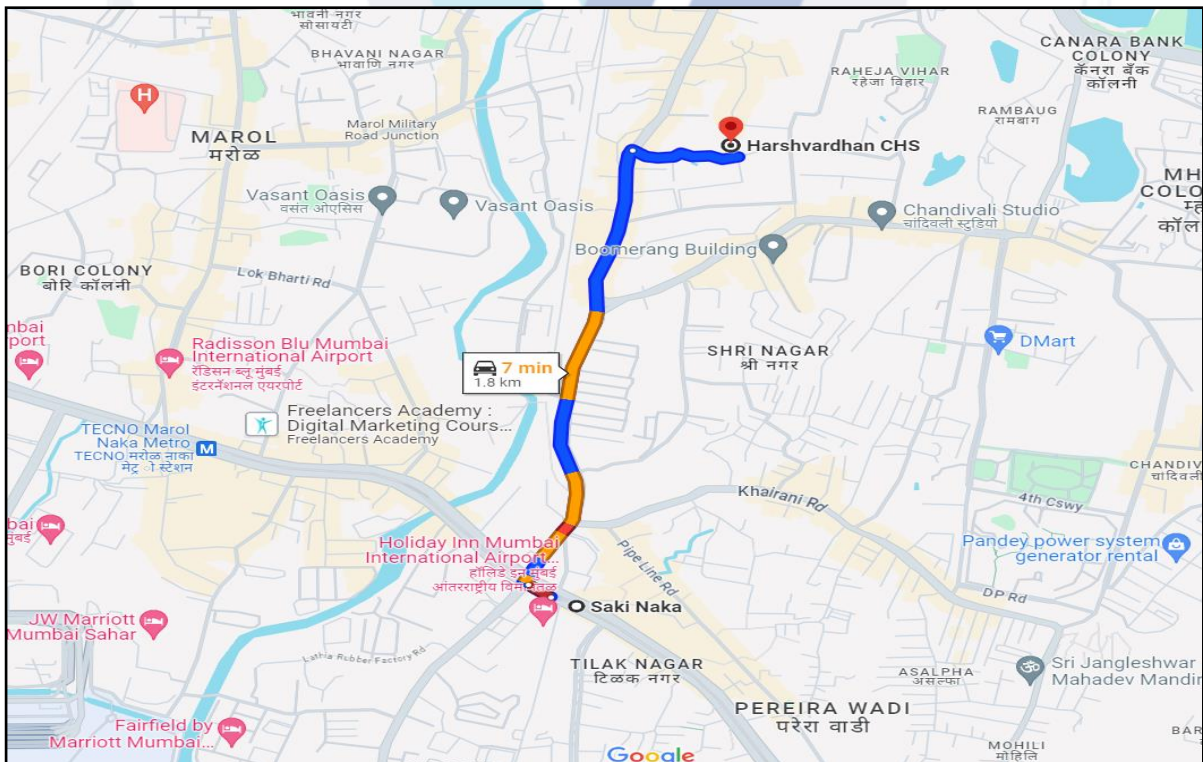
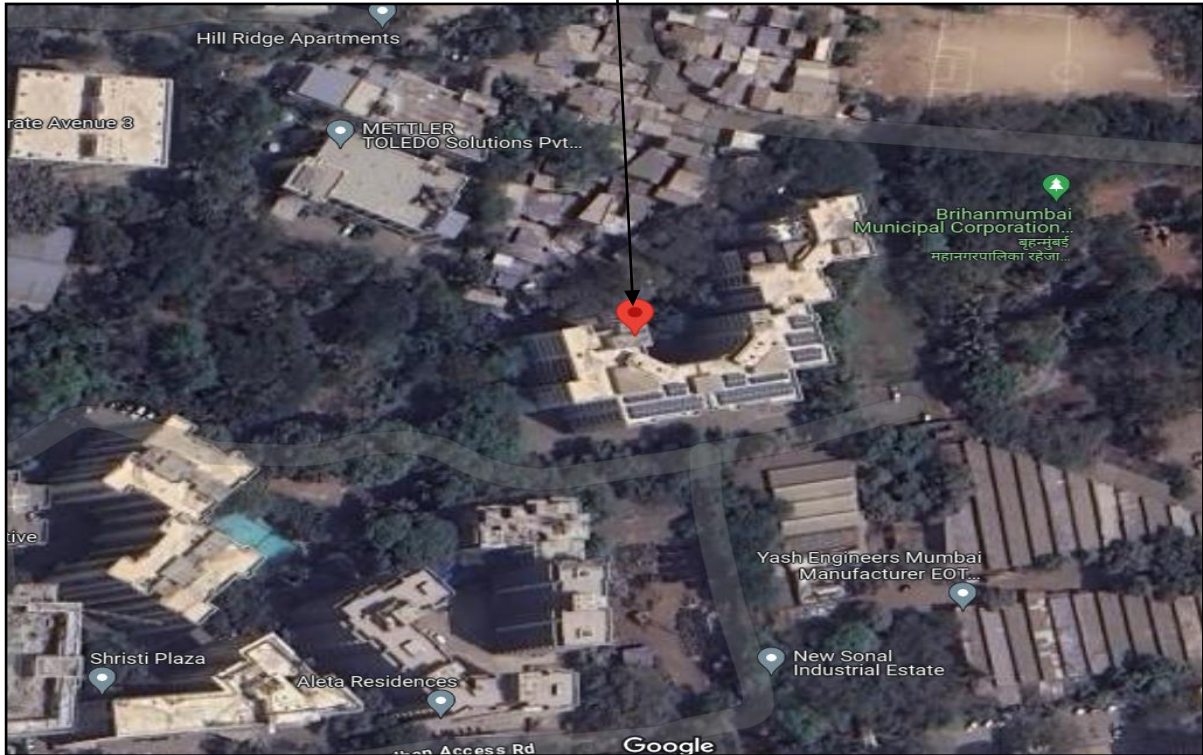


Actual site photographs



Route Map of the property

Site μ /r



Latitude Longitude: 19°07'01.4"N 72°53'29.5"E

Note: The Blue line shows the route to site from nearest metro station (Saki Naka – 1.8 km.)




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Ready Reckoner Rate



Department of Registration & Stamps
 Government of Maharashtra

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 महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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Year
2024/2025
Annual Statement of Rates
Language
English

Selected District: मुंबई(उपनगर)

Select Village: तुंगवा - कुर्ली

Search By: Survey No Location

Enter Survey No: 4

उपविभाग	बुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
117/544-भुभाग: तुंगवा गावातील सर्व मिळकती.	104490	179790	206760	225690	182140	चौरस मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,79,790.00			
No Increase for Flat Located on 1 st Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,79,790.00	Sq. Mtr.	16,703.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,04,490.00			
The difference between land rate and building rate (A – B = C)	75,300.00			
Depreciation Percentage as per table (D) [100% - 21%] (Age of the Building – 21 Years)	79%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,63,977.00	Sq. Mtr.	15,234.00	Sq. Ft.

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

Price Indicator

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2 BHK Flat In Aleta Residence For Sale In Powai
Aleta Residences by H.K. Pujara Builders

₹ 1.4 Crores
Negotiable

₹ 80,240/Month
Estimated EMI

540
Sq.Ft

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Photos
Location

2 Bedroom <small>No. of Bedroom</small>	Dec 4, 2023 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
2 <small>Balcony</small>	Aleta Residence <small>Apartment</small>
Bike and Car <small>Parking</small>	Full <small>Power Backup</small>

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Price trends by NBEstimate Check Now

Nearby: Hiranandani Lighthall | Symphony IT Park | D Mart | Keys Select Hotel Nestor | Marol Naka

Overview

Age of Building	Newly Constructed	Ownership Type	Self Owned
Maintenance Charges	₹5.6 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	540 Sq.Ft	Furnishing Status	Unfurnished Furnish Now
Facing	Don't Know	Floor	4/10
Parking	Bike And Car	Gated Security	No

Activity On This Property

🔍 225 Unique Views
❤️ 0 Shortlists
📞 0 Contacted

Powered By : NBEstimate

Similar Properties

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gurukripa restaurant

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New
Trupti Parmani

3 BHK Flat In Vasukamal Coop Hsg Society For Sale In A...
Sun Shrishti Complex, Saki Vihar Rd, Tunga Village, Chandivali, Andheri E...

₹ 3.2 Crores
Negotiable

₹ 1.83 Lacs/Month
Estimated EMI

1,370
Sq.Ft

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Photos
Location

3 Bedroom <small>No. of Bedroom</small>	Dec 5, 2023 <small>Posted On</small>
3 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Balcony</small>	Vasukamal Coop Hs... <small>Apartment</small>
Bike and Car <small>Parking</small>	Partial <small>Power Backup</small>

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Price trends by NBEstimate Check Now

Nearby: Hiranandani Lighthall | Symphony IT Park | D Mart | Keys Select Hotel Nestor | Marol Naka

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹4.4 Per Sq.Ft/M	Flooring	Marble/Granite
Builtup Area	1,370 Sq.Ft	Carpet Area	1,170 Sq.Ft
Furnishing Status	Fully Furnished	Facing	Don't Know
Floor	1/10	Parking	Bike And Car

Activity On This Property

🔍 16 Unique Views
❤️ 0 Shortlists
📞 0 Contacted

Powered By : NBEstimate

Similar Properties

3 BHK Flat In Aditya Var...

Raneja Vihar



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Sales Instance

5/29/24, 12:40 PM

igr_9698

9698390	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 3
11-01-2024		दस्त क्रमांक : 9698/2022
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : तुंगवा		
(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल	
(2)मोबदला	17800000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15425982	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 303, माळा नं: 3, इमारतीचे नाव: बी विंग,हर्षवर्धन सीएचएस लिमिटेड, ब्लॉक नं: साकी विहार रोड, रोड : अंधेरी पूर्व,मुंबई- 400072, इतर माहिती: एकूण क्षेत्र 85.80 चौरस मीटर बिल्ट अप,सदर दस्तातील निवासी मिळकत महिला खरेदीदार असल्याने एकुण मुद्रांक शुल्कामध्ये शासन आदेश क्र मुद्रांक -2021/अनौ.सं.क्र-12/प्र.क्र.107/म-1/(धोरण)दि 31/03/2021 अन्वये 1 टक्के सवलत देण्यात आली आहे.((C.T.S. Number : 185 ;))	
(5) क्षेत्रफळ	85.80 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-संदीप दत्ताराम बोंबले वय:-52 पत्ता:-प्लॉट नं: बी/403, माळा नं: 4, इमारतीचे नाव: हर्षवर्धन सीएचएस लिमिटेड, ब्लॉक नं: साकी विहार रोड,साकी विहार टेलिफोन एक्सचेंज समोर, रोड नं: अंधेरी पूर्व,पवई , महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-AAHPB0881F	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रज्ञा संजय लोखंडे वय:-47; पत्ता:-प्लॉट नं: सी/502, माळा नं: 5, इमारतीचे नाव: हर्षवर्धन सीएचएस लिमिटेड, ब्लॉक नं: साकी विहार रोड, सन सृष्टी जवळ, रोड नं: पवई, साकीनाका , महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-ADLPL0326L	
(9) दस्तऐवज करुन दिल्याचा दिनांक	31/05/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	31/05/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	9698/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	890000	
(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.	

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Sr.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is owned by Mrs. Jaya Abraham & Mr. Abraham Punnoose as per Agreement for Sale dated 20.04.2004 (Flat No. 101A & 101B).
2.	Purpose of valuation and appointing authority	As per the request Privet Valuation, to assess value of the property for Private Purpose .
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Bhavika Chavan – Valuation Engineer Vaishali Sarmalkar – Technical Manager Jayaraja Acharya – 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 –29.05.2024 Valuation Date – 30.05.2024 Date of Report – 30.05.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 29.05.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
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 **30th 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 advise 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 Amalgamated Flat, admeasuring total **Carpet Area in Sq. Ft. = 1,180.00** in the name of **Mrs. Jaya Abraham & Mr. Abraham Punnoose**. 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 **Mrs. Jaya Abraham & Mr. Abraham Punnoose**. 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 Residential Amalgamated Flat, admeasuring total **Carpet Area in Sq. Ft. = 1,180.00**.

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



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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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Amalgamated Flat, admeasuring total **Carpet Area in Sq. Ft. = 1,180.00.**

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 for under reference as on **30th 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 Fair Market value for **Private Purpose** at **₹ 3,12,70,000.00 (Rupees Three Crore Twelve Lakh Seventy Thousand Only)**.

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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