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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Deepak Kumar Anne, Mr. Sandeep Kumar Anne & Mr. Rahul Anne**

Residential Flat No. 701, 7th Floor, "**Gorai Deepstambha Co-op. Hsg. Soc. Ltd.**", Plot No. 86, Road No. RSC – 32, Gorai – II, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India.

Longitude Latitude: 19°13'44.8"N 72°49'30.6"E

Valuation Prepared for:

Private Valuation



Our Pan India Presence at :

- | | | | |
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| 📍 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

🌐 www.vastukala.co.in

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 701, 7th Floor, "Gorai Deepstambha Co-Op. Hsg. Soc. Ltd.", Plot No. 86, Road No. RSC – 32, Gorai – II, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India belongs to **Mr. Deepak Kumar Anne, Mr. Sandeep Kumar Anne & Mr. Rahul Anne.**

Boundaries of the property.

North : Gorai Royal Building
South : RSC Road No. 31
East : Road
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 for the family partition purposed ₹ 1,26,75,000.00 (Rupees One Crore Twenty Six Lakh Seventy Five 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: 2024.06.24 11:10:08 +05'30'

Auth. Sign.



Our Pan India Presence at :

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

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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 the family partition purposed
2.	a) Date of inspection	: 22.06.2024
	b) Date on which the valuation is Made	: 24.06.2024
3.	List of documents produced for perusal	:
	1. Copy of Agreement for Sale dated 21.08.2013 b/w. Mr. Digambar Nathuram Pawar & Mrs. Sujata Digambar Pawar (The Transferor) and Mr. Deepak Kumar Anne, Mr. Sandeep Kumar Anne & Mr. Rahul Anne (The Transferee)	
	2. Copy of Occupancy Certificate No. CHE / A – 2379 / BP (WS) / AR dated 03.05.2011 issued by Municipal Corporation Greater Mumbai.	
	3. Copy of Society NOC Letter dated 15.08.2013	
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)	: Mr. Deepak Kumar Anne, Mr. Sandeep Kumar Anne & Mr. Rahul Anne. Address: Residential Flat No. 701, 7 th Floor, "Gorai Deepstambha Co-Op. Hsg. Soc. Ltd.", Plot No. 86, Road No. RSC – 32, Gorai – II, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India Contact Person: Rahul Kumar Anne (Owner) Contact No. 8978480047 Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential flat located on 7 th floor. The composition of flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Sitting Area (i.e. 2 BHK + 2 Toilets). The property is at 2.6 Km. traveling distance from nearest Metro station Borivali (West).
6.	Location of property	:
	a) Plot No. / Survey No.	: Plot No. 86, Road No. RSC – 32, Gorai – II
	b) Door No.	: Residential Flat No. 701
	c) C.T.S. No. / Village	: CTS No. 19/297 of Village – Borivali
	d) Ward / Taluka	: R/Central Ward, Taluka - Borivali
	e) Mandal / District	: Mumbai Suburban District
	f) Date of issue and validity of layout of approved map / plan	: Copy of Approved Building plans were not provided and not verified.
	g) Approved map / plan issuing authority	:



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	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.	Postal address of the property	:	Residential Flat No. 701, 7 th Floor, " Gorai Deepstambha Co-Op. Hsg. Soc. Ltd. ", Plot No. 86, Road No. RSC – 32, Gorai – II, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India
8.	City / Town	:	Borivali (West), 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 – Borivali 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	:	Gorai Royal Building Details not available
	South	:	RSC Road No. 31 Details not available
	East	:	Road Details not available
	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 Actuals
			As per the Deed
	North	:	- -
	South	:	- -
	East	:	- -
	West	:	- -
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 638.00 (Area as per Actual site measurement) Built Up Area in Sq. Ft. = 650.00 (Area as per Agreement for Sale)
14.1	Latitude, Longitude & Co-ordinates of flat	:	19°13'44.8"N 72°49'30.6"E
15.	Extent of the site considered for Valuation (least of 13A & 13B)	:	Built Up Area in Sq. Ft. = 650.00 (Area as per Agreement for Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied – Mr. Bhatt
II	APARTMENT BUILDING		

1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	CTS No. 19/297
	Block No.	:	-
	Ward No.	:	R/Central Ward
	Village / Municipality / Corporation	:	Village – Borivali Municipal Corporation of Greater Mumbai.
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 701, 7 th Floor, " Gorai Deepstambha Co-Op. Hsg. Soc. Ltd. ", Plot No. 86, Road No. RSC – 32, Gorai – II, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2011 (as per Occupancy Certificate)
5.	Number of Floors	:	Ground + 7 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	2 Flats on 7 th Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	1 Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open 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	:	7 th Floor
2	Door No. of the flat	:	Residential Flat No. 701
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified Tiles flooring
	Doors	:	Teak wood door frame with flush doors
	Windows	:	Powder 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?	:	Good
7	Sale Deed executed in the name of	:	Mr. Deepak Kumar Anne, Mr. Sandeep Kumar Anne & Mr. Rahul Anne.
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. = 650.00 (Area as per Agreement for Sale)
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. = 638.00 (Area as per site measurement)
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?	:	Tenant Occupied – Mr. Bhatt
15	If rented, what is the monthly rent?	:	₹ 34,000.00 Present rental income from the property 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 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)	:	₹ 19,000.00 to ₹ 20,000.00 per Sq. Ft. on 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).	:	₹ 19,500.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 16,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,48,166.00 per Sq. M. i.e., ₹ 13,765.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 1,37,372.00 per Sq. M. i.e., ₹ 12,762.00 per Sq. Ft.
5	Age of the building	:	13 Years

6	Life of the building estimated	:	47 years Subject to proper, preventive periodic maintenance & structural repairs
Remark:			

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	650.00 Sq. Ft.	19,500.00	1,26,75,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
Fair Market Value of the property				1,26,75,000.00
Insurable value of the property (650.00 Sq. Ft. X 3000.00)				19,50,000.00
Guideline value of the property (650.00 Sq. Ft. X 12,762.00)				82,95,300.00

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



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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 ₹ 19,000.00 to ₹ 20,000.00 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 Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 19,500.00 per Sq. Ft. on Built up Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on		
i)	Salability	Good
ii)	Likely rental values in future in	₹ 34,000.00 Present rental income from the property per month
iii)	Any likely income it may generate	Rental Income



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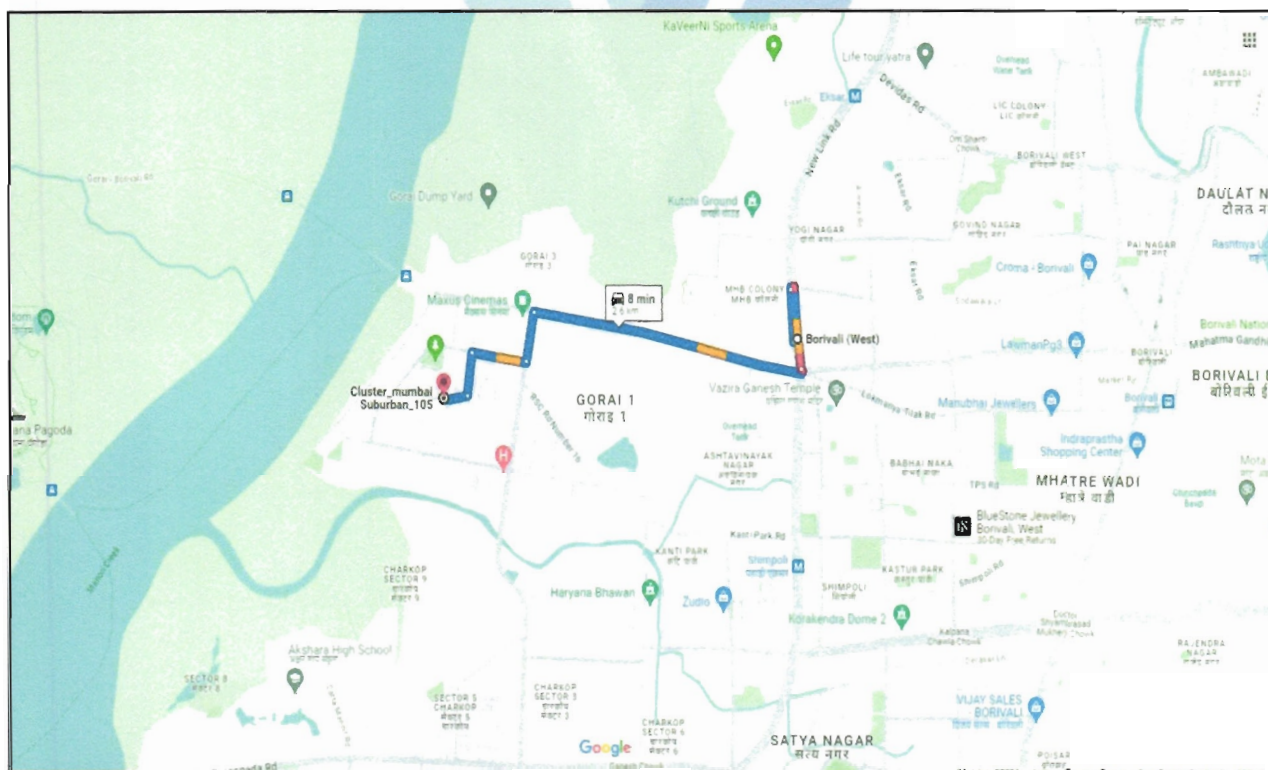


Actual Site Photographs



Route Map of the property

Site u/r



Longitude Latitude: 19°13'44.8"N 72°49'30.6"E

Note: The Blue line shows the route to site from nearest Metro station (Borivali – 2.6 Km.)



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Ready Reckoner Rate

DIVISION / VILLAGE : BORIVALI Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Road: Lokmanya Tilak Road (L.T. Road) from Link Road to Creek.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
83	83/370	65140	141110	162280	207600	141110
<p>CTS No. 8, 10, 13, 16, 17, 18, 19, 20, 21, 22, 64, 65, 66, 67, 68, 103, 104, 105, 234A, 234E, 237, 238, 239, 239/7, 240, 241, 242, 457PT</p> <p>TPS Borivali No. III, Part B, Plan No IV, FP No. 449, 458, 459, 460</p> <p>S. No. MHADA Layout Gorai, Borivali Part-2, Land No. 50</p> <p style="background-color: #007bff; color: white; padding: 2px; display: inline-block;">Compare With Previous Year</p>						



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Price Indicators

NOBROKER

2 BHK Flat In Gangotri Chs Limited For Sale In Borivali West
 Plot No. 87, Gore Road, Laxmanya Tripathi Rd, Gore 2, Borivali West, Mumbai - Maharashtra 400081, India

₹ 1.55 Crores (Registration)
 ₹ 88,837/Month (Estimated EMI)
 900 Sq Ft (Need Home Loan? Apply Loan)

2 Bedroom (Apr 2, 2024)
 2 Bathroom (Immediately)
 NA (Gangotri Chs Limited)
 Bike and Car (None)

Contact | Verified Availability | Schedule Visit

Report a/Rat was not correct in this property
 Listed by Broker | Sold Out | Wrong Info

Price trends by NBEstimate | Check Now

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.2 Per Sq Ft/M	Flooring	BA
Buildup Area	900 Sq Ft	Carpet Area	700 Sq Ft
Furnishing Status	Semi (Furnish Now)	Facing	South
Floor	4/5	Parking	Bike And Car
gated Security	Yes		

Activity On This Property: 568 Views, 1 Shortlist, 21 Contacted (Powered by NBEstimate)

Similar Properties

2 BHK Flat In Divya Vaishnavi Chs For Sale In Boriva...
 Price: ₹ 1.47 Crores | Area: 845 sqft



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Price Indicators

The screenshot shows a property listing on the 99acres website. The main heading is "1BHK 1Bath" with a price of ₹1.3 Cr. The listing includes details such as "Super Built up area 640 sq.ft.", "Carpet area: 625 sq.ft.", and "Floor Number: 3rd of 7 Floors". The address is "Gorai Shivsagar bldg, Gorai 2, Borivli West". The listing is dated "Posted on Mar 11, 2024" and is marked as "Ready to move". A navigation bar at the top includes "Buy", a search bar, and "Post prop". Below the main listing, there are tabs for "Overview", "Owner Details", "Price Trends", "Registry Record", "Explore Locality", and "Recomr". A photo gallery shows the interior of the flat, and a "Photos (1/5)" button is visible. The listing also includes a "Why should you consider this property?" section.



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Price Indicators

NOBROKER

2 BHK Flat in Chandrashiv Society For Sale in Borivali West
₹ 1.3 Crores

₹ 74,508/Month
Estimated EMV

750
Sq. Ft.

2 Bedroom
2 Bathroom
NA
Bike and Car

Feb 29, 2024
Immediately
Chandrashiv Society
Full

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong info

Price trends by NBEstimate

Activity On This Property

Similar Properties

2 BHK Flat
₹ 1.3 Crores

Overview

Age of Building	+10 Years	Ownership Type	Self Owned
Maintenance Charge	₹ 3.3 Per Sq Ft/M	Flooring	Vitrified Tiles
Buildup Area	750 Sq Ft	Carpet Area	600 Sq Ft
Furnishing Status	Unfurnished Furnish later	Facing	South-East
Floor	5/7	Parking	Bike And Car
gated Security	Yes		



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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Mr. Deepak Kumar Anne, Mr. Sandeep Kumar Anne & Mr. Rahul Anne.
2.	purpose of valuation and appointing authority	As per the request from Private Valuation to assess Fair Market value of the property for the family partition purpose.
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Bhavika Chavan – Valuation Engineer Nitesh Khedekar - Technical Officer Prajakta Patil – Technical Manager
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 – 22.06.2024 Valuation Date – 24.06.2024 Date of Report – 24.06.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 22.06.2024
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 **24th June 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 Residential Flat, admeasuring **Built up Area in Sq. Ft. = 650.00** in the name of **Mr. Deepak Kumar Anne, Mr. Sandeep Kumar Anne & Mr. Rahul Anne**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on inputs received from Client and site visit conducted, we understand that the subject property is owned by **Mr. Deepak Kumar Anne, Mr. Sandeep Kumar Anne & Mr. Rahul Anne**. 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 Flat, admeasuring **Built up Area in Sq. Ft. = 650.00.**

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 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.



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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 Client representative and site visit conducted, we understand that the subject property is Residential Flat, **Built up Area in Sq. Ft. = 650.00.**

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.



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property for the family Partition purposed **22nd June 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 this particular purpose at **₹ 1,26,75,000.00 (Rupees One Crore Twenty Six Lakh Seventy Five Thousand Only)**.

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

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai,
email=manoj@vastukala.org, c=IN
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Auth. Sign

Manoj B. Chalikwar

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



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