

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1.	Present total value of the Flat (incl. car parking, if provided)	868.00 Sq. Ft.	23,034.00	1,99,93,512.00
2.	Showcases /			
3.	Kitchen arrangements			
4.	Superfine finish			
5.	Interior Decorations			
6.	Electricity deposits / electrical fittings, etc.			
7.	Extra collapsible gates / grill works etc.			
8.	Potential value, if any			
9.	Others			
	Total Value of the property			1,99,93,512.00
	The realizable value of the property			1,79,94,161.00
	Distress value of the property			1,59,94,810.00
	Insurable value of the property (868.00 Sq. Ft. X ₹2,800.00)			24,30,400.00
	Guideline value of the property (868.00 Sq. Ft. X ₹ 13,798.00)			1,19,76,664.00

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 ₹ 23,000.00 to ₹ 25,000.00 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 Industrial application in the locality etc. We estimate ₹ 24,000.00 per Sq. Ft. on Built up area for valuation.



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Ravi Joshi**

Residential Flat No. 72, 7th Floor, Wing – H, "Powai Jalvayu Vihar (Type – B) Co-op. Hsg. Soc. Ltd."
Off Adi Shankaracharya Road, Powai, Mumbai, PIN Code – 400 076,
State - Maharashtra, Country - India

Longitude Latitude: 19°07'02.7"N 72°54'22.9"E

Valuation Done for:

Union Bank of India

Powai Branch

Adi Shankaracharya Road, Powai, Mumbai, PIN Code – 400 076,
State - Maharashtra, Country - India

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