

- Architecture
- Govt. Approved Valuer
- Engineering
- Surveyor & Loss Assessor
- Interiors

Regd. Office :  
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## Sharadkumar B. Chalikwar

B.E. (Civil), M.E.,  
M.Sc. (Real Estate Valuation)  
M.Sc. (Plant & Machinery Valuation),  
M.I.C.A., M.I.W.R.S.,  
Chartered Engineer, Registered Valuer

CE : AM054371-6  
FIE : F 110926/6  
FIV : 9863  
CCIT : [N] CCIT /1-14/52/2008-09  
IBBI : IBBI/RV/07/2019/11744

**Aurangabad Office** : Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA.  
Tel.: +91-0240-2485151, Mobile : +91 9167204062, +91 9860863601, E-mail : aurangabad@vastukala.org

# Valuation Report of the Immovable Property



### Details of the property under consideration:

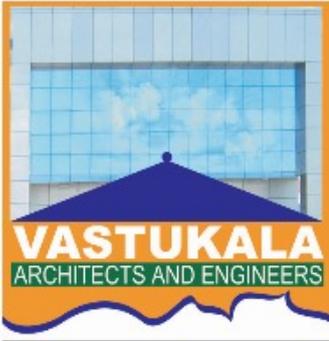
Name of Client: **Mr. Rahul Ramchandra Bijai & Mrs. Shreya R. Bijai**

Residential Flat No. 2106, 21<sup>st</sup> Floor, "Oasis – Tower 2", Off. Akurli Road, Near Mahindra & Mahindra Gate No.1, Kandivali (East), Mumbai - 400101, State – Maharashtra, Country – India

Latitude Longitude: 19°12'00.8"N 72°52'04.6"E

### Intended User:

**Mr. Rahul Ramchandra Bijai & Mrs. Shreya R. Bijai**



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Valuation Report Prepared For: Private Valuation / Mr. Rahul Ramchandra Bijai (009861/2307236)

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Vastu/Mumbai/07/2024/009861/2307236  
15/9-240-VSM  
15.07.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2106, 21<sup>st</sup> Floor, "**Oasis – Tower 2**", Off. Akurli Road, Near Mahindra & Mahindra Gate No.1, Kandivali (East), Mumbai - 400101, State – Maharashtra, Country – India belongs to **Mr. Rahul Ramchandra Bijai & Mrs. Shreya R. Bijai**.

Boundaries of the property.

North : Open Plot / Mahindra Group  
South : Open Plot  
East : Tower 2 / Parking  
West : Road & Slum

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 **Government Ready Reckoner Value in the year 2011 at ₹ 87,55,390.00 (Rupees Eighty-Seven Lakh Fifty-Five Thousand Three Hundred Ninety 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 Architects & Engineers**



**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report.

## Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (E), Mumbai - 400 072

### VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: <b>To assess Government Ready Reckoner Value as on date of allotment letter ( i.e. 09.05.2011)</b>
2.	a) Date of inspection	: 11.07.2024
	b) Date on which the valuation is Made	: 15.07.2024
3.	List of documents produced for perusal: 1. Copy of Agreement dated 21.03.2016 between ACME Housing India Private Limited (Promoter) & Mr. Rahul Ramchandra Bijai & Mrs. Shreya R. Bijai (Purchasers) 2. Copy of Commencement Certificate No. CHE / A – 4566 / BP (WS) / Ar dated 13.04.2010 issued by MCGM. 3. Copy of <b>Earnest Money Receipt Cum Allotment Letter</b> No. OASIS / T – 2 / 2106 dated 09.05.2011 issued by ACME Housing India Pvt. Ltd. (Builder / Promoter) 4. Copy of Letter dated 16.04.2011 issued by ACME Housing India Pvt. Ltd. (Builder / Promoter) for Delay in completion of the project Oasis	
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>Mr. Rahul Ramchandra Bijai &amp; Mrs. Shreya R. Bijai</b>  <b>Address:</b> Residential Flat No. 2106, 21 <sup>st</sup> Floor, "Oasis – Tower 2", Off. Akurli Road, Near Mahindra & Mahindra Gate No.1, Kandivali (East), Mumbai - 400101, State – Maharashtra, Country – India  <b>Contact Person:</b> Mr. Ishwar (Agent) Mobile No.: 98216 11086  Joint ownership Details of share of each owner is not available.
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat is located on 21 <sup>st</sup> Floor. The composition of Flat is 2 Bedrooms + Living + Kitchen + 2 Toilets ( <b>2 BHK + 2 Toilets</b> ). The property is at 3.7 Km. travelling distance from nearest Railway station Kandivali.  The building was under construction in the year 2011.
6.	Location of property	:
	a) Plot No. / Survey No.	: CTS No. 170, S. No. 16 (Part) & 19 (Part)
	b) Door No.	: Residential Flat No. 2106
	c) C.T.S. No. / Village	: Village – Akurli
	d) Ward / Taluka	: Taluka – Borivali
	e) Mandal / District	: District – Mumbai
	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	:



	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. 2106, 21 <sup>st</sup> Floor, "Oasis – Tower 2", Off. Akurli Road, Near Mahindra & Mahindra Gate No.1, Kandivali (East), Mumbai - 400101, State – Maharashtra, Country – India
8.		City / Town	:	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 – Akurli 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.		<b>Boundaries of the property</b>		<b>As per Site</b> <b>As per documents</b>
		North	:	Open Plot / Mahindra Group      18.30 Mts. W Akurli Road
		South	:	Open Plot                              ADJ C.T.S. No. 181
		East	:	Tower 2 / Parking                      ADJ C.T.S. No. 171/1A
		West	:	Road & Slum                              9 Mts. W Balaji Industrial Road
13.		Dimensions of the site	:	N. A. as property under consideration is a flat in an apartment building.
				<b>A</b> <b>B</b>
				<b>As per the Deed</b> <b>Actuals</b>
		North	:	-    -
		South	:	-    -
		East	:	-    -
		West	:	-    -
14.		Extent of the site	:	Carpet Area = 946.00 Sq. Ft. (Area as per Agreement for sale)  <b>Built up area = 1,135.00 Sq. Ft.</b> <b>(Area as per Agreement for sale)</b>
14.1		Latitude, Longitude & Co-ordinates of flat	:	19°12'00.8"N 72°52'04.6"E
15.		Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built up area = 1,135.00 Sq. Ft.</b> <b>(Area as per Agreement for sale)</b>
16		Whether occupied by the owner / tenant? If	:	Under construction as on 2011



	occupied by tenant since how long? Rent received per month.	
<b>II</b>	<b>APARTMENT BUILDING</b>	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: CTS No. 170, S. No. 16 (Part) & 19 (Part)
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Akurli Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	: Residential Flat No. 2106, 21 <sup>st</sup> Floor, "Oasis – Tower 2", Off. Akurli Road, Near Mahindra & Mahindra Gate No.1, Kandivali (East), Mumbai - 400101, State – Maharashtra, Country – India
	Description of the locality Residential / Commercial / Mixed	: Residential
	Year of Construction	: Building work was started in the year 2010 & completed in the year 2020 (As per site information)
	Number of Floors	: Stilt + 3 Podium + 1 to 36 upper floors
	Type of Structure	: R.C.C. Framed Structure
	Number of Dwelling units in the building	: 6 Flats on 11 <sup>th</sup> Floor
	Quality of Construction	: Good
	Appearance of the Building	: Good
	Maintenance of the Building	: Good
3.	Facilities Available	:
	Lift	: 4 Lifts
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Podium & Stilt 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	: 21 <sup>st</sup> Floor
2	Door No. of the flat	: Residential Flat No. 2106
3	Specifications of the flat	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified flooring
	Doors	: Teak Wood door frame with Flush doors
	Windows	: Alluminum sliding windows and wooden framed openable windows with MS grills.
	Fittings	: Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	: Cement Plastering
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	:	<b>Mr. Rahul Ramchandra Bijai &amp; Mrs. Shreya R. Bijai</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	<b>Built up area = 1,135.00 Sq. Ft. (Area as per Agreement for sale)</b>
10	What is the floor space index (app.)	:	As per Local norms
11	What is the Carpet Area of the flat?	:	Carpet Area = 946.00 Sq. Ft. (Area as per Agreement for sale)
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?	:	Under construction as on 2011
15	If rented, what is the monthly rent?	:	Not Applicable as building was under construction in the year 2011
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Poor in the year 2011 - 2014 as Construction was stop in between.
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?	:	Construction was stop in between.
<b>V</b>	<b>Rate</b>	:	
3	Break – up for the rate	:	
	I. Cost of Construction in the year 2011	:	₹ 15,000.00 per Sq. M. i.e. ₹ 1,394.00 per Sq. Ft.
	II. Rate in the year 2011	:	₹ 72,200.00 per Sq. M. i.e. ₹ 6,708.00 per Sq. Ft. <b>As per Ready Reckoner 2011</b> Flats on 21 <sup>st</sup> floors to 30 <sup>th</sup> floors increase by 15% Rate considered = ₹ 7,714.00
5	Age of the building as on 2014	:	Under Construction
6	Life of the building estimated	:	60 years on completion of building, Subject to proper, preventive periodic maintenance & structural repairs.
7	Remarks	:	

## GOVERNMENT READY RECKONER VALUE IN THE YEAR 2011

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Guideline value of the Flat	1,135.00 Sq. Ft.	7,714.00	<b>87,55,390.00</b>

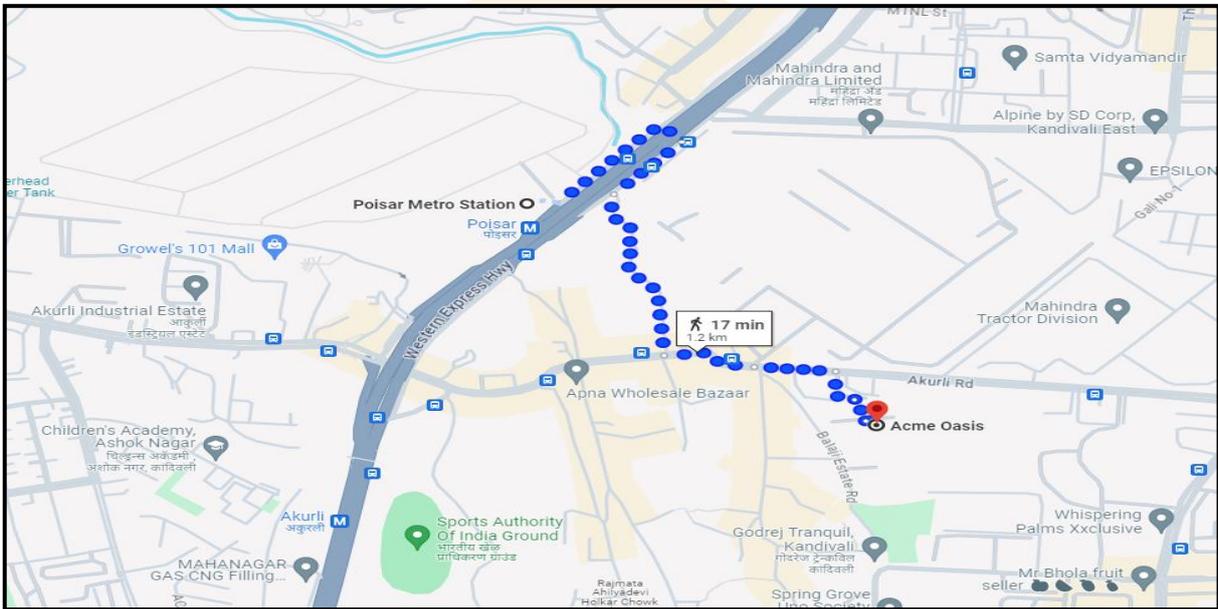
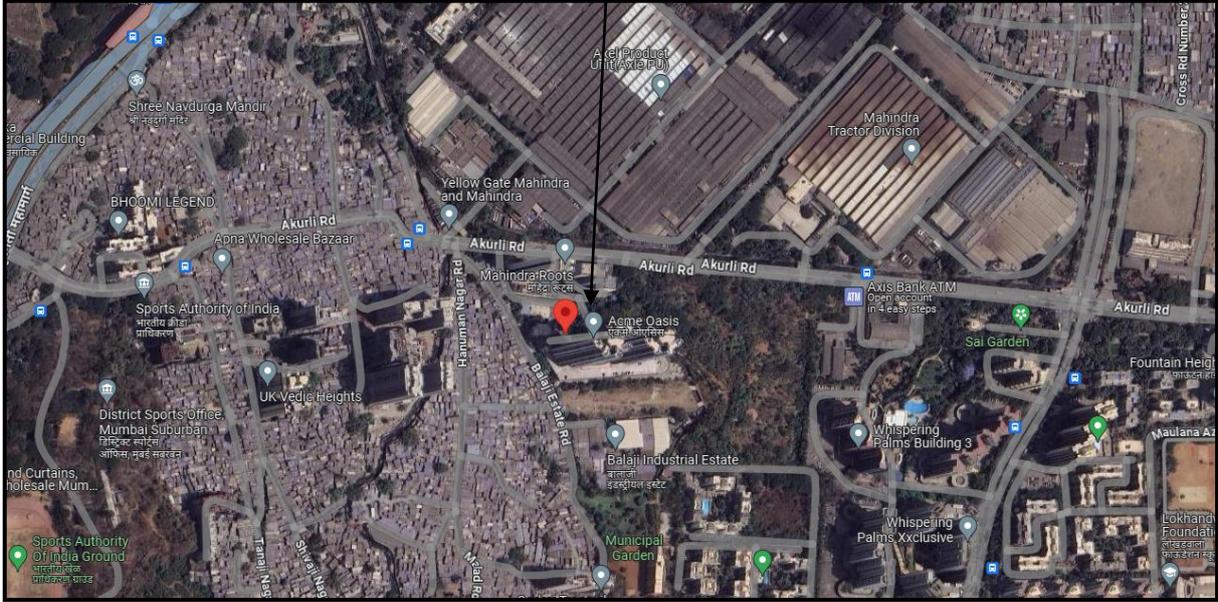


## Actual site photographs (As on date of visit)



## Route Map of the property

Site u/r



**Latitude Longitude: 19°12'00.2"N 72°52'06.2"E**

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



## Ready Reckoner Rate – 2011

Village No. / Zone No.	Description	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Land + Building in Rs. per Sq.Mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
<b>77</b>	<b>MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE AKURLI</b>	Map on page 154				
77/338	Land: All the properties between Railway line and S.V.Road. C.T.S.No. 1, 2, 3, 4	42300	78000	97600	117000	78000
77/339	Land: On North village boundary, on East Express Highway, on South village boundary, on West Railway. C.T.S.No. 5 to 143, 145, 149, 150, 154 to 157, 194, 195	36200	72500	90600	108700	72500
77/340	Land: On North village boundary, on East 36.60 Mt D.P.Road, on South village boundary, on West Express Highway. C.T.S.No. 160, 166 to 193	36000	72200	81500	90900	72200
77/340A	Land: Property covered under the following C.T.S. Nos. C.T.S. No. 174A	46800	86500	97900	109200	86500
77/341	Land: National Park. S.No. 87B	20000	24000	-	26000	-
77/342	Land: On North part of village boundary and National Park, on East and South village boundary, on West 36.60 Mt D.P.Road. S.No. 87A C.T.S.No. 171/1A/11 to 171/1A/65	23500	52300	65400	78400	52300
77/342A	Land: Property covered under the following C.T.S. Nos. C.T.S. No. 174B	29000	58000	72500	88100	58000
77/343	Road: Express Highway. C.T.S.No. 144, 146, 147, 148, 151, 152, 153, 158, 159, 161 to 165	27400	51000	70100	89200	51000

### 20. Multi-Storied building.

For residential premises / commercial unit / office 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

### 4. Rates of New Construction.

Rate per Square Meter for the year 2011 for new construction as per types of construction is as below

TABLE – "A"

Sr. No.	Type of Construction	Cost per Sq.Mtr. (Built-up) in Rs.	
		Mumbai City	Mumbai Suburb
A)	<b>R.C.C. Construction</b> R.C.C. slab, Brick wall made and plastered with cement mortar in side the wall, tiles flooring.	16000	15000
B)	<b>Other Pukka Construction</b> Load bearing structure, R.C.C. slab, Brick wall plastered with cement, kaccha or cement flooring.	12000	11000



## NOTES

1. I, Sharadkumar B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the **Government value** of the property is **₹ 87,55,390.00 (Rupees Eighty Seven Lakh Fifty Five Thousand Three Hundred Ninety Only) in the year 2011**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

For Vastukala Architects & Engineers

**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report.

**VASTUKALA**  
ARCHITECTS AND ENGINEERS

