

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Vishal Sanjay Sharma, Mrs. Renu Sanjay Sharma & Mr. Sanjay Sohanlal Sharma**

Name of Client / Proposed Buyer: **Mr. Prakashchandra Ambika Rai**

Residential Flat No. 402-B, 4th Floor, Wing – A, "**Muktagan Co-Op. Hsg. Soc. Ltd.**", Kailashpuri Road, Upper Govind Nagar, Malad (East), Mumbai – 400 097, State - Maharashtra, Country - India.

Latitude Longitude: 19°10'33.3"N 72°51'17.9"E

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Valuation Done for:

Janseva Sahakari Bank (Borivli) Ltd.

Borivali (East) Branch

"Shivhara", Kasturba Road No.2, Borivali (East), Mumbai - 400 066,
State - Maharashtra, Country - India

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Valuation Report Prepared For Janseva Sahakari Bank (Borivli) Ltd. / Borivli (East) / Mr. Prakashchandra Rai (19874 /35261) Page 2 of 20

Vastu/Mumbai/05/2021/19874/35261

03/04-04-SBV

Date: 03.05.2021

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 402-B, 4th Floor, Wing – A, "Muktagan Co-Op. Hsg. Soc. Ltd.", Kailashpuri Road, Upper Govind Nagar, Malad (East), Mumbai – 400 097, State - Maharashtra, Country - India belongs to **Mr. Vishal Sanjay Sharma, Mrs. Renu Sanjay Sharma & Mr. Sanjay Sohanlal Sharma**. Name of Client / Proposed Buyer **Mr. Prakashchandra Ambika Rai**.

Boundaries of the property.

North	:	Hill View Building
South	:	OBC Staff Quarter
East	:	Kalsariya Building
West	:	Hanuman Mandir Road & Satsangs Complex

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 **₹ 1,05,41,760.00 (Rupees One Crore Five Lakh Forty One Thousand Seven Hundred Sixty 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.**

Sharadkumar B. Chalikwar
Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cm@vastukala.org,
c=IN
Date: 2021.05.04 11:06:03 +05'30'

C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09



www.vastukala.org

Mumbai

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AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

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delhincr@vastukala.org

Nanded

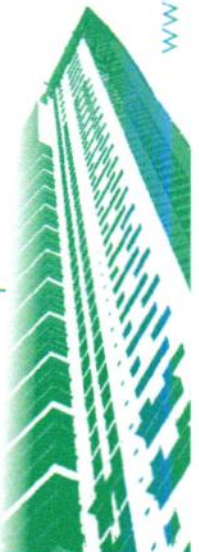
28, S.G.G.S. -
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Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

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Plot No. 106, N-3, CIDCO,
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Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

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 Bank Loan Purpose.
2.	a) Date of inspection	:	30.04.2021
	b) Date on which the valuation is Made	:	03.05.2021
3.	List of documents produced for perusal	:	1. Copy of Agreement for Sale dated 31.12.2020 b/w. Ms. Ish Walia (the Transferor) AND Mr. Vishal Sanjay Sharma, Mrs. Renu Sanjay Sharma & Mr. Sanjay Sohanlal Sharma (the Transferees) 2. Copy of Occupancy Certificate No. CHE / 7510 / BP (WS) AP dated 06.07.2001 issued by Municipal Corporation of Greater Mumbai 3. Copy of Pan Card No. 623808678024
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)	:	<u>Name of Owner:</u> Mr. Vishal Sanjay Sharma, Mrs. Renu Sanjay Sharma & Mr. Sanjay Sohanlal Sharma <u>Name of Client / Proposed Buyer:</u> Mr. Prakashchandra Ambika Rai <u>Address:</u> Residential Flat No. 402-B, 4 th Floor, Wing - A, "Muktagan Co-Op. Hsg. Soc. Ltd.", Kailashpuri Road, Upper Govind Nagar, Malad (East), Mumbai - 400 097, State - Maharashtra, Country - India. <u>Contact Person :</u> Madhuvendra Rai (Owner's Wife - 9920606486) Joint Ownership (Details of ownership share not available)
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential flat is located on 4 th floor. As per floor plan attached to Agreement for Sale Flat is 2 BHK flat. As per site inspection it is 1 BHK Flat. (1 bedroom is converting Living room). The composition of flat is 1 Bedroom + Living Room + Kitchen + 1 Toilet. The property is at 2.4 Km. distance from nearest railway station Malad.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 154 & 156 to 159
	b) Door No.	:	Residential Flat No. 402-B
	c) C.T.S. No. / Village	:	CTS No. 97A / 50 to 52, 57, 58-2 (pt) of Village Chincholi & CTS No. 10/13, 10/14 of Village - Dindoshi
	d) Ward / Taluka	:	-
	e) Mandal / District	:	Mumbai Suburban District



	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building plan were not provided & not Verified.
	g)	Approved map / plan issuing authority	:	Copy of Occupancy Certificate No. CHE / 7510 / BP (WS) AP dated 06.07.2001 issued by Municipal Corporation of Greater Mumbai
	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. 402-B, 4 th Floor, Wing – A, "Muktagan Co-Op. Hsg. Soc. Ltd.", Kailashpuri Road, Upper Govind Nagar, Malad (East), Mumbai – 400 097, 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 – Chincholi & Dindoshi 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	:	Hill View Building Details not available
		South	:	OBC Staff Quarter Details not available
		East	:	Kalsariya Building Details not available
		West	:	Hanuman Mandir Road & Satsangs Complex Details not available
13.		Dimensions of the site	:	N. A. as property under consideration is a flat in an apartment building.
				A B As per the Deed Actuals
		North	:	- -
		South	:	- -
		East	:	- -
		West	:	- -
14.		Extent of the site	:	Carpet Area sq. Ft. = 446.00 Dry Balcony = 34.00 (Area as per actual site measurement) Carpet area in Sq. Ft. = 463.00 (Area as per Agreement for Sale) Built up Area in sq. Ft. = 556.00 (Area as per Index No. II)

14.1	Latitude, Longitude & Co-ordinates of flat	:	19°10'33.3"N 72°51'17.9"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up Area in sq. Ft. = 556.00 (Area as per Index No. II)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	At present Vacant
II APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	CTS No. 97A / 50 to 52, 57, 58-2 (pt) of Village - Chincholi & CTS No. 10/13, 10/14 of Village - Dindoshi
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Chincholi & Dindoshi Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 402-B
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2001 (As per Occupancy Certificate)
5.	Number of Floors	:	Stilt + 8 th upper floors.
	Type of Structure	:	R.C.C. Framed Structure
	Number of Dwelling units in the building	:	2 Flats on 4 th Floor (As per Floor plan & Society Name board)
	Quality of Construction	:	Good
	Appearance of the Building	:	Good
	Maintenance of the Building	:	Good
	Facilities Available	:	
	Lift	:	1 lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes

III FLAT			
1	The floor in which the flat is situated	:	4 th Floor
2	Door No. of the flat	:	Residential Flat No. 402-B
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak Wood door frame with Flush doors with ms safety door
	Windows	:	Alluminum sliding windows
	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	:	<u>Name of Owner:</u> Mr. Vishal Sanjay Sharma, Mrs. Renu Sanjay Sharma & Mr. Sanjay Sohanlal Sharma <u>Name of Client / Proposed Buyer:</u> Mr. Prakashchandra Ambika Rai
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. = 556.00 (Area as per Index No. II)
10	What is the floor space index (app.)	:	As per local norms
11	What is the Carpet Area of the flat?	:	Carpet Area sq. Ft. = 446.00 Dry Balcony = 34.00 (Area as per actual site measurement) Carpet area in Sq. Ft. = 463.00 (Area as per Agreement for Sale) Built up Area in sq. Ft. = 556.00 (Area as per Index No. II)
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?	:	At present Vacant
15	If rented, what is the monthly rent?	:	₹ 22,000.00 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 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)	:	₹ 18,000.00 to ₹ 20,500.00 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).	:	₹ 19,800.00 per Sq. Ft. on Built up Area
3	Break - up for the rate	:	
	I. Building + Services	:	₹ 2,800.00 per Sq. Ft.
	II. Land + others	:	₹ 17,000.00 per Sq. Ft.

4	Guideline rate obtained from the Registrar's office	:	₹ 1,42,900.00 per Sq. M. i.e. ₹13,276.00 per Sq. Ft.
4a	Guideline rate after depreciation	:	₹ 1,33,858.00 per Sq. M. i.e. ₹ 12,436.00 per Sq. Ft.
5	Age of the building	:	20 years
6	Life of the building estimated	:	40 years Subject to proper, preventive periodic maintenance & structural repairs.
	Remark:	:	
	<u>As per floor plan attached to Agreement for Sale Flat is 2 BHK. As per site inspection it is 1 BHK Flat. (1 bedroom is converting Living room).</u>		

Details of Valuation:

Sr. No.	Description	Qty. (R)	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	556.00 Sq. Ft.	18,960.00	1,05,41,760.00
2	Total Fair Market Value of the Property			1,05,41,760.00
3	Realizable value of the property			94,87,587.00
4	Distress value of the property			84,33,408.00
5	Insurable value of the property			15,56,800.00
6	Guideline value of the property			69,14,416.00

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 ₹ 18,000.00 to ₹ 20,500.00 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 ₹ 18,960.00 per Sq. Ft. for valuation.

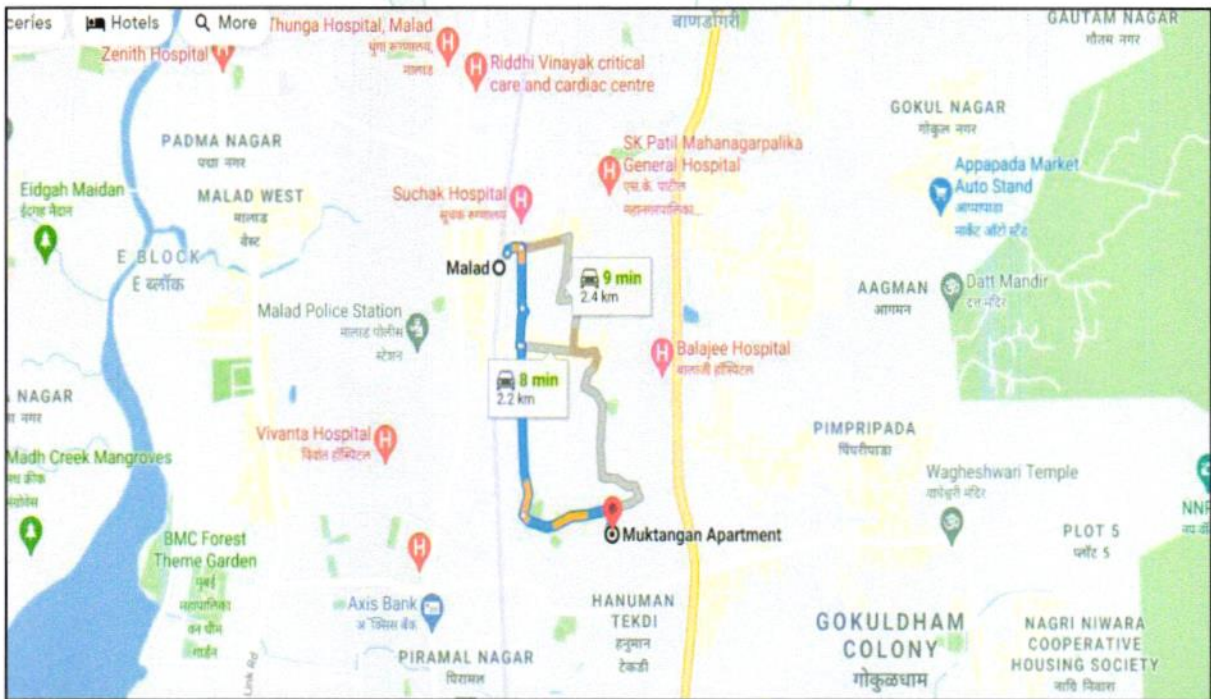
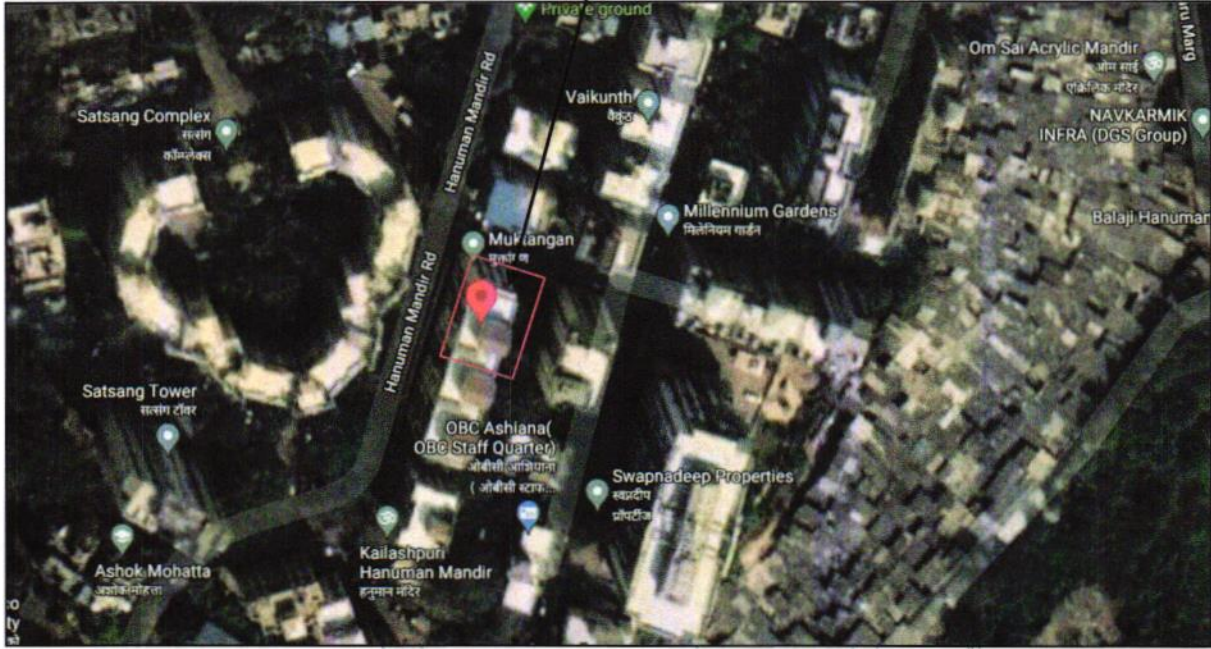


Actual site photographs



Route Map of the property

Site.u/r




Latitude Longitude: 19°10'33.3"N 72°51'17.9"E

Note: The Blue line shows the route to site from nearest railway station (Malad – 2.4 Km.)



Ready Reckoner


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Year 2021/2022 **Language** English

Selected District मुंबई(उपनगर)

Select Village दिंडोशी (बोरीवली)

Search By Survey No Location

Enter Survey No 10

उपविभाग	सुनी जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
61/286 -सुभाग: उत्तरेस बाईं सीमा, पश्चिम व दक्षिणेस गावाची सीमा, पूर्वेस हुवगती मार्ग.	77580	142900	159450	181500	142900	चौरस मीटर	सि.टी.एस. नंबर



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Price Indicator

HOUSING.COM Buy In Mumbai


+ Add

List Property **Free**

Home / Mumbai / Malad East / 1 BHK Apartment *** Last updated: May 20, 2020

1 BHK Apartment ♥

Upper Govind Nagar, Malad East, Mumbai **₹1.05 Cr** EMI starts at 52.13 K
16.80 K/sq.ft



No Property Images Available

Request Photos

625 sq.ft
Build Up Area

16.80 K/sq.ft
Avg. Price

10 Year
Age of property

Ready to move in
Possession status

Middle **1**
of 7 floors

North
Facing


Unfurnished
Furnishing

magicbricks Buy · Rent · Sell · Tools & Advice · What's New · Property Services · Blog · Help ·
Sign In My Activity
Post Property FREE

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Dindoshi - Malad East > 1 BHK Flats for Sale in Dindoshi - Malad East > 600 Sq.ft Property ID: 54415155

□ **1.02 Cr** 600 Sq-ft 1 BHK Flat for Sale in , Dind...

for sale in Dindoshi - Malad East, Mumbai



Owner
SWATI KADAKIA

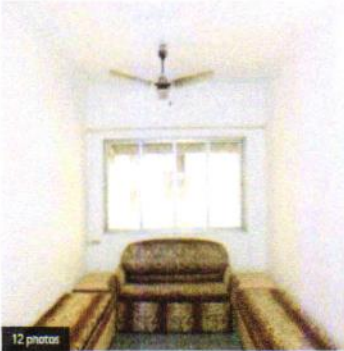
Contact Now

PROPERTY DETAILS

LOCALITY DETAILS

PRICE TRENDS

Posted on: Apr 30, '21



12 photos

Bedroom 1 See Dimension	Bathrooms 2
Super area 600 sqft - □ 17,000/sqft	Carpet area 465 sqft - □ 21,935/sqft
Status Ready to Move	Transaction type Resale
Furnished status Unfurnished	Lift 1

Loading ⊕ 22%	Floor 2 (Out of 7 Floors)	Car parking 1 Open
	Type of Ownership Freehold	Facing East

USP East Facing Property

Contact Owner

Save for Later

♥

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Price Indicator

99acres Buy ▾ All Residential ▾ Type Location or Project/Society or Keyword **SEARCH**

Home > Property in Mumbai Andheri-Dahisar > Upper Govind Nagar > Apartments > 1 BHK > RS.Lac to 1 Cr > 400 to 700 sq.ft. Posted on Mar 09, 2021 | Ready to move

1 Cr @ 16,129 per sq.ft. **1BHK 2Baths**
 Estimated EMI ₹ 79,870
 Residential Apartment for Sale
 in Standard Battery, Upper Govind Nagar, Mumbai Andheri-Dahisar, Mumbai

RERA STATUS NOT AVAILABLE Website: <https://maharegdt.mahaonline.gov.in>

Overview Owner Details Recommendations Price Trends

PROPERTY (1)

Area
 Built Up area: 620 sq.ft. (57.6 sq.m.)
 Carpet area: 409 sq.ft. (38 sq.m.)

Configuration
 1 Bedroom, 2 Bathrooms, 1 Balcony
 View Floor Plan

Price
 ₹ 1 Crore+ Govt Charges & Tax @ 16,129 per sq.ft. (negotiable)

Address
 Standard Battery
 Upper Govind Nagar, Mumbai Andheri Dahisar

Floor Number
 7th of 7 Floors

Facing
 East

Property Age
 0 to 1 Year Old

Floor Plan (1/1)

99acres Buy ▾ All Residential ▾ Type Location or Project/Society or Keyword **SEARCH**

Home > Property in Mumbai Andheri-Dahisar > Upper Govind Nagar > Apartments > 2 BHK > 1.25 to 1.3 Cr > 500 to 600 sq.ft. Posted on Mar 18, 2021 | Ready to move

1.3 Cr @ 23,636 per sq.ft. **2BHK 2Baths**
 Estimated EMI ₹ 1,09,832
 Residential Apartment for Sale
 in onex, Upper Govind Nagar, Mumbai Andheri-Dahisar, Mumbai

RERA STATUS NOT AVAILABLE Website: <https://maharegdt.mahaonline.gov.in>

Overview Dealer Details Recommendations Price Trends

PROPERTY (1)

Area
 Carpet area: 550 sq.ft. (51.1 sq.m.)

Configuration
 2 Bedrooms, 2 Bathrooms, 1 Balcony

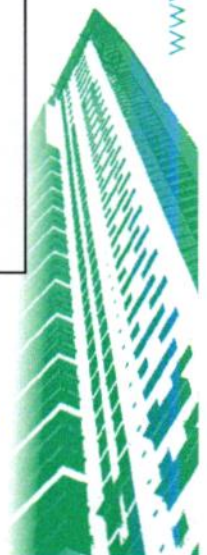
Price
 ₹ 1.3 Crore @ 23,636 per sq.ft. (All inclusive) View Price Details

Address
 onex
 Upper Govind Nagar, Mumbai Andheri-Dahisar

Floor Number
 1st of 7 Floors

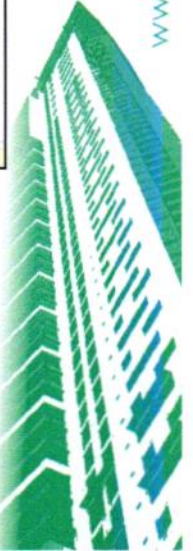
Property Age
 0 to 1 Year Old

Photos (1/5)



Sales Instances

13734	सूचा क्र.1	दुग्ध विकल्प सह दुग्ध बोरिवली 1
01/02/2021		दस्ता क्रमांक: 157/2020
Note -Generated Through eSearch Module.For original report, please contact concern SRO office.		
		संश्लेषण: Reg:53m
महापंच नाल: दिंडोरी		
(1) विक्रीचा प्रकार	करा(नामा)	
(2) मूल्य	1010000	
(3) सातत्याने भाड्याने देण्यात येणारे भाड्याचे रकमेची (सह) मूल्य	9190639.4	
(4) मूल्यांकन विवरण व मूल्यांकन (अवधान)	1) पालिकेचे नाव Mumbai Ma.na.pa इतर कायदा अदालत नं. 403 वी विंग, सात नं. 4 था मजला, इमारतीचे नाव: मुद्रांकन को-ऑप. हाउसिंग सोसायटी सोसायटी, ब्लॉक नं. सात नं. मुंबई 400097, रोड: कैलाशपूर रोड, अपार सोबिद नगर, इतर माहिती: पालिकेचे एकूण क्षेत्रफळ 639 चौ.फूट(61.24 चौ.मी.)कारपेट क्षेत्रफळ 73.49 चौ.मी. बांधणे (प्लॉट नंबर: 154,156 ते 159 चौ.टी. एस. नंबर 10,13,10,14 साठे दिंडोरी.सो.टी. एस. नंबर 97 ते 52,57,58 साठे दिंडोरी) ((C.T.S. Number : 1013 & 1014 ;))	
(5) क्षेत्रफळ	73.49 चौ.मीटर	
(6) अडथळ्यांचे किंवा दुहेरी देण्यात आलेले तपे		
(7) दस्तावेजात नमूद देणा-या विक्री ठेवणा-या अडथळ्यांचे किंवा दिंडोरी न्यायालय मूद्रांकन किंवा अडथळ्याचे मूद्रांकन देणे व देणे	1) नगर-आयटी नगर, जवळ नगर-40; प्लॉट-नॉट नं. 403, सात नं. 4 था मजला, इमारतीचे नाव: मुद्रांकन को-ऑप. हाउसिंग सोसायटी, ब्लॉक नं. सात नं. मुंबई 400097, रोड: कैलाशपूर रोड, अपार सोबिद नगर, इतर मा. पिन कोड-400097 रोड नं.-ACDP7700E 2) नगर-नगर नं. जवळ (जवळ देणा) नगर-4; प्लॉट-नॉट नं. 403-404, सात नं. 4 था मजला, इमारतीचे नाव: मुद्रांकन को-ऑप. हाउसिंग सोसायटी, ब्लॉक नं. सात नं. मुंबई 400097, रोड: कैलाशपूर रोड, अपार सोबिद नगर, इतर मा. पिन कोड-400097 रोड नं.-AABPT707A 3) नगर-नगर नगर, जवळ (जवळ देणा) नगर-45; प्लॉट-नॉट नं. 1-2092, सात नं. - इमारतीचे नाव: पॅटर्नली को-ऑप. ब्लॉक नं. नगर, पुणे, रोड नं. बाहेर रोड, ऑपिडि मूद्रांकन जवळ, इतर मा. पिन कोड-411045 रोड नं.-AACPT700Q 4) नगर-नगर नगर (जवळ देणा) नगर-44; प्लॉट-नॉट नं. 501 न-अडथळ्यांचे, सात नं. - इमारतीचे नाव: शिडि विंगल अपार्टमेंट, ब्लॉक नं. पडगा, रोड नं. राजमार्ग वृंदाव्या जवळ, इतर रोड, विंगल, पिन कोड-300001 रोड नं.-AABPC7077	
(8) दस्तावेजात नमूद देणा-या अडथळ्यांचे किंवा दिंडोरी न्यायालय मूद्रांकन किंवा अडथळ्याचे मूद्रांकन देणे व देणे	1) नगर-नगर नगर, जवळ (जवळ देणा) नगर-34; प्लॉट-नॉट नं. 1-6304, सात नं. - इमारतीचे नाव: पॅटर्नली को-ऑप. ब्लॉक नं. नगर, पुणे, रोड नं. बाहेर रोड, ऑपिडि मूद्रांकन जवळ, इतर मा. पिन कोड-401107 रोड नं.-BRDPS5554E 2) नगर-नगर नगर (जवळ देणा) नगर-34; प्लॉट-नॉट नं. 1-6304, सात नं. - इमारतीचे नाव: पॅटर्नली को-ऑप. ब्लॉक नं. नगर, पुणे, रोड नं. बाहेर रोड, ऑपिडि मूद्रांकन जवळ, इतर मा. पिन कोड-401107 रोड नं.-DD779500E	
(9) दस्तावेजात नमूद देणा-या दिंडोरी	06/01/2020	
(10) दस्तावेजात नमूद देणा-या दिंडोरी	06/01/2020	
(11) अडथळ्यांचे रकमे व प्लॉट	157/2020	
(12) सातत्याने भाड्याने देण्यात येणारे भाड्याचे रकमेची (सह) मूल्य	60600	
(13) सातत्याने भाड्याने देण्यात येणारे भाड्याचे रकमेची (सह) मूल्य	30000	



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 **₹ 1,05,41,760.00 (Rupees One Crore Five Lakh Forty One Thousand Seven Hundred Sixty Only).**

Place: Mumbai

Date: 03.05.2021

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2021.05.04 11:56:31 +05'30'

Director

C.M.D.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

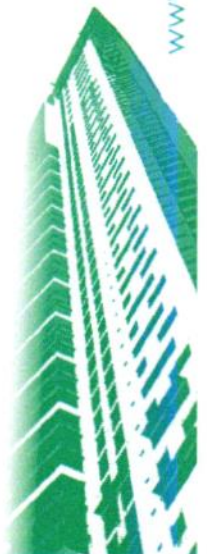
Reg. No. (N) CCIT/1-14/52/2008-09



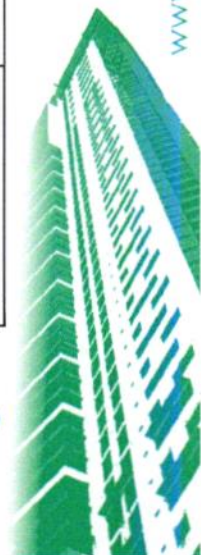
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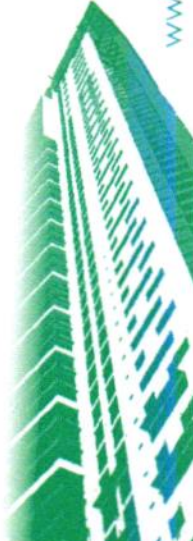
Sr.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Ms. Ish Walia from Mr. Vishal Sanjay Sharma, Mrs. Renu Sanjay Sharma & Mr. Sanjay Sohanlal Sharma vide Agreement for sale date 31.12.2020
2.	Purpose of valuation and appointing authority	As per the request from Janseva Sahakari Bank (Borivli) Ltd., Borivli (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;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Mahesh Shinde – Valuation Engineer Vinita Surve – Processing 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 – 30.04.2021 Valuation Date – 03.05.2021 Date of Report – 03.05.2021
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 30.04.2021
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



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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **03rd May 2021** 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 Flat, **admeasuring 556.00 Sq. Ft. Built up Area** in the name of **Mr. Vishal Sanjay Sharma, Mrs. Renu Sanjay Sharma & Mr. Sanjay Sohanlal Sharma**. Name of Client / Proposed Buyer



Mr. Prakashchandra Ambika Rai. 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 **Mr. Vishal Sanjay Sharma, Mrs. Renu Sanjay Sharma & Mr. Sanjay Sohanlal Sharma.** Name of Client / Proposed Buyer **Mr. Prakashchandra Ambika Rai.** 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 556.00 Sq. Ft. Built up Area.**

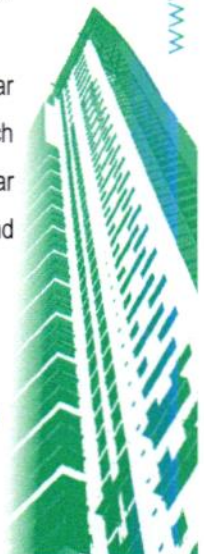
Condition & Repair

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, **admeasuring 556.00 Sq. Ft. 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.



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **03rd May 2021**.

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 knowledgeable 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 **₹ 1,05,41,760.00 (Rupees One Crore Five Lakh Forty One Thousand Seven Hundred Sixty Only)**.

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=rcd@vastukala.org,
c=IN
Date: 2021.05.04 11:07:02 +05'30'

Director

C.M.D.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09



Vastukala Consultants (I) Pvt. Ltd.

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