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Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Mazhar Asif Ebrahim & Mrs. Lopamudra Roychoudury Ebrahim**

Residential Flat No. 602, 6th Floor, "God's Gift Tower Co. Op. Hsg. Soc. Ltd.",
Yari Road, Versova, Andheri (West), Mumbai, Pin – 400 061, State – Maharashtra, Country – India.

Latitude Longitude: 19°08'32.7"N 72°48'27.6"E

Intended User:

Private Valuation

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
| Nanded | Thane | Ahmedabad | Delhi NCR |
| 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

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Vastukala Consultants (I) Pvt. Ltd.

Intended User: Private Valuation / Mr. Mazhar Ebrahim (10602/2307747) Page 2 of 19

Vastu/Mumbai/08/2024/10602/2307747
19/05-225-VVSBS
Date: 19.08.2024

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 602, 6th Floor, "God's Gift Tower Co. Op. Hsg. Soc. Ltd.", Yari Road, Versova, Andheri (West), Mumbai, Pin – 400 061, State – Maharashtra, Country – India belongs to **Mr. Mazhar Asif Ebrahim & Mrs. Lopamudra Roychoudury Ebrahim.**

Boundaries of the property.

North : Open Plot & Sea Breeze – 1 Building
South : Open Plot & Road
East : Yari Road & Vrundas Residency
West : Open Plot & Yari 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 and Fair Market Value for **Visa Purpose** at ₹ **1,61,10,000.00 (Rupees One Crore Sixty One Lakh Ten 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.



Our Pan India Presence at :

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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 Visa Purpose.
2.	a) Date of inspection	: 16.08.2024
	b) Date on which the valuation is Made	: 19.08.2024
3.	List of documents produced for perusal: 1. Copy of Agreement for sale dated 27.04.2005 between Mr. Sanjay Kumar Srivastava (the Vendor) and Mr. Mazhar Asif Ebrahim & Mrs. Lopamudra Roychoudury Ebrahim (the Purchasers).	
e	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. Mazhar Asif Ebrahim & Mrs. Lopamudra Roychoudury Ebrahim Address: Residential Flat No. 602, 6 th Floor, " God's Gift Tower Co. Op. Hsg. Soc. Ltd. ", Yari Road, Versova, Andheri (West), Mumbai, Pin – 400 061, State – Maharashtra, Country – India. Contact Person: Mr. Mazhar Asif Ebrahim (Owner) Contact No. 9619182010 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential flat is located on 6 th Floor. The composition of flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Balcony (i.e. 2 BHK with 2 Toilets). The property is at 3.1 Km. travelling distance from nearest Metro station Versova
6.	Location of property	:
	a) Plot No. / Survey No.	: Survey No. 9, Hissa No. 1 & 3 (part)
	b) Door No.	: Residential Flat No. 602
	c) C.T.S. No. / Village	: CTS No. 1263, 1263/1 to 9, 1264, 1265 & 1275, Village – Versova
	d) Ward / Taluka	: -
	e) Mandal / District	: District Mumbai Suburban
	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	: N.A.

	approved plan		
7.	Postal address of the property	:	Residential Flat No. 602, 6 th Floor, "God's Gift Tower Co. Op. Hsg. Soc. Ltd.", Yari Road, Versova, Andheri (West), Mumbai, Pin – 400 061, State – Maharashtra, Country – India
8.	City / Town	:	Andheri (West), Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	High Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai, Village – Versova
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	:	Open Plot & Sea Breeze – 1 Building Details not available
	South	:	Open Plot & Road Details not available
	East	:	Yari Road & Vrundas Residency Details not available
	West	:	Open Plot & Yari Road 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 in Sq. Ft. = 693.00 (Area as per Actual Site Measurement) Built Up Area = 66.52 Sq. M. i.e. 716.00 Sq. Ft. (Area as per Index No. II) Super Built Up Area = 83.15 Sq. M. i.e. 895.00 Sq.Ft. (Area as per Agreement)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°08'32.7"N 72°48'27.6"E

15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Super Built Up Area = 83.15 Sq. M. i.e. 895.00 Sq.Ft. (Area as per Agreement)
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. 1263, 1263/1 to 9, 1264, 1265 & 1275, Village – Versova
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Municipal Corporation of Greater Mumbai, Village – Versova
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 602, 6 th Floor, "God's Gift Tower Co. Op. Hsg. Soc. Ltd.", Yari Road, Versova, Andheri (West), Mumbai, Pin – 400 061, State – Maharashtra, Country – India
	Description of the locality Residential / Commercial / Mixed	:	Residential
	Year of Construction	:	1997 (As per site information)
	Number of Floors	:	Grond + 10 Upper Floors
	Type of Structure	:	R.C.C. Framed Structure
	Number of Dwelling units in the building	:	5 Flats on 6 th Floor
	Quality of Construction	:	Normal
	Appearance of the Building	:	Normal
	Maintenance of the Building	:	Normal
3.	Facilities Available	:	
	Lift	:	2 lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open 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	:	6 th Floor
2	Door No. of the Flat	:	Residential Flat No. 602
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Part Marble tiles flooring & Part Mosaic tiles flooring
	Doors	:	Teak wood door frame with safety doors
	Windows	:	Aluminum sliding Openable windows with M.S. Grills
	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	:	Mr. Mazhar Asif Ebrahim & Mrs. Lopamudra Roychoudury Ebrahim
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 = 66.52 Sq. M. i.e. 716.00 Sq. Ft. (Area as per Index No. II) Super Built Up Area = 83.15 Sq. M. i.e. 895.00 Sq.Ft. (Area as per Agreement)
10	What is the floor space index (app.)	:	As per local norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 693.00 (Area as per Actual 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?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 50,000.00 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)	:	₹ 17,500.00 to ₹ 19,500.00 per Sq. Ft. on Super Built Up Area
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).	:	₹ 18,000.00 per Sq. Ft. on Super Built Up Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 15,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,71,726.00 per Sq. M. i.e. ₹ 15,954.00 per Sq. Ft.

	Guideline rate (after depreciation)		₹ 1,45,750.00 per Sq. M. i.e. ₹ 13,541.00 per Sq. Ft.
5	Age of the building	:	27 Years
6	Life of the building estimated	:	33 years Subject to proper, preventive periodic maintenance & structural repairs.
7	Remarks:		

Details of Valuation:

Sr. No.	Description	Super Built Up area	Rate per Unit (₹)	Estimated Value (₹)
1	Present value of the property	895.00 Sq. Ft.	18,000.00	1,61,10,000.00
	Insurable value of the property (716.00 Sq. Ft. X ₹ 3,000.00)			21,48,000.00
	Guideline value of the property (716.00 Sq. Ft. X ₹ 13,541.00)			96,95,356.00

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 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 ₹ 17,500.00 to ₹ 19,500.00 per Sq. Ft. on Super 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 ₹ 18,000.00 per Sq. Ft. on Super Built Up Area for valuation.



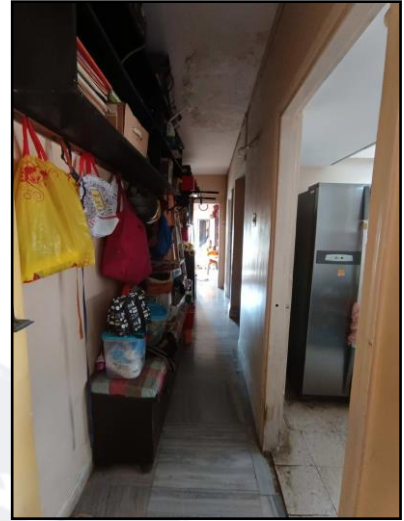
Since 1989

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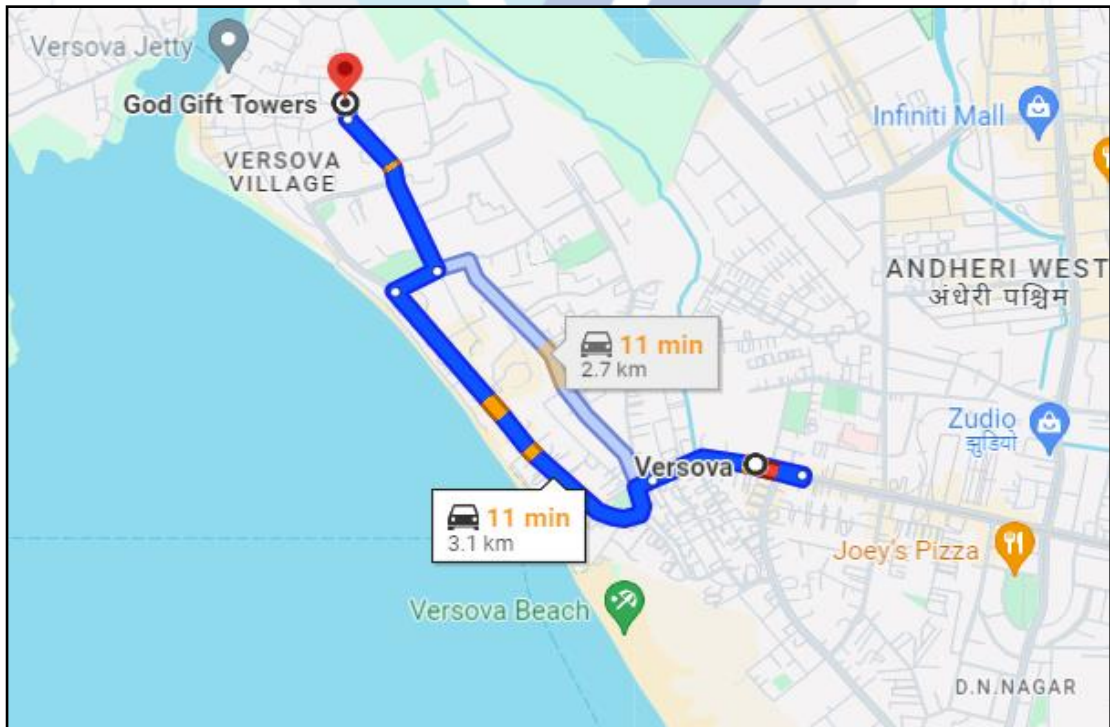
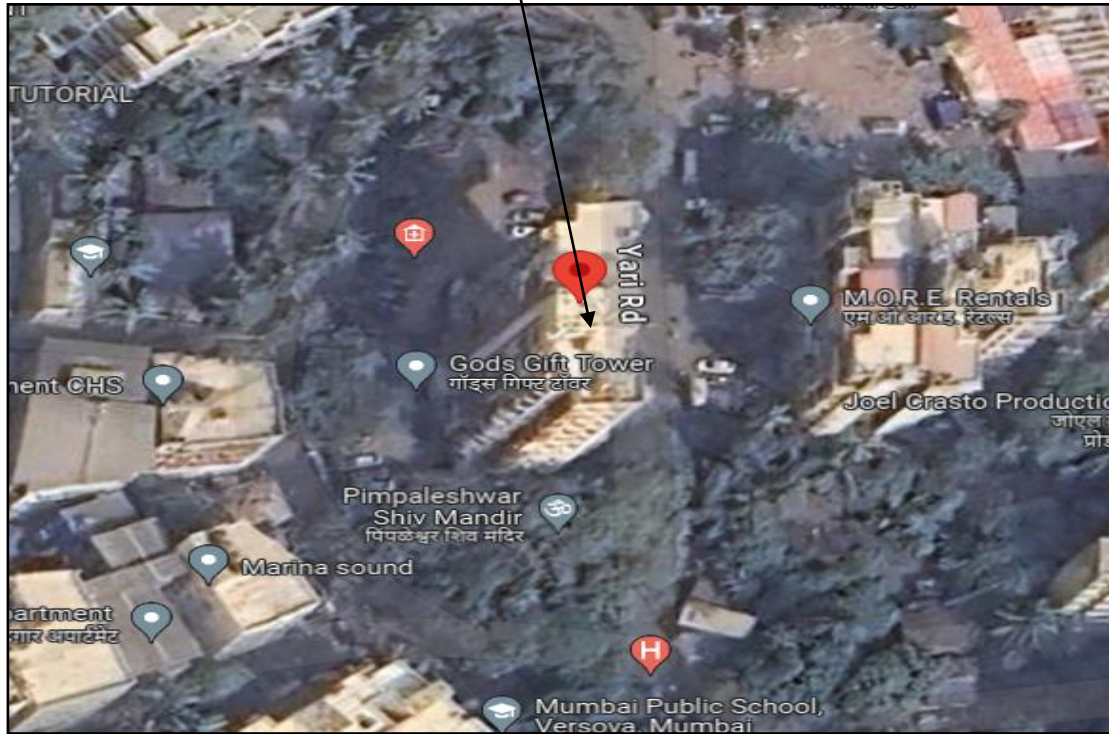


Actual site photographs



Route Map of the property


Siteu/r



Latitude Longitude: 19°08'32.7"N 72°48'27.6"E


Note: The Blue line shows the route to site from nearest Metro station (Versova – 3.1 Km.)

Ready Reckoner Rate



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 20242025 **Language** English

Annual Statement of Rates

Selected District मुंबई(उपनगर) **Select Village** वसोवा (अंधेरी)

Search By Survey No Location

Enter Survey No 1263

उपविभाग	खुली जमीन	निवासी सदनिका	बॉक्रीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
49/236A-भुभाग: उत्तरेस समुद्र, पुर्वेस गावाची हदद, पश्चिमेस 37.60 मी. डी. पी. रोड, दक्षिणेस डी. पी. रोड यामधील भुभाग.	98950	183840	211420	261500	183840	चौरस मीटर	सि.टी.एस. नंबर
49/237-भुभाग: वसोवा गावठाणातील मिळकती.	75520	163550	188090	204440	163550	चौरस मीटर	सि.टी.एस. नंबर

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹ (All Inclusive)	Built up Area in Sq. Ft.	Super Built up Area in Sq. Ft. - 20% loading	Rate / Sq. Ft. on Super Built up Area
14847 / 2023	06.11.2023	98,35,000.00	48.51 Sq. M.i.e. 522.00 Sq. Ft.	626.00	15,710.00

सूची क्र.2		दुय्यम निबंधक : सह दु.नि. अंधेरी 5
14847512		
15-01-2024		
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		दस्त क्रमांक : 14847/2023 नोंदणी : Regn:63m
गावाचे नाव : वर्सोवा		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	9250000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7933810.5	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: फ्लॉट नं. 102,पहिला मजला,वर्सोवा सी ब्रीझ-1 सीएचएस लिमिटेड, राम मंदिर रोड,वर्सोवा,अंधेरी पश्चिम मुंबई 400061((C.T.S. Number : 926 ;))	
(5) क्षेत्रफळ	48.51 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अश्विनी अंबरीश अंजा - - वय:-75 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: फ्लॉट नं. 102,पहिला मजला,वर्सोवा सी ब्रीझ-1 सीएचएस लिमिटेड,राम मंदिर रोड,वर्सोवा,अंधेरी पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400061 पॅन नं:-AMIPA7100P 2): नाव:-माही अंबरीश अंजा - - मान्यता देणार - - वय:-40 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: फ्लॉट नं. 102,पहिला मजला,वर्सोवा सी ब्रीझ-1 सीएचएस लिमिटेड,राम मंदिर रोड,वर्सोवा,अंधेरी पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400061 पॅन नं:-AHDPA5273H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मीना संजय शर्मा - - वय:-50; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रूम नं. ३०४, श्री गणेश दर्शन, मांडवी गल्ली, नियर आईस फॅक्टरी, वर्सोवा, अंधेरी पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400061 पॅन नं:-BSPPS8115L 2): नाव:-अक्षय संजय शर्मा - - वय:-28; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रूम नं. ३०४, श्री गणेश दर्शन, मांडवी गल्ली, नियर आईस फॅक्टरी, वर्सोवा, अंधेरी पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400061 पॅन नं:-FGFPS2213M 3): नाव:-संजय विद्यासागर शर्मा - - वय:-50; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रूम नं. ३०४, श्री गणेश दर्शन, मांडवी गल्ली, नियर आईस फॅक्टरी, वर्सोवा, अंधेरी पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400061 पॅन नं:-FCPPS5187A	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/11/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	06/11/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	14847/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	555000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹ (All Inclusive)	Super Built up Area in Sq. Ft.	Rate / Sq. Ft. on Super Built up Area
16922/ 2023	19.12.2023	94,80,000.00	53.43 Sq. M.i.e. 575.00 Sq. Ft.	16,487.00

सूची क्र.2	
16922512 17-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि. अंधेरी 5 दस्त क्रमांक : 16922/2023 नोंदणी : Regn:83m
गावाचे नाव : वर्सोवा	
(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	9000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8733988.38
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 401, माळा नं: 4 था मजला, इमारतीचे नाव: गॉड्स गिफ्ट टॉवर को ऑफ हौ सो ली, ब्लॉक नं: 9/10,यारी रोड क्रॉस लेन,वर्सोवा, रोड : अंधेरी पश्चिम,मुंबई 400061, इतर माहिती: महसूल व वन विभाग यांचे आदेश क्रं मुद्रांक-2021/अनौ.सं.क्रं.12/ प्रं.क्रं.12 प्रं.क्रं.107/म1 (धोरण) दि.31/03/2021 अन्वये सदर दस्तात महिला खरेदीदार असल्याने मुद्रांक शुल्क मध्ये 1% सूट घेण्यात आली आहे.((C.T.S. Number : 1263, 1263/1 to 1263/9, 1264, 1265 & 1275 ;))
(5) क्षेत्रफळ	53.43 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शामीम नजमुद्दीन शेख वय:-51 पत्ता:-प्लॉट नं: 401, माळा नं: 4 था मजला, इमारतीचे नाव: गॉड्स गिफ्ट टॉवर, ब्लॉक नं: 9/10, यारी रोड क्रॉस लेन, वर्सोवा, रोड नं: अंधेरी पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400061 पॅन नं:-ALRPS7331L 2): नाव:-अस्मा शामीम शेख वय:-43 पत्ता:-प्लॉट नं: 401, माळा नं: 4 था मजला, इमारतीचे नाव: गॉड्स गिफ्ट टॉवर, ब्लॉक नं: 9/10, यारी रोड क्रॉस लेन, वर्सोवा, रोड नं: अंधेरी पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400061 पॅन नं:-BSWPS2704N
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मुसकान सय्यद वय:-28; पत्ता:-प्लॉट नं: जी/61, माळा नं: -, इमारतीचे नाव: मानेक मोती अपार्टमेंट सरला को ऑफ हौ सो ली, ब्लॉक नं: पंच मार्ग, ऑफ यारी रोड, वर्सोवा, रोड नं: अंधेरी पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400061 पॅन नं:-FGPPS6466G 2): नाव:-दोआ सय्यद वय:-26; पत्ता:-प्लॉट नं: जी/61, माळा नं: -, इमारतीचे नाव: मानेक मोती अपार्टमेंट, सरला को ऑफ हौ सो ली, ब्लॉक नं: पंच मार्ग, ऑफ यारी रोड, वर्सोवा, रोड नं: अंधेरी पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400061 पॅन नं:-HLEPS9371C
(9) दस्तावेज करून दिल्याचा दिनांक	19/12/2023
(10)दस्त नोंदणी केल्याचा दिनांक	19/12/2023
(11)अनुक्रमांक,खंड व पृष्ठ	16922/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	450000
(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.

https://freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx

1/2

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft. – 20% loading	Super Built up Area in Sq. Ft. – 20% loading	Value in ₹	Rate / Sq. Ft. on Super Built Up Area
2 BHK	Nobroker	760	912.00	1,094.00	2,15,00,000.00	19,652.00

NOBROKER

2 BHK Flat In New Jaya Palace Chs For Sale In ...
Versova near Madina Masjid and Ganesh Sai Mandir

₹ 2.15 Crores Negotiable | ₹ 1.23 Lacs/Month Estimated EMI | 950 Sq.Ft. | Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Yari road / 2bkh Flat for Sale in Yari road / Property Details

2 Bedroom (No. of Bedroom) | Mar 3, 2024 (Posted On)
2 Bathroom (No. of Bathroom) | Immediately (Possession)
NA (Balcony) | New Jaya Palace Chs (Apartment)
Bike and Car (Parking) | None (Power Backup)

Get Owner Details

Penet what was not correct in this property

NoBroker Support

FRIDAY

Call only NoBroker-registered numbers for better connectivity and avoid unnecessary risks.

FRIDAY

Trupti Parmani joined the chat

NoBroker: Hi, I can help you find a preferred house. What is your buying budget? 11:29 AM

NoBroker: Hi, I can help you find a preferred house. What is your buying budget? 11:30 AM

Type your message here

Nearby: VIJAYA BANK, GOREGAON WEST | Jogeshwari West
Kokilaben Dhirubhai Ambani Hospital And Medical Research Institute

Overview

Age of Building: >10 Years	Ownership Type: Self Owned
Maintenance Charges ₹4.4 Per Sq.Ft/M	Flooring: Marble/Granite
Builtup Area: 950 Sq.Ft	Carpet Area: 760 Sq.Ft
Furnishing Status: Unfurnished Furnish Now	Facing: Don't Know

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft. - 20% loading	Super Built up Area in Sq. Ft. - 20% loading	Value in ₹	Rate / Sq. Ft. on Super Built Up Area
2 BHK	99acrs.com	830.00	996.00	1195.00	2,30,00,000.00	19,246.00

99acres
Post property FREE

Home > Property in Mumbai > Flats in Mumbai > Flats in Andheri > Flats in Yari Road > 2 BHK Flats in Yari Road Posted on Jun 19, 2024 | Ready to move

₹2.3 Cr

@ 27,710 per sq.ft.

Estimated EMI ₹ 1,83,702

2BHK 2Baths

Flat/Apartment for Sale

In Vrundas Residency, Yari Road, Andheri West


Contact Owner FREE

Shortlist

RERA STATUS NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

Overview
Owner Details
Price Trends
Explore Locality
Recommendations
Article >

Property (15)



Photos (1/15)

Area

Carpet area: 830 sq.ft. (77.11 sq.m.)

Configuration

2 Bedrooms, 2 Bathrooms, No Balcony

Price

₹ 2.3 Crore+ Govt Charges & Tax @ 27,710 per sq.ft. (All inclusive, Negotiable)

Address

Vrundas Residency
Yari Road, Andheri West

Floor Number

4th of 7 Floors

Property Age

10+ Year Old

Places nearby View All (50)


Yari Road, Andheri West

D-Mart
Aram Nagar Amba Mata Mandir
Versova Sachkhand Darbar
Someshwar Temple
Shiv Mandir
Lals

Why should you consider this property?

Pet Friendly
24*7 Water
Close to Metro Station
Close to School
Air Conditioned
On-Call Maintenance Staff
Close to Hospital

Close to Market
Natural Light
Airy Rooms




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VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
U/1120 MH2010 PTC23789

Sr.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was owned by Mr. Mazhar Asif Ebrahim & Mrs. Lopamudra Roychoudury Ebrahim.
2.	Purpose of valuation and appointing authority	As per the request Private Valuation, to assess value of the property for Visa Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Chandan Singh – Valuation Engineer Vaishali Sarmalkar – Technical Manager Vinita Surve – 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 – 16.08.2024 Valuation Date – 19.08.2024 Date of Report – 19.08.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 16.08.2024
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 **19th August 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 **895.00 Sq. Ft. Super Built Up Area** in the name of **Mr. Mazhar Asif Ebrahim & Mrs. Lopamudra Roychoudury Ebrahim**. 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 our discussion with the Client, we understand that the subject property is owned by **Mr. Mazhar Asif Ebrahim & Mrs. Lopamudra Roychoudury Ebrahim**. 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 **895.00 Sq. Ft. Super 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



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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 Flat, admeasuring **895.00 Sq. Ft. Super 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 for **Visa purpose** under reference as on **19th August 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 **Visa purpose** at **₹ 1,61,10,000.00 (Rupees One Crore Sixty One Lakh Ten 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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