

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).	₹ 23,700/- per Sq. Ft. on Carpet Area
3.	Break – up for the rate	
	I. Building + Services	₹ 2,700/- per Sq. Ft.
	II. Land + others	₹ 21,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	₹ 2,05,097/- per Sq. M. i.e. ₹ 19,054/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	N.A. Age of Property below 5 year
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgsin. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	
	Replacement cost of Flat with Services (V(3))	₹ 2,700/- per Sq. Ft.
	Age of the building	Building is under construction
	Life of the building estimated	60 years (After Completion) Subject to proper, preventive periodic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	N.A. Building is under construction
	Depreciation Ratio of the building	
b	Total composite rate arrived for Valuation	
	Depreciated building rate VI (a)	₹ 2,700/- per Sq. Ft.
	Rate for Land & other V (3) ii	₹ 21,000/- per Sq. Ft.
	Total Composite Rate	₹ 23,700/- per Sq. Ft.
	Remarks	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	320.00 Sq. Ft.	23,700.00	75,84,000.00
2	Wardrobes			



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Vastu/Mumbai/10/2024/0119632308898

293-438-PRSK

Date: 29.10.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 603, 6th Floor, "Sabari Shristi", Tulsi Chamber Phase - II, Opp. Swastik Chamber, Sion Trombay Road, Village - Chembur, Municipality Ward No. M-West, Chembur (East), Taluka - Kuria, District - Mumbai Suburban, PIN - 400 701, State - Maharashtra, Country - India belongs to **Rubina Shoab Ali & Shoab Ali Sayed**.

Boundaries of the property

North : Internal Road
 South : Sion - Trombay Road
 East : Open Plot
 West : S.G. Barve Marg

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 75,84,000.00 (Rupees Seventy Five Lakh Eighty Four Thousand Only) After completion of construction works**. As per Site Inspection 54% Construction Work is Completed.

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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Vastukala
Consultants (I) Pvt. Ltd., email=manoj@vastukala.co.in, c=IN
Date: 2024.10.29 11:44:44 +05'30'

Authn. sign.



Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBI/RV/07/2018/10366

Bank of India Empanelment No.: KZO/CR/19-20/582

Encl.: Valuation report

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