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₹ 23,700/- per Sq. Ft. on Carpet Area

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Remarks	Total Composite Rate	Rate for Land & other V (3) ii	Depreciated building rate VI (a)	Total composite rate arrived for Valuation	Depreciation Ratio of the building	Depreciation percentage assuming the salvage value as 10%	Life of the building estimated	Age of the building	Replacement cost of Flat with Services (v(3)i)	Depreciated building rate	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	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	Guideline rate(an evidence thereof to be enclosed)	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	II. Land + others	I. Building + Services	Break – up for the rate	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).
			* *			4740	(# > # >							* *		* *		
	₹ 23,700/- per Sq. Ft.	₹ 21,000/- per Sq. Ft.	₹ 2,700/- per Sq. Ft.			N.A. Building is under construction	60 years (After Completion) Subject to proper, preventive periotic Maintenance & Structure repairs.	Building is under construction	₹ 2,700/- per Sq. Ft.			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 / Rgstn. 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.	N.A. Age of Property below 5 year	₹ 2,05,097/- per Sq. M. i.e. ₹ 19,054/- per Sq. Ft.	₹ 21,000/- per Sq. Ft.	₹ 2,700/- per Sq. Ft.		₹ 23,700/- per oq. Ft. on oai por mon

Details of Valuation:

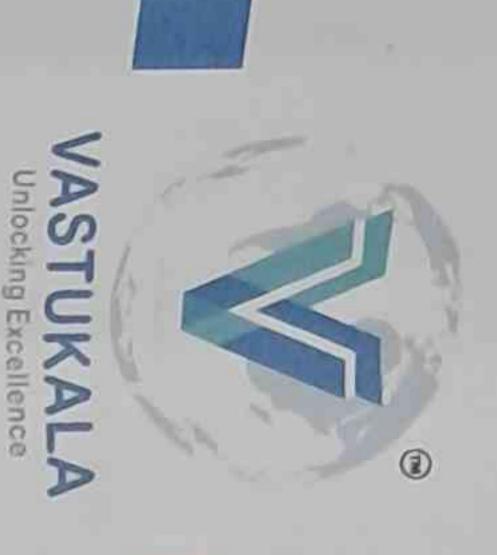
No.	Description	Qty.	Rate per unit (₹)	Estimated Value
_	Present value of the Flat	320.00 Sq. Ft.	23,700.00	
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MSME Reg No: An ISO 9001 : CIN: U7 4120MH2010PTC207869 2015 Certified Company JDYAM-MH-18-0083617

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Vastu/Mumbai/10/2024/011963/2308898 29/3-438-PRSK Date: 29.10.2024

VALUATION OPINION REPORT

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

Boundaries of the property

North Internal Road

South Sion - Trombay Road

Open Plot

East

West S.G. Barve Marg

reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the Considering various parameters recorded, existing economic scenario, and the information that 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 is available with

taken into considerations while preparing this report. The valuation of the property is based on the documents produced by the concern. Legal aspects have not been

Work is Completed.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT.

Manoj Chalikwar Consultants (I) Pvt. Ltd., ou=Mumbal.

Date: 2024, 10.29 11:44:44 +05'30'

Date: 2024, 10.29 11:44:44 +05'30'

Director

Auth



Manoj Chalikwar Govt. Reg. Valuer Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366 Bank of India Empanelment No.: KZO/CR/19-20/582

Encl.: Valuation report

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