



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Rashmi Anand Mhatre and Mr. Annand Mhatre**

Residential Flat No. 5, 1st Floor, Anand Villa, "Anand - Sandesh Co-op. Hsg. Soc. Ltd.", Plot No. 3, Nahur Village Road, Mulund West, Mumbai – 400 080, Maharashtra, India.

Latitude Longitude - 19°09'50.3"N 72°56'57.1"E

Intended Users:
Private Clients

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

www.vastukala.co.in





VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Private Clients / Mrs. Rashmi Anand Mhatre (12552/2309203)

Page 2 of 15

Vastu/Mumbai/11/2024/12552/2309203
26/09-288-PSVS
Date: 26.11.2024

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 5, 1st Floor, Anand Villa, "Anand - Sandesh Co-op. Hsg. Soc. Ltd.", Plot No. 3, Nahur Village Road, Mulund West, Mumbai – 400 080, Maharashtra, India belongs to **Mrs. Rashmi Anand Mhatre and Mr. Annand Mhatre.**

Boundaries of the property.

North	Nahur Road
South	Jivraj Bhanji Hall
East	B Wing
West	Internal Road

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 and valued for **Immigration Visa Application** purpose at :

In ₹ 1,01,00,000.00 (Rupees One Crore One Lakh Only).

In C\$ 1,69,168.94 (Canadian Dollars One Hundred Sixty Nine Thousand One Hundred Sixty Eight Only).

Note: at conversion rate of 1 Indian Rupee equals to 0.017 Canadian Dollar as on 26.11.2024

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.**

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 :

- | | | | |
|------------|--------|-----------|-----------|
| 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

www.vastukala.co.in



VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1	Date of Inspection	24.11.2024
2	Purpose of valuation	As per request from Private Clients, to assess Fair Market Value of the property under reference for Immigration Visa Application purpose.
3	Name and address of the Valuer	Manoj B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. B1-001, U/B Floor, Boomerang , Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072. Dial: +91 22 28131324/25 Email: mumbai@vastukala.org
4	List of Documents Handed Over to The Valuer by The Customer:	1. Copy of Agreement for Sale dated 31.01.2005 Between Mr. C. K. Venkiteswaran (the Transferor) and Mrs. Rashmi Anand Mhatre and Mr. Annand Mhatre (the Transferees). 2. Copy of Aadhar Card and PAN Card of Mr. Annand Mhatre
5	Details of enquiries made/ visited to government offices for arriving fair market value.	Market analysis
6	Factors for determining its market value.	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
7	ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY	No
8	Present/Expected Income from the property	₹ 25,000.00 Expected rental income per month. C\$ 418.15 Expected rental income per month.
Property Details		
9	Name(s) of the Owner	Mrs. Rashmi Anand Mhatre and Mr. Annand Mhatre
	Address	Residential Flat No. 5, 1st Floor, Anand Villa, “ Anand - Sandesh Co-op. Hsg. Soc. Ltd. ”, Plot No. 3, Nahur Village Road, Mulund West, Mumbai – 400 080, Maharashtra, India
10	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	Joint Ownership Details of ownership shares is not available
11	Brief description of the property.	The property is a Residential Flat located on 1 st Floor. The composition of Flat is 1 Bedrooms + Living Room + Kitchen + Bath + WC + Passage (i.e. 1BHK with Bath & WC). It is at 4.9 KM. travelling distance from Mulund railway station.
	If under construction, extent of completion	N.A.
12	Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	CTS No. 605 A of Village – Nahur
13	Boundaries	As on site As per documents

	North	Nahur Road	Details not available
	South	Jivraj Bhanji Hall	Details not available
	East	B Wing	Details not available
	West	Internal Road	Details not available
14	Matching of Boundaries	-	
15	Route map	Enclosed	
16	Any specific identification marks	Near Jivraj Bhanji Hall	
17	Whether covered under Corporation/ Panchayat / Municipality.	Municipal Corporation of Greater Mumbai	
18	Whether covered under any land ceiling of State/ Central Government.	No	
19	Is the land freehold/ leasehold.	Freehold	
20	Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant.	As Per Agreement	
21	Type of the property	Residential	
22	Year of acquisition/ purchase.	31.01.2005	
23	Purchase value as per document	₹ 10,00,000.00	
24	Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid.	Vacant	
25	Classification of the site		
	a. Population group	Urban	
	b. High/ Middle/ Poor class	Middle Class	
	c. Residential / Commercial	Residential	
	d. Development of surrounding area	Developed	
	e. Possibility of any threat to the property (Floods, calamities etc.).	No	
26	Proximity of civic amenities (like school, hospital, bus stop, market etc.).	Near By	
27	Level of the land (Plain, rock etc.)	Plain	
28	Terrain of the Land.	Levelled	
29	Shape of the land (Square/ rectangle etc.).	Regular	
30	Type of use to which it can be put (for construction of house, factory etc.).	Residential Flat	
31	Whether the plot is under town planning approved layout?	Information not Available	
32	Whether the building is intermittent or corner?	Intermittent	
33	Whether any road facility is available?	Yes	
34	Type of road available (B.T/Cement Road etc.).	B.T. Road	
35	Front Width of the Road?	9.00 M. Wide Road	
36	Source of water & water potentiality.	Municipal Water Supply	

37	Type of Sewerage System.	Connected to Municipal Sewerage System	
38	Availability of power supply.	Yes	
39	Advantages of the site.	Located in developed area	
40	Disadvantages of the site.	No	
41	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold.	As per Sub-Registrar of Assurance records	
Valuation of the property:			
42	Total area of the Residential Flat	Carpet Area in Sq. Ft. = 515.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 505.00 (Area as per Agreement) Built Up Area in Sq. Ft. = 606.00 (Carpet Area + 20% loading on Agreement for Sale)	
43	Prevailing market rate.	₹ 20,000.00 per Sq. Ft. on Carpet Area	
44	Floor Rise Rate per Sq. Ft.	₹ 0.00	
45	PLC Rate per Sq. Ft.	₹ 0.00	
46	Total Rate per Sq. Ft.	₹ 20,000.00 per Sq. Ft. on Carpet Area	
47	Value of the property	₹ 1,01,00,000.00	C\$ 1,68,168.94
48	The realizable value of the property (90%)	₹ 90,90,000.00	C\$ 1,52,036.70
49	Distress value of the property (80%)	₹ 80,80,000.00	C\$ 1,35,145.84
50	Insurance value of the property	₹ 16,96,800.00	C\$ 28,380.63
Technical details of the building:			
51	Type of building (Residential/ Commercial/ Industrial).	Residential	
52	Year of construction.	1976 (As per Society Letter)	
53	Future life of the property.	12 years Subject to proper, preventive periodic maintenance and structural repairs.	
54	No. of floors and height of each floor including basement.	Ground + 4 th Upper Floors. 1 st Floor is having 3 Residential Flats. No lift.	
Type of construction			
55	(Load bearing/ R.C.C./ Steel framed)	R.C.C. Framed Structure	
Condition of the building.			
56	External (excellent/ good/ normal/ poor)	Good	
57	Internal (excellent/ good/ normal/ poor).	Good	
58	Whether the Residential Flat is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation	Copy of Approved Building plans were not provided and not verified.	

59	Remarks		
Specifications of Construction:			
sr.	Description	1st Floor	
A	Foundation	R.C.C. Foundation	
B	Basement	No	
C	Superstructure	R.C.C. frame work with 9-inch-thick B. B. Masonry for external walls. 6-inch-thick B.B. Masonry for internal walls	
D	Joinery/Doors/Windows	Teakwood door framed with flush doors; Powder coated aluminium sliding windows	
E	RCC Work	R.C.C. Framed Structure	
F	Plastering	Cement Plastering with POP false ceiling	
G	Flooring, Skirting	Verified tiles flooring	
H	Kitchen Platform	Granite kitchen platform	
I	Whether any proof course is provided?	Yes	
J	Drainage	Connected to Municipal Sewerage System	
K	Compound Wall (Height, length and type of construction)	5.6" Height	
L	Electric Installation (Type of wire, Class of construction)	Concealed	
M	Plumbing Installation (No. of closets and wash basins etc.)	Concealed	
N	Bore Well	No	
O	Wardrobes, if any	Yes	
P	Development of open area	Open Parking, Chequered tile in open spaces, etc.	
Valuation of proposed construction/ additions/ renovation if any:			
60	SUMMARY OF VALUATION:		
	Part I Land	N.A. as composite method is used for valuation	
	Part II Building	₹ 1,01,00,000.00	C\$ 1,68,168.94
	Part III Other amenities/ Miscellaneous	₹ 0.00	
	Part IV Proposed construction	₹ 0.00	
	TOTAL.	₹ 1,01,00,000.00	C\$ 1,68,168.94
Calculation:			
1	Construction		
1.01	Built up Area of Residential Flat	606.00 Sq. Ft.	
1.02	Rate per Sq. Ft.	₹ 2,800.00	
1.03	Cost of Construction = (1.01x1.02)	₹ 16,96,800.00	
2	Value of property		
2.01	Carpet Area of Residential Flat	505.00 Sq. Ft.	
2.02	Rate per Sq. Ft.	₹ 20,000.00	
2.03	Value of Residential Flat = (2.01x2.02)	₹ 1,01,00,000.00	C\$ 1,68,168.94
3	Total value of the property.	₹ 1,01,00,000.00	C\$ 1,68,168.94

I certify that,

I/ my authorized representative has inspected the subject property on 24.11.2024.

The rates for valuation of the property are in accordance with the prevailing market rates.

There is no direct/ indirect interest in the property valued.

The fair value of the property as on 26.11.2024 is

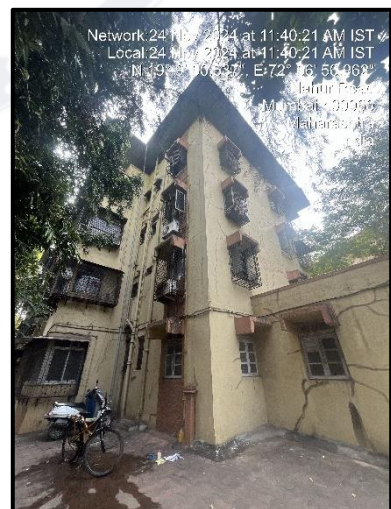
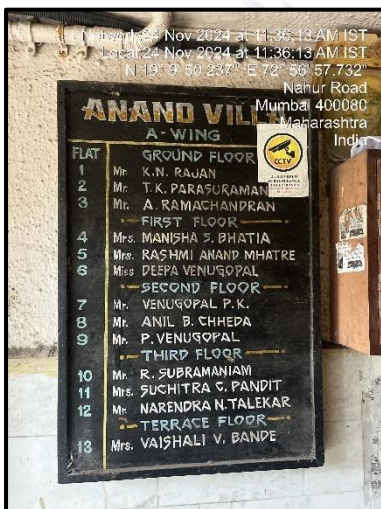
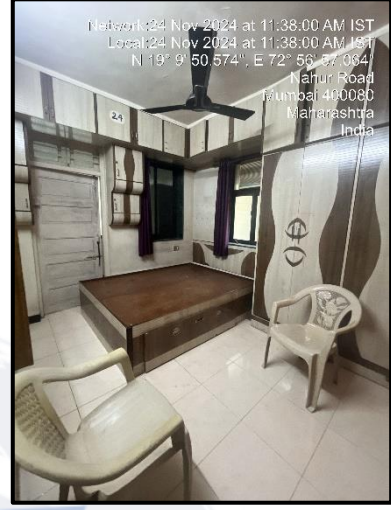
In ₹ 1,01,00,000.00 (Rupees One Crore One Lakh Only).

In C\$ 1,69,168.94 (Canadian Dollars One Hundred Sixty-Nine Thousand One Hundred Sixty-Eight Only).

Note: at conversion rate of 1 Indian Rupee equals to 0.017 Canadian Dollar as on 26.11.2024.

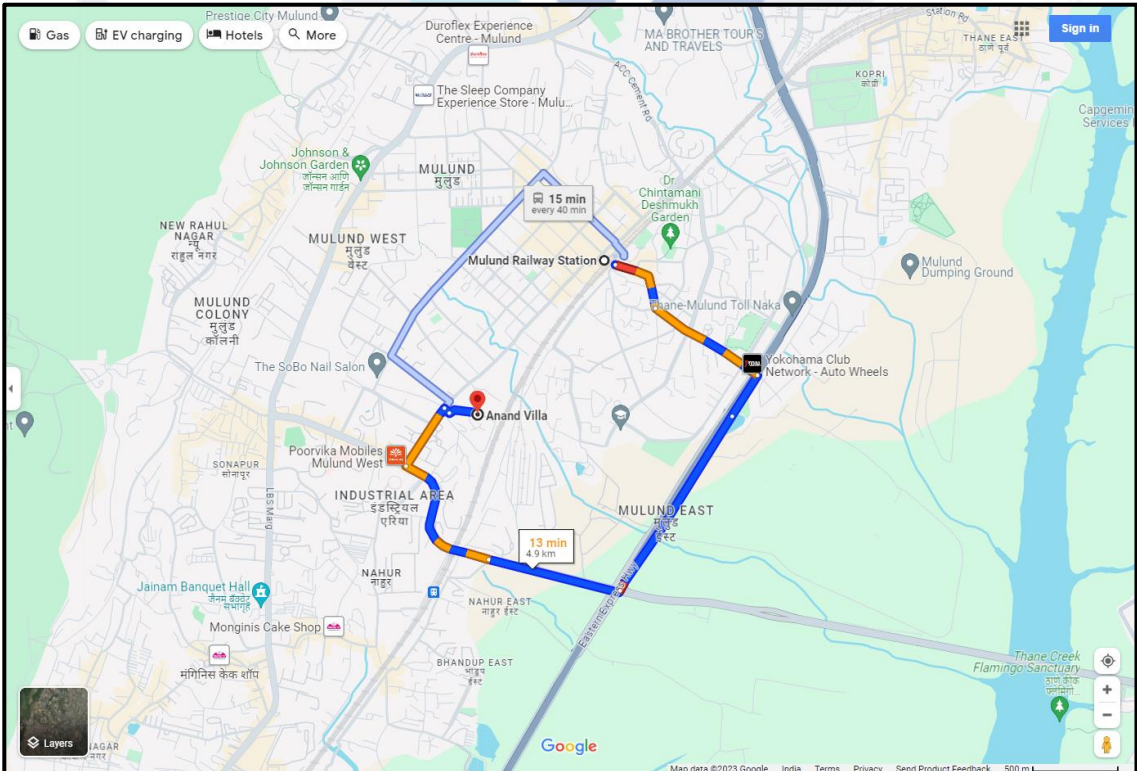
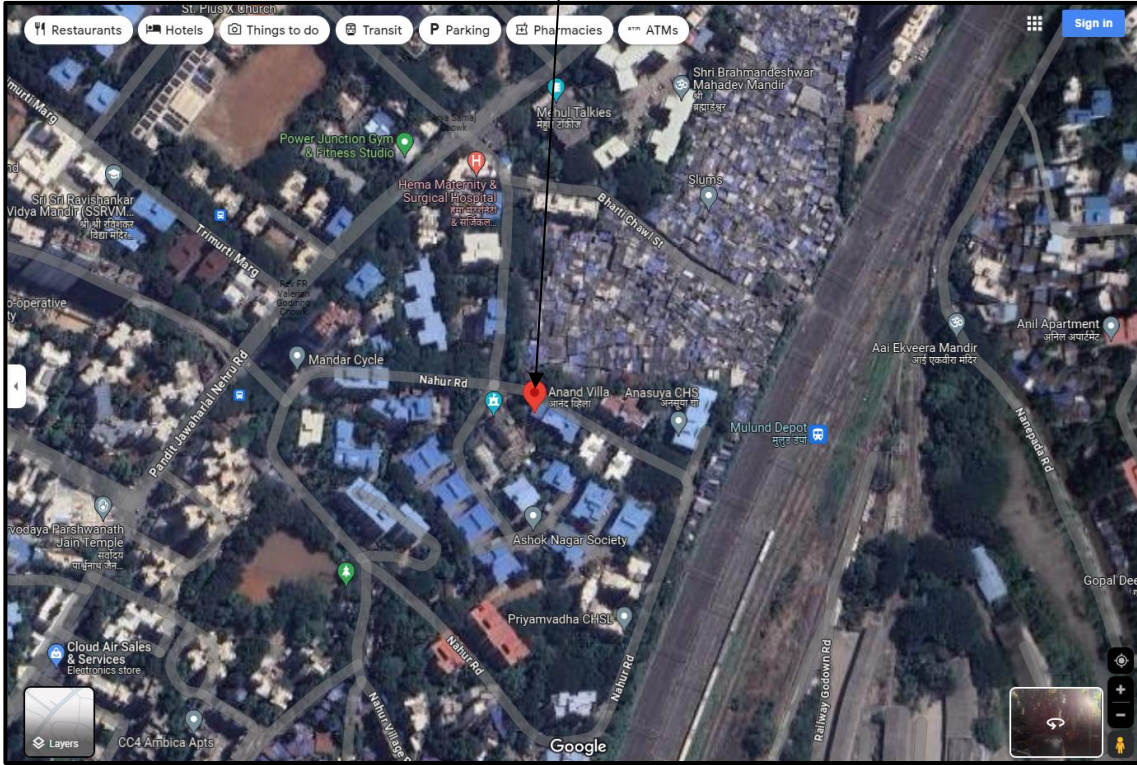


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°09'50.3"N 72°56'57.1"E

Note: The Blue line shows the route to site from nearest railway station – (Mulund – 4.9 Km.)



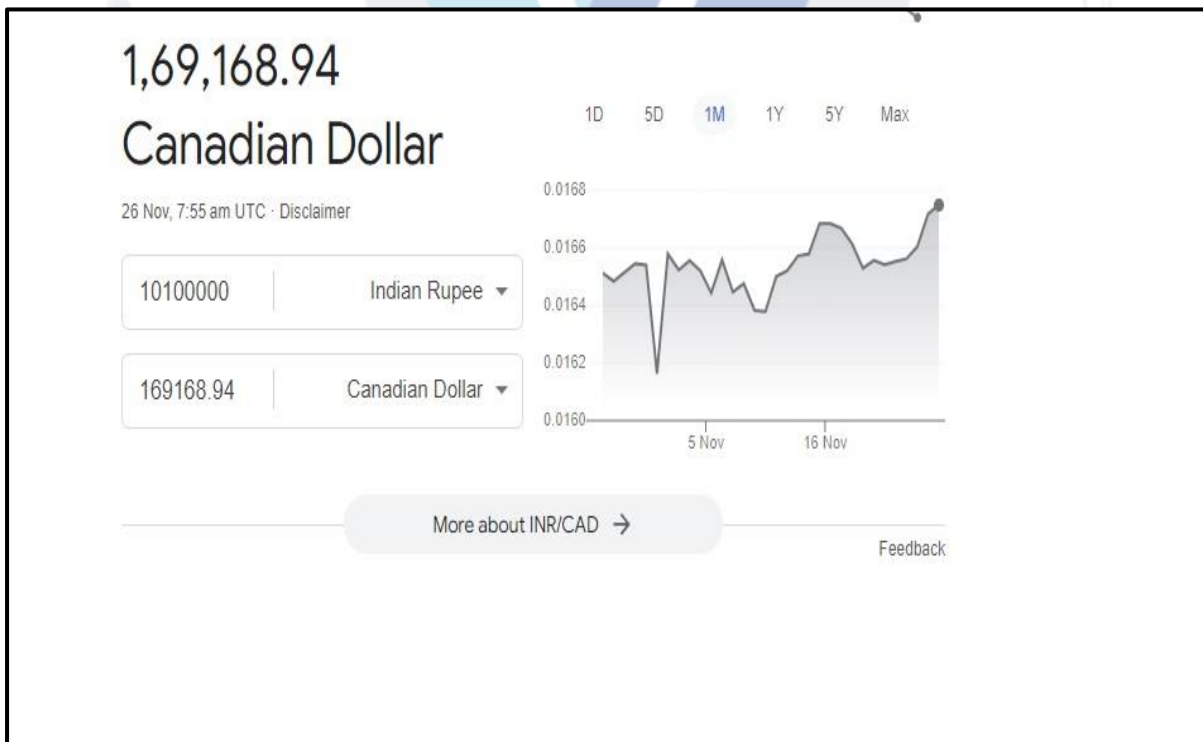
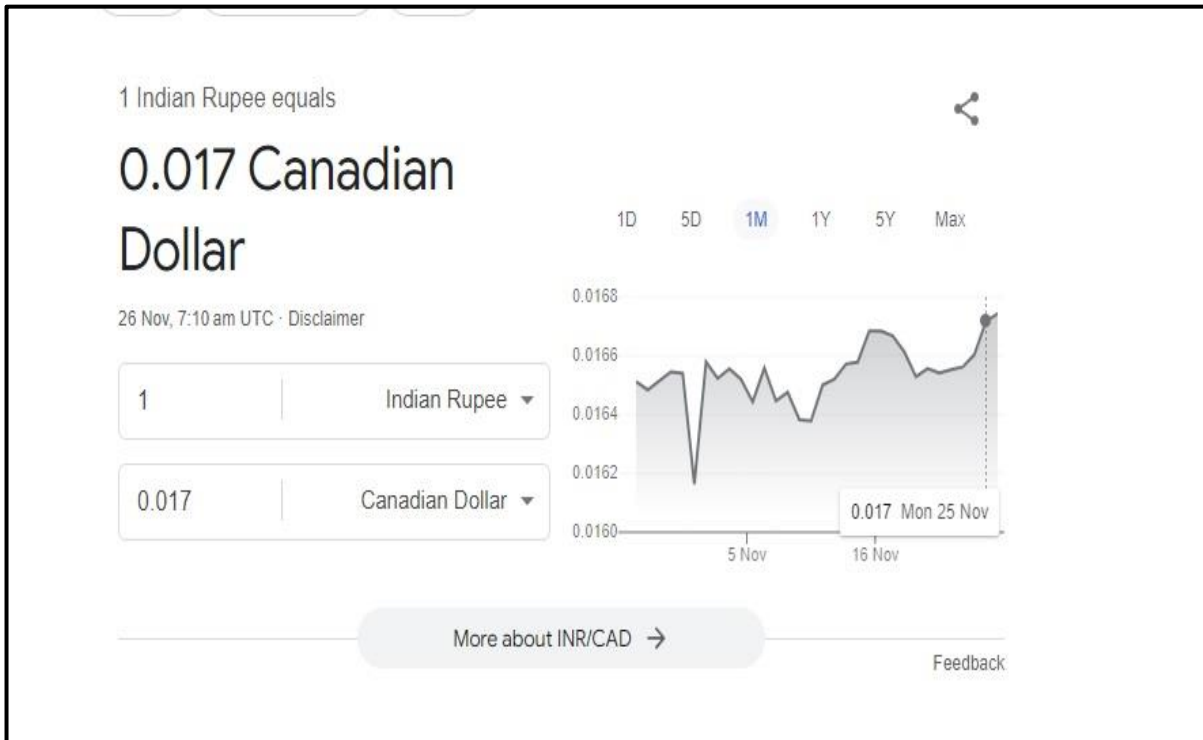
Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Currency Rate



Price Comparative

99acres Buy | Enter Locality / Project / Society / Landmark | Post property | Ready to move

Home > Property in Mumbai > Flats in Mumbai > Flats in Mulund > Flats in Mulund West > 1 BHK Flats in Mulund West

Posted on Oct 07, 2024 | Ready to move

₹95 Lac @ 20,652 per sq.ft. | **1BHK 1 Bath**
 Estimated EMI ₹75,877 | Flat/Apartment for Sale
 in Om Sai Shraddha, Mulund West, Mumbai

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

Overview | Society | Owner Details | Price Trends | Registry Record | Explore Locality

Property (0) | Society (1)

Area: Carpet area: 460 sq.ft. (42.74 sq.m.) | Configuration: 1 Bedroom, 1 Bathroom, No Balcony

Price: ₹95 Lac @ 20,652 per sq.ft. (Negotiable) | Address: Om Sai Shraddha, Mulund West, Mumbai

Floor Number: 7th of 7 Floors | Property Age: 10+ Year Old

Places nearby: Kala Ganeshji Temple, Mahadev Temple, SiddhiVinayak Temple Mulund, Ganesh Temple, Shiva Temple, Mar...

Why should you consider this property?
 Top Floor | Rain Water Harvesting | Semi-Furnished

Transaction Type: Resale | Property Ownership: Co-operative S... | Furnishing: Semifurnished | Power Backup: None

(₹ 20,652.00 Sq. Ft. Rate on Carpet Area)

99acres Buy | Enter Locality / Project / Society / Landmark | Post property | Ready to move

Home > Property in Mumbai > Flats in Mumbai > Flats in Mulund > Flats in Mulund West > 1 BHK Flats in Mulund West

Posted on Nov 05, 2024 | Ready to move

₹1 Cr @ 20,833 per sq.ft. | **1BHK 2Baths**
 Estimated EMI ₹79,870 | Flat/Apartment for Sale
 in Lok Kedar Complex, Mulund West, Mumbai

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

Overview | Society | Owner Details | Price Trends | Society Reviews | Explore Locality

Property (4) | Society (2)

Area: Super Built up area 600 sq.ft. (55.74 sq.m.) | Carpet area: 480 sq.ft. (44.59 sq.m.) | Configuration: 1 Bedroom, 2 Bathrooms, No Balcony

Price: ₹1 Crore @ 20,833 per sq.ft. (Negotiable) | Address: Lok Kedar Complex, Mulund West, Mumbai

Floor Number: 7th of 7 Floors | Facing: North-West

Overlooking: Main Road | Property Age: 10+ Year Old

Places nearby: Fire Brigade Ganapati Temple, Shiva Temple, Sai Darbar Sai Mandir, Ambaji Dham, Nirvaneshwar Mahadev Mand...

Why should you consider this property?
 Close to School | Close to Market | Gated Society | Close to Hospital | Top Floor | Wheel Chair Friendly | Pet Friendly | Private Garden | 24*7 Water | Air Conditioned | Close to Railway Station | Overlooking Main Road | Natural Light | Airy Rooms

Transaction Type: Resale | Property Ownership: Co-operative | Furnishing: Semifurnished

(₹ 20,833.00 Sq. Ft. Rate on Carpet Area)



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Comparative

99acres Buy | Enter Locality / Project / Society / Landmark | Post property | Post property | Shortlist

Home > Property in Mumbai > Flats in Mumbai > Flats in Mulund > Flats in Mulund West > 1 BHK Flats in Mulund West

Posted on Oct 02, 2024 | Ready to move

₹1.02 Cr @ 20,400 per sq.ft. | **1 BHK 2 Baths**
 Flat/Apartment for Sale in Saptrishi Park, Mulund West, Mumbai

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

Overview | Society | Dealer Details | Price Trends | Society Reviews | Explore Locality

Area
 Carpet area: 500 sq.ft. (464.85 sq.m.)

Configuration
 1 Bedroom, 2 Bathrooms, No Balcony

Price
 ₹ 1.02 Crore @ 20,400 per sq.ft. [View Price Details](#)

Address
 Saptrishi Park, Mulund West, Mumbai

Floor Number
 8th of 8 Floors

Facing
 North-East

Property Age
 10+ Year Old

Places nearby
 Mulund West, Mumbai

- Shiva Temple
- Jain derasar
- Fire Brigade Ganapati Temple
- Shantoshi Mata Mandir
- Ambaji Dham
- Blarajesh

Why you should consider this property?

(₹ 20,400.00 Sq. Ft. Rate on Carpet Area)

commonfloor.com Mumbai | Buy | Locality or Builder or Project Name | POST PROPERTY

Home > Mumbai > Mumbai Central Suburbs > Mulund West > Completed Projects > Anand Villa Apartment

Anand Villa Apartment in Mulund West | ₹90 L onwards

OVERVIEW | LOCATION | BUY | RENT

Total Units: 32 Units | BHK: 1 BHK | Area: 650 sq.ft. (60.39 sq.m.) | Price Range: ₹ 90 L

Property Type: Apartment

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans
1 BHK Apartment Availability: Sold out	650 sq.ft. (60.39 sq.m.)	460 sq.ft. (42.74 sq.m.)	₹ 90 L	NA

*Availability: Yes/Sold Out depicts Availability with Builder only. Taxes and other charges may apply. Last Updated on 28-Nov-2024

Request a Call Back

NAME: _____
 EMAIL ID: _____
 PHONE NUMBER: +91 _____

Buy Rent

Allow Commonfloor to send notifications
 You will receive notifications via SMS, Whatsapp, Email. You can change your preference later.

I am looking for

- Home Loan
- Painting Service
- Interior Design Service

REQUEST CALL BACK

I authorize Commonfloor.com to Read More

Hisense Natural Colour Enhancer | [LEARN MORE >](#)

(₹ 19,565.00 Sq. Ft. Rate on Carpet Area)

It can be seen that the rates of the Residential Apartments in the nearby area ranges from ₹ 19,500.00 to ₹ 20,800.00 per Sq. Ft on Carpet Area. Hence, we have considered ₹ 20,000.00 per Sq. Ft on Carpet Area as Fair Market Rate for Property under Consideration.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference for **Immigration Visa Application** purpose as on dated **26th November 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 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.

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 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.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the prevailing market rates.

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 neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Visa Application Purpose as on day for **In ₹ 1,01,00,000.00 (Rupees One Crore One Lakh Only).**

In C\$ 1,69,168.94 (Canadian Dollars One Hundred Sixty Nine Thousand One Hundred Sixty Eight Only).

Note: at conversion rate of 1 Indian Rupee equals to 0.017 Canadian Dollar as on 26.11.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Auth. Sign.

The Indian Institution of Valuers Certificate

 <p style="text-align: center;">www.IVIndia.org</p>	<p>The Indian Institution of Valuers™ (India) An Institution affiliated with Indian Bank's Association (IBA) & National Housing Banks (NHB)</p>
<h3>Certificate of Membership</h3>	
<p>Constituted to encourage and advance the Science and Practice of Valuation of Assets in all its branches in India and Abroad also.</p>	
<p>By virtue of his/her academic qualifications, professional training and experience and his/her corporate membership of</p>	
<p>The Indian Institution of Valuers™ (India)</p>	
<p>..... Manoj B. Chalikwar</p>	
<p>is approved by the Council of the Institution and is hereby authorised to use the title of</p>	
<p>Approved Valuer</p>	
<p>(Category - Immovable Property)</p>	
<p>Dated this 10th day of October 2008</p>	
<p>Membership No. : CAT-I-F-1763</p> <p>Date : 10th October 2008</p>	 <p>Hon.Gen.Secretary The Indian Institution of Valuers™ (India)</p>
<p>This Certificate is the property of the institution and must be returned if membership ceases.</p>	