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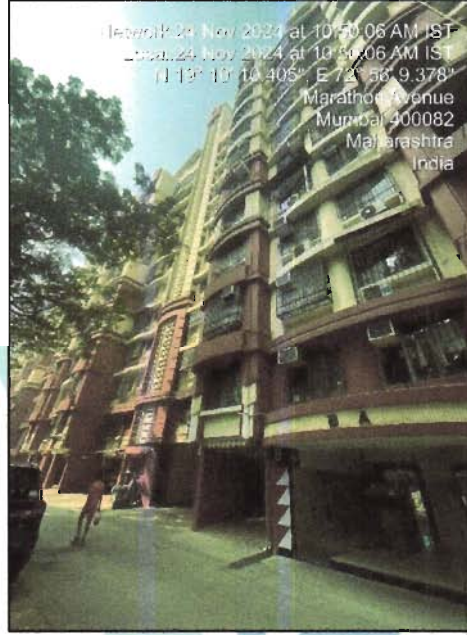
MSME Reg No: UDYAM-MH-18-0083617

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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. Anand Mhatre**

Residential Flat No. 901, 9th Floor, Wing - B, "Marathon Cosmos Co-op. Hsg. Soc. Ltd.", Off L B S Road, Village - Nahur, Mulund (West), Mumbai – 400 080, Maharashtra, India.

Latitude Longitude - 19°10'10.6"N 72°56'08.9"E

Intended User:

Private Clients



Our Pan India Presence at :

- | | | | |
|--------------|----------|-------------|-------------|
| 📍 Nanded | 📍 Thane | 📍 Ahmedabad | 📍 Delhi NCR |
| 📍 Mumbai | 📍 Nashik | 📍 Rajkot | 📍 Raipur |
| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

📞 +91 2247495919

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Valuation Report Prepared For: Private Clients / Mrs. Rashmi Anand Mhatre (12553/2309204)

Page 2 of 17

Vastu/Mumbai/11/2024/12553/2309204

26/10-289-PSVS

Date: 26.11.2024

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 901, 9th Floor, Wing - B, “Marathon Cosmos Co-op. Hsg. Soc. Ltd.”, Off L B S Road, Village - Nahur, Mulund (West), Mumbai – 400 080, Maharashtra, India belongs to **Mrs. Rashmi Anand Mhatre and Mr. Annand Mhatre.**

Boundaries of the property.

North	A Wing
South	C Wing
East	Nirmal Lifestyle
West	Pipeline

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 ₹ 1,48,72,000.00 (Rupees One Crore Forty-Eight Lakh Seventy-Two Thousand Only).

In C\$ 2,49,140.21 (Canadian Dollars Two Hundred Forty-Nine Thousand One Hundred Forty 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.**

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.11.26 16:45:29 +05'30'

Auth. Sign.



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- Delhi NCR
- Raipur
- Jaipur

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai:** 400072, (M.S), India

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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:	<ol style="list-style-type: none"> Copy of Agreement for Sale dated 24.02.2021 between Mrs. Prajakta Prabhakar Gawde (the Transferor) and Mr. Prathamesh Prabhakar Gawde and Miss. Ankita Prabhakar Gawde (the Confirming Party) and Mrs. Rashmi Anand Mhatre and Mr. Annand Mhatre (the Transferees). Copy of Amended Plan cum Occupation Permission (Number not legible) dated 10.12.2003 issued by Municipal Corporation of Greater Mumbai. 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	₹ 37,000.00 Expected rental income per month. C\$ 618.32 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. 901, 9 th Floor, Wing - B, " Marathon Cosmos Co-op. Hsg. Soc. Ltd. ", Off L B S Road, Village - Nahur, 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 9 th Floor. The composition of Flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage (i.e. 2BHK with 2 Toilets). It is at 4.7 KM. travelling distance from Mulund railway station.
	If under construction, extent of completion	N.A.



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12	Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	CTS No. 526 (Part), 527, 528 & 531 of Village – Nahur	
13	Boundaries	As on site	As per documents
	North	A Wing	Details not available
	South	C Wing	Details not available
	East	Nirmal Lifestyle	Details not available
	West	Pipeline	Details not available
14	Matching of Boundaries	-	
15	Route map	Enclosed	
16	Any specific identification marks	Opposite of Sheth Montana Building	
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.	24.02.2021	
23	Purchase value as per document	₹ 1,39,00,000.00	
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.	Owner Occupied	
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. = 611.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 572.00 (Area as per Agreement) Built Up Area in Sq. Ft. = 686.00 (Carpet Area + 20% loading on Agreement for Sale) Super Built Up Area in Sq. Ft. = 772.00 (Area as per Agreement)
43	Prevailing market rate.	₹ 26,000.00 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.	₹ 26,000.00 per Sq. Ft. on Carpet Area
47	Value of the property	₹ 1,48,72,000.00 C\$ 2,49,140.21
48	The realizable value of the property (90%)	₹ 1,33,84,800.00 C\$ 2,24,414.38
49	Distress value of the property (80%)	₹ 1,18,97,600.00 C\$ 1,99,497.29
50	Insurance value of the property	₹ 19,20,800.00 C\$ 32,204.82
Technical details of the building:		
51	Type of building (Residential/ Commercial/ Industrial).	Residential
52	Year of construction.	2003 (As per occupancy certificate)
53	Future life of the property.	39 years Subject to proper, preventive periodic maintenance and structural repairs.
54	No. of floors and height of each floor including basement.	Stilt + 12 th Upper Floors. 9 th Floor is having 4 Residential Flats. 2 lifts.
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	9th 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	₹ 1,48,72,000.00 C\$ 2,49,140.21
	Part III Other amenities/ Miscellaneous	₹ 0.00
	Part IV Proposed construction	₹ 0.00
	TOTAL.	₹ 1,48,72,000.00 C\$ 2,49,140.21
Calculation:		
1	Construction	
1.01	Built up Area of Residential Flat	686.00 Sq. Ft.
1.02	Rate per Sq. Ft.	₹ 2,800.00
1.03	Cost of Construction = (1.01x1.02)	₹ 19,20,800.00

2	Value of property		
2.01	Carpet Area of Residential Flat	572.00 Sq. Ft.	
2.02	Rate per Sq. Ft.	₹ 26,000.00	
2.03	Value of Residential Flat = (2.01x2.02)	₹ 1,48,72,000.00	C\$ 2,49,140.21
3	Total value of the property.	₹ 1,48,72,000.00	C\$ 2,49,140.21

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 ₹ 1,48,72,000.00 (Rupees One Crore Forty-Eight Lakh Seventy-Two Thousand Only).

In C\$ 2,49,140.21 (Canadian Dollars Two Hundred Forty-Nine Thousand One Hundred Forty Only).

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



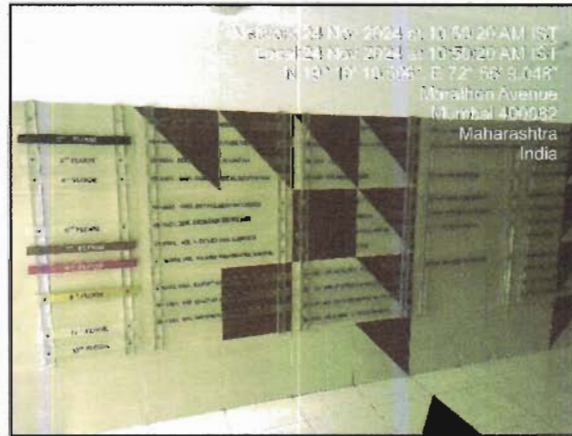
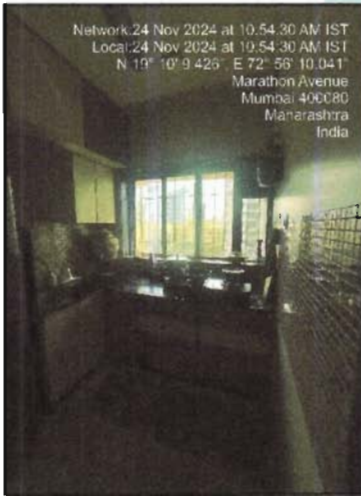
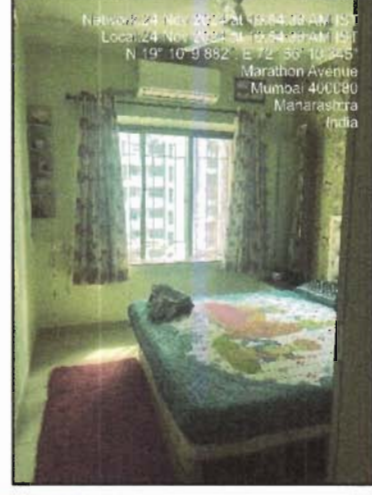
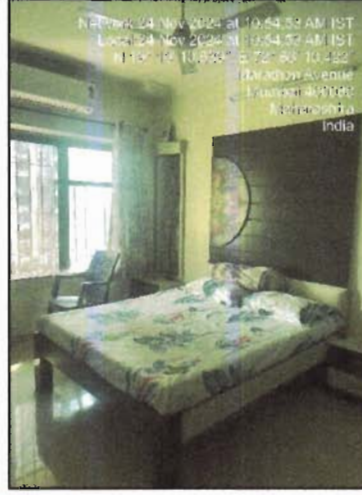
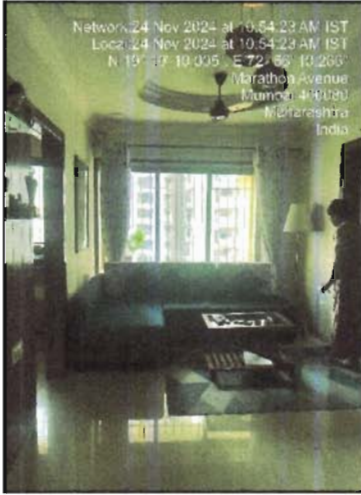
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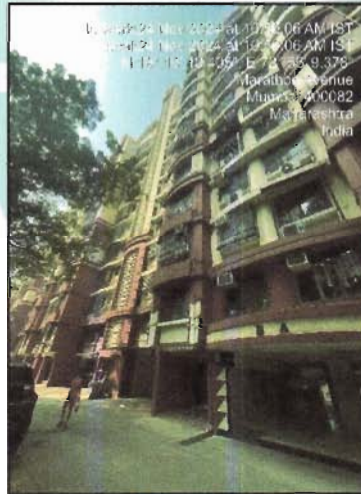
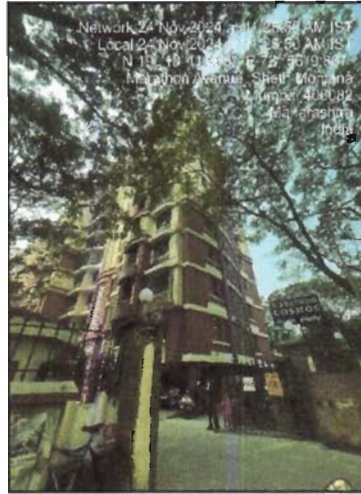
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Actual site photographs

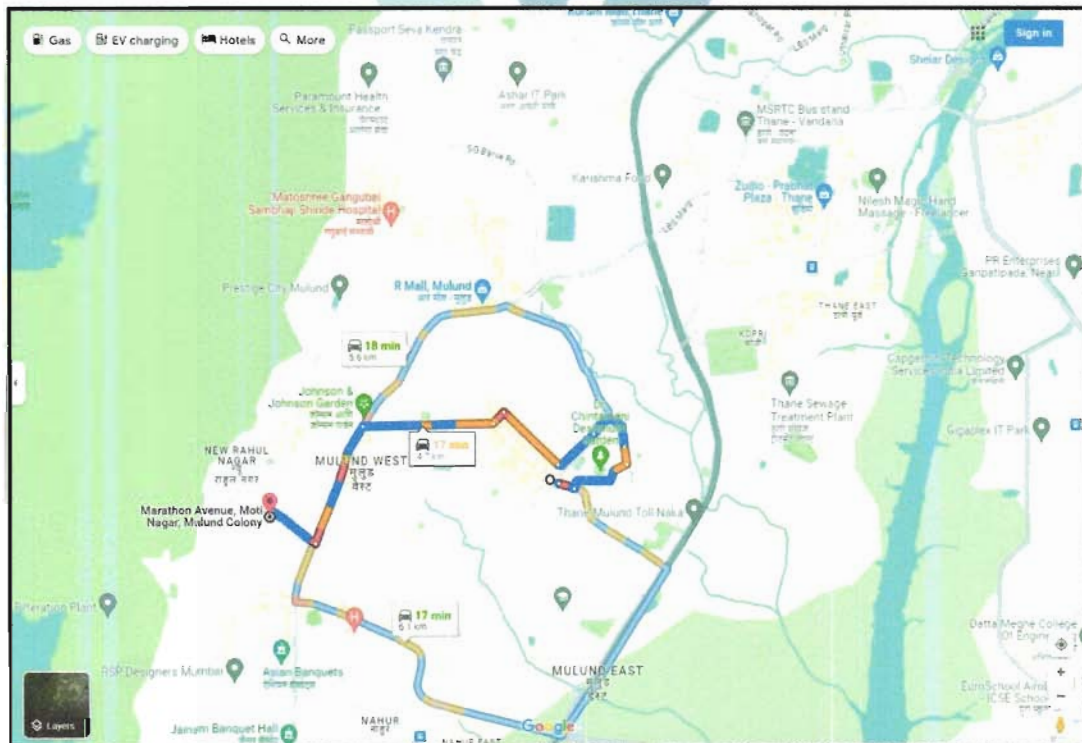


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°40'10.6"N 72°56'08.9"E

Note: The Blue line shows the route to site from nearest railway station – (Mulund – 4.7 Km.)



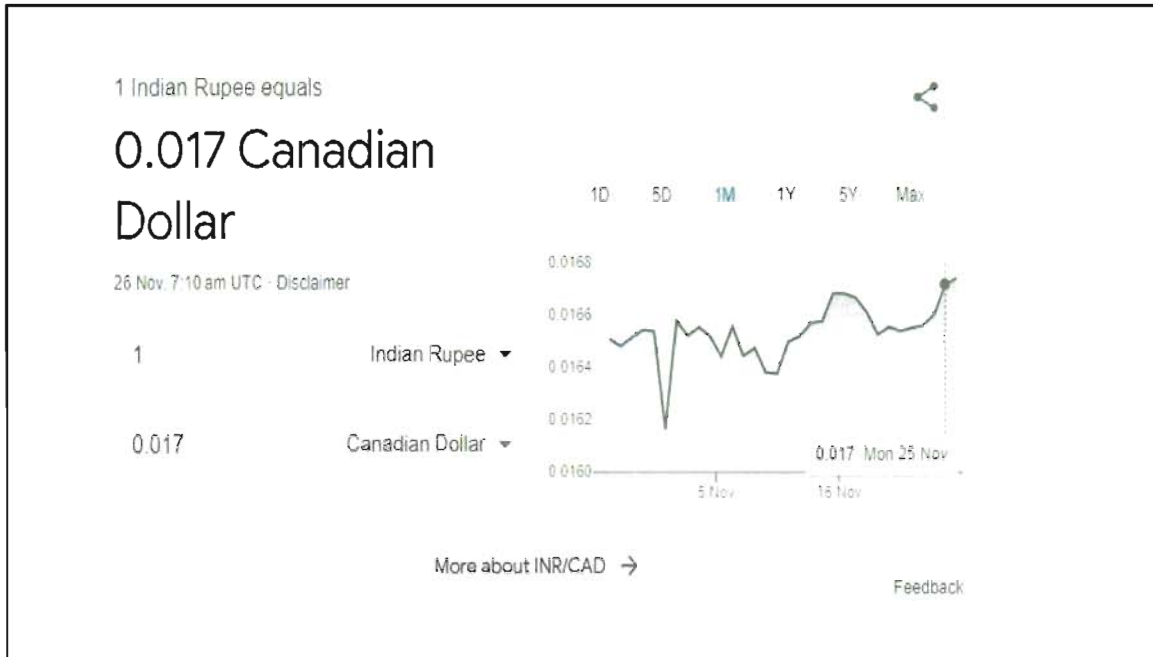
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Currency Rate



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Sale Instance

21186391 17-10-2024 Note -Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 21186/2024 नोंदणी : Regn:63m
गावाचे नाव : नाहूर		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मोबदला	19900000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14722892.95	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं. 704, माळा नं: 7वा मजला,ई - विंग,मॅरथॉन कॉसमॉस, इमारतीचे नाव: मॅरथॉन कॉसमॉस को- ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: मुलुंड(पश्चिम),मुंबई 400080, रोड अशोक इंडस्ट्रियल इस्टेट जवळ,ऑफ एल बी एस मार्ग, इतर माहिती: एक स्टिल्ट कार पार्किंग स्पेस नं ई-9 सहित,सदर मिळकतीचे मोजे नाहूर,सि टी एस नं.526(पार्ट),527,528 व 531(पार्ट),सदर सदनिकेचे क्षेत्रफळ 818 चौ फूट कारपेट व दस्तात नमुद केल्याप्रमाणे.((C.T.S. Number : 526 (पार्ट), 527, 528 व 531 (पार्ट);))	
(5) क्षेत्रफळ	91.2 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्ताऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1). नाव:-तन्वी किरीट शाह वय:-68 पत्ता:-प्लॉट नं: फ्लॉट नं 704, माळा नं 7 वा मजला, ई-विंग, इमारतीचे नाव: मॅरथॉन कॉसमॉस को-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: मुलुंड (पश्चिम), मुंबई, रोड नं. अशोक इंडस्ट्रियल इस्टेट जवळ, ऑफ एल बी, एस मार्ग, महाराष्ट्र, MUMBAI पिन कोड:-400080 पॅन नं:-ANBPS5842E 2): नाव-किरीट अमृतलाल शाह वय:-72 पत्ता:-प्लॉट नं: फ्लॉट नं. 704, माळा नं: 7 वा मजला, ई- विंग, इमारतीचे नाव: मॅरथॉन कॉसमॉस को-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: मुलुंड (पश्चिम), मुंबई, रोड नं: अशोक इंडस्ट्रियल इस्टेट जवळ, ऑफ एल बी एस मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-ANGPS7786Q	
(8) दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विजयकुमार वेंकट भूजले वय:-71; पत्ता:-प्लॉट नं: फ्लॉट नं. 203, माळा नं: 2 रा मजला, ए-विंग, इमारतीचे नाव: सुंगलोरी रहेजा, ब्लॉक नं: पवई, मुंबई, रोड नं: चांदिवली फिल्म स्टुडिओ समोर, विहार कॉम्प्लेक्स, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-AAHPB9724B 2): नाव:-सुधा विजयकुमार भूजले वय:-65; पत्ता:-प्लॉट नं: फ्लॉट नं. 203, माळा नं: 2 रा मजला, ए- विंग, इमारतीचे नाव: सुंगलोरी रहेजा, ब्लॉक नं: पवई, मुंबई, रोड नं: चांदिवली फिल्म स्टुडिओ समोर, विहार कॉम्प्लेक्स, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-AAIPB3820F	
(9) दस्ताऐवज करून दिल्याचा दिनांक	15/09/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	15/09/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	21186/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1194000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

(₹ 24,328.00 Sq. Ft on Carpet Area)



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Price Comparative

magicbricks Home > Property For Sale in Mumbai > Flats For Sale in Mumbai > Flats For Sale in Mulund West > 2 BHK Flats For Sale in Mulund West > 1119 Sq Ft

₹ 3.01 Cr (Old: ₹ 1.36 Cr) **Central Location**

2 BHK 1119 Sq-Ft Flat For Sale **Mulund West, Mumbai**

3 Beds | 3 Baths | 1 Covered Parking | Furnished | Visitor Parking

Carpet Area: 1119 sqft | ₹ 26,899/sqft
 Developer: **Marathon Realty Pvt. Ltd.**
 Project: **Marathon cosmos**
 Floor: **8 (Out of 20 Floors)**
 Transaction Type: **Resale**
 Status: **Ready to Move**
 Facing: **North**
 Lifts: **2**

More Details

Price Breakup: **₹ 3.01 Cr | ₹ 15,05,000** Approx. Registration Charges | **₹ 6,000** Monthly

Booking Amount: **₹ 10.0 Lac**

Address: **Mulund West, Mumbai, Mulund West, Mumbai - Central Mumbai, Maharashtra**

Landmarks: **LBS Marg, Mulund West**

Furnishing: **Furnished**

Flooring: **Ceramic Tiles**

(₹ 26,899.00 Sq. Ft. Rate on Carpet Area)

NOBROKER Home > Flats For Sale in Mumbai > Flats For Sale in Mulund West > 2 BHK Flats For Sale in Mulund West > Property Details

2 BHK Flat in Marathons Cosmos For Sale in Mulund West

₹ 1.75 Crores (Non-negotiable) | ₹ 1 Lacs/Month (Estimate) | 632 Sq Ft

2 Bedroom | 2 Bathroom | NA | None

Nov 14, 2024 | Immediately | Marathons Cosmos

Overview

Age of Building	~10 Years	Ownership Type	Self Owned
Maintenance Charges	NA	Flooring	NA
Building Area	632 Sq.Ft	Carpet Area	632 Sq.Ft
Furnishing Status	Fully Furnished	Facing	West
Floor	8/22	Parking	None
Gated Security	Yes		

Similar Properties

- 2 BHK Flat in Runwal Heights For 5... | Price: ₹ 1.8 Crores | Carpet Area: 430 sqft
- 2 BHK Flat in Sagar Garden Chi For ... | Price: ₹ 1.5 Crores | Carpet Area: 730 sqft

(₹ 27,344.00 Sq. Ft. Rate on Carpet Area)



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Sale Instance

गावाचे नाव : नाहूर	
21186391 17-10-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2
	दुय्यम निबंधक . सह दु.नि. कुर्ला 4 दस्ता क्रमांक : 21186/2024 नोंदणी : Regn.63m
गावाचे नाव : नाहूर	
(1) विलेखाचा प्रकार	सेल डीड
(2) नोंदवला	19900000
(3) बाजारभाव(भाडेपट्टेसह) बाबतिलपट्टेकार आकारणी देतो की पट्टेदार ते नमुद करारं	14722892.95
(4) भू.मापन,फोटोसिमा व परकमाक(असल्यास)	1) पालिकेचे नाव-मुंबई मनपाइतर वर्णन :सदनिका नं: पर्लेट नं. 704, माळा नं: 7वा मजला,ई - सिंग,मॅरेथॉन कॉसमॉस, इमारतीचे नाव: मॅरेथॉन कॉसमॉस को-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: मुसुंड(पश्चिम),मुंबई 400080, रोड : अशोक इंडस्ट्रियल इस्टेट जवळ,ऑफ एल बी एस मार्ग, इतर माहिती: एक स्टिल्ट कार पार्किंग स्पेस नं ई-9 सहित,सदर मिलकतीचे मौजे नाहूर,सि टी एस नं 526(पार्ट),527,528 व 531(पार्ट),सदर सदनिकेचे क्षेत्रफळ 818 चौ फूट कारपेट व दस्तात नमुद केल्याप्रमाणे.((C.T.S. Number : 526 (पार्ट), 527, 528 व 531 (पार्ट) :))
(5) क्षेत्रफळ	91.2 चौ.मीटर
(6) आकारणी किंवा जुळी देण्यात असेल किंवा	
(7) दस्तावेज करून देणा-यासिद्ध ठेवणा-या घडकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व घडा	1): नाव -तन्वी किरॉट शाह वय-63 घडा.-प्लॉट नं. पर्लेट नं. 704, माळा नं. 7 वा मजला, ई-सिंग, इमारतीचे नाव, मॅरेथॉन कॉसमॉस को-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: मुसुंड (पश्चिम), मुंबई, रोड नं. अशोक इंडस्ट्रियल इस्टेट जवळ, ऑफ एल बी एस मार्ग, महाराष्ट्र, MUMBAI पिन कोड -400080 पॅन नं.-ANBPS5842E 2): नाव -किरीट अमृतलाल शाह वय-72 घडा.-प्लॉट नं. पर्लेट नं. 704, माळा नं. 7 वा मजला, ई-सिंग, इमारतीचे नाव, मॅरेथॉन कॉसमॉस को-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: मुसुंड (पश्चिम), मुंबई, रोड नं. अशोक इंडस्ट्रियल इस्टेट जवळ, ऑफ एल बी एस मार्ग, महाराष्ट्र, MUMBAI पिन कोड -400080 पॅन नं.-ANGPS7786Q
(8)दस्तावेज करून देणा-या घडकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व घडा	1): नाव -विजयकुमार बैकट भुजने वय-71, घडा.-प्लॉट नं. पर्लेट नं. 203, माळा नं. 2 रा मजला, ए-सिंग, इमारतीचे नाव, सुंगलोरी रजेजा, ब्लॉक नं. पवई, मुंबई, रोड नं. चाडिवली फिल्म स्टुडिओ समोर, विहार कॉम्प्लेक्स, महाराष्ट्र, MUMBAI पिन कोड -400072 पॅन नं.-AAHPB9724B 2): नाव -सुधा विजयकुमार भुजने वय-65, घडा.-प्लॉट नं. पर्लेट नं. 203, माळा नं. 2 रा मजला, ए-सिंग, इमारतीचे नाव, सुंगलोरी रजेजा, ब्लॉक नं. पवई, मुंबई, रोड नं. चाडिवली फिल्म स्टुडिओ समोर, विहार कॉम्प्लेक्स, महाराष्ट्र, MUMBAI पिन कोड -400072 पॅन नं.-AAIPB3820F
(9) दस्तावेज करून दिल्याचा दिनांक	15/09/2024
(10)दस्ता नोंदणी केल्याचा दिनांक	15/09/2024
(11)अनुक्रमिक खंड व पृष्ठ	21186/2024
(12)बाजारभावप्रमाणे मुद्राक शुल्क	1194000
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला सधमील :-	

<https://api.real-value.co.in:5001/api/Search/87107cc2953479337016080>

1/2

(₹ 24,328.00 Sq. Ft. Rate on Carpet Area)

It can be seen that the rates of the Residential Apartments in the nearby area ranges from ₹ 24,000.00 to ₹ 27,000.00 per Sq. Ft on Carpet Area. Hence, we have considered ₹ 26,000.00 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 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.

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.



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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 ₹ 1,48,72,000.00 (Rupees One Crore Forty-Eight Lakh Seventy-Two Thousand Only).**
In C\$ 2,49,140.21 (Canadian Dollars Two Hundred Forty-Nine Thousand One Hundred Forty 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.**

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.11.26 16:45:41 +05'30'

Auth. Sign.



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The Indian Institution of Valuers Certificate

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<p>Certificate of Membership</p>	
<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>	 Hon.Gen.Secretary The Indian Institution of Valuers™ (India)
<p>Date : 10th October 2008</p>	
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