



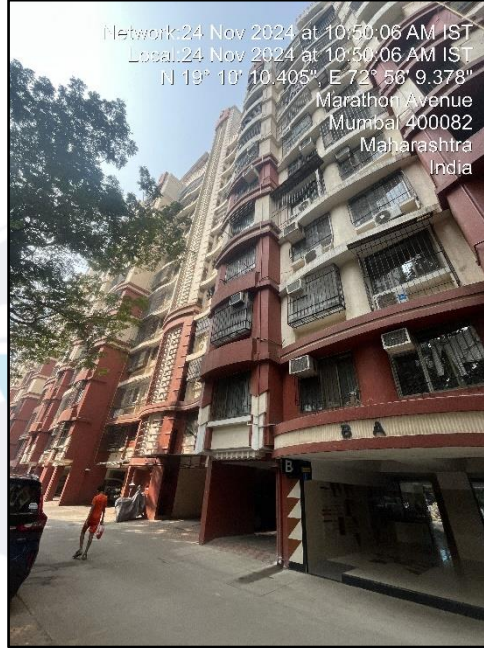
VASTUKALA
Unlocking Excellence

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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. 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

BI-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.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report.

Auth. Sign.



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- | | | | |
|------------|--------|-----------|-----------|
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| Mumbai | Nashik | Rajkot | Raipur |
| Aurangabad | Pune | Indore | Jaipur |

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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.

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	<p>Carpet Area in Sq. Ft. = 611.00 (Area as per Actual Site Measurement)</p> <p>Carpet Area in Sq. Ft. = 572.00 (Area as per Agreement)</p> <p>Built Up Area in Sq. Ft. = 686.00 (Carpet Area + 20% loading on Agreement for Sale)</p> <p>Super Built Up Area in Sq. Ft. = 772.00 (Area as per Agreement)</p>
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.



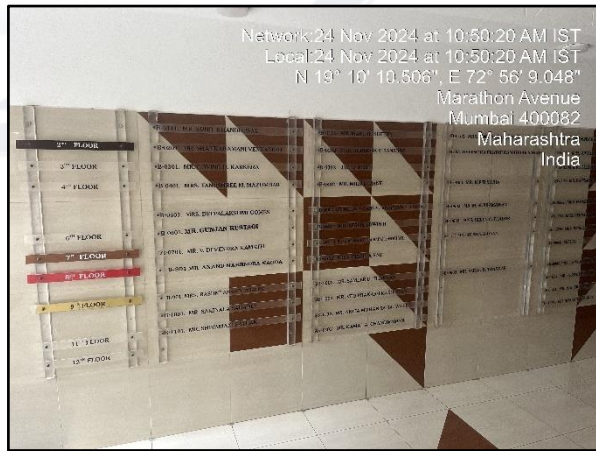
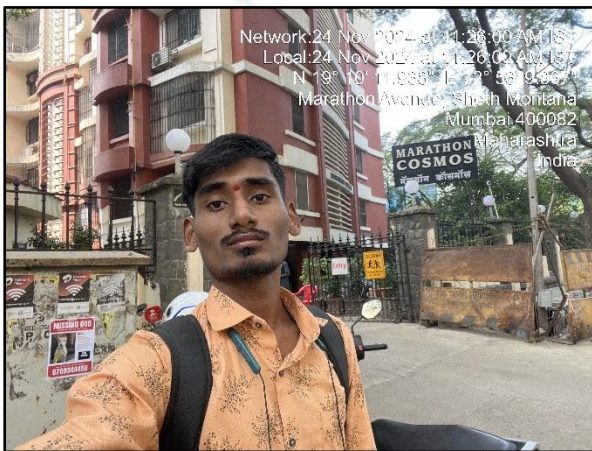
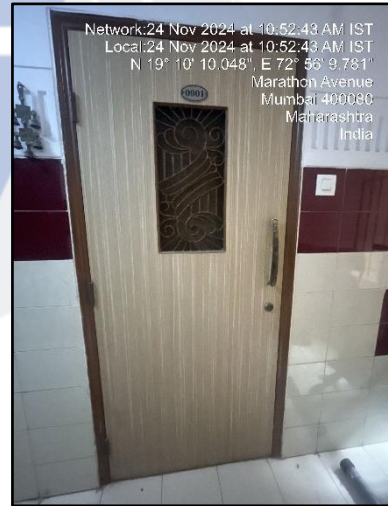
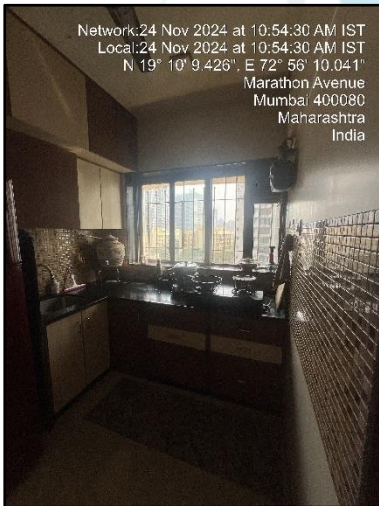
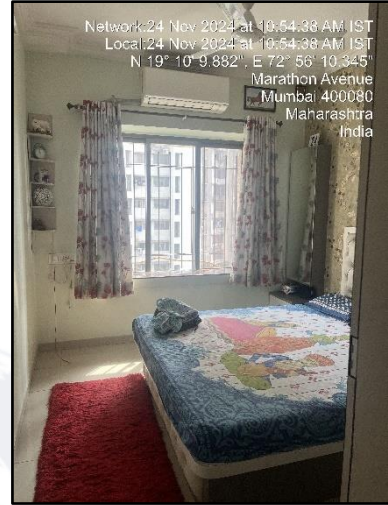
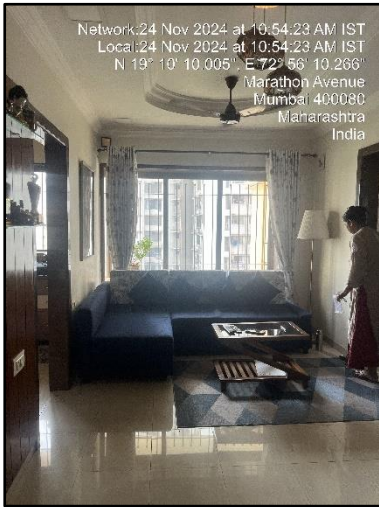
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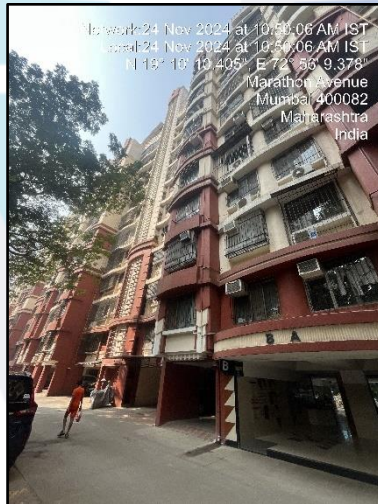
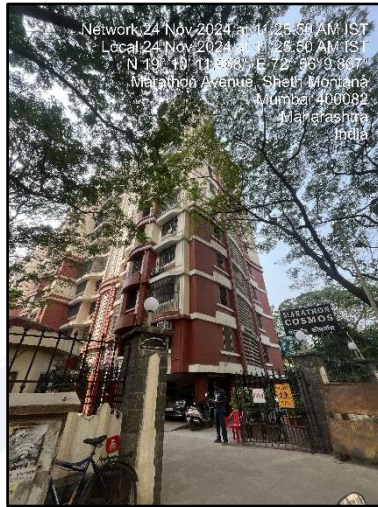
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Actual site photographs

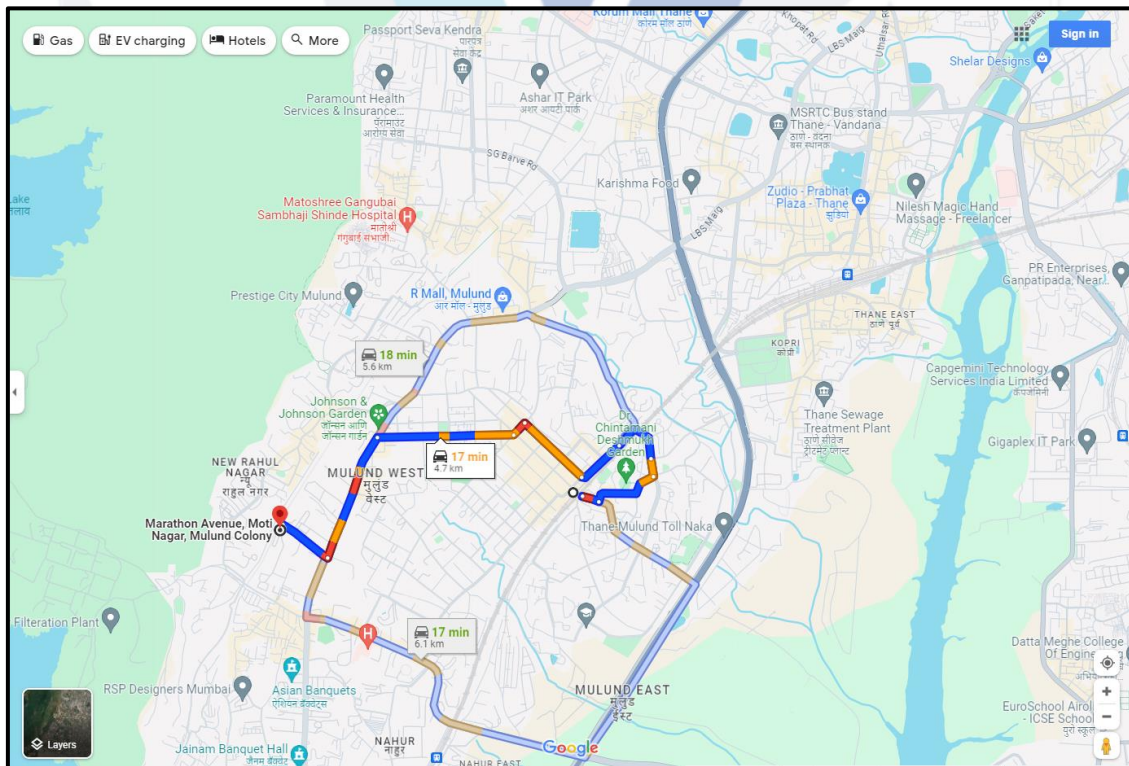
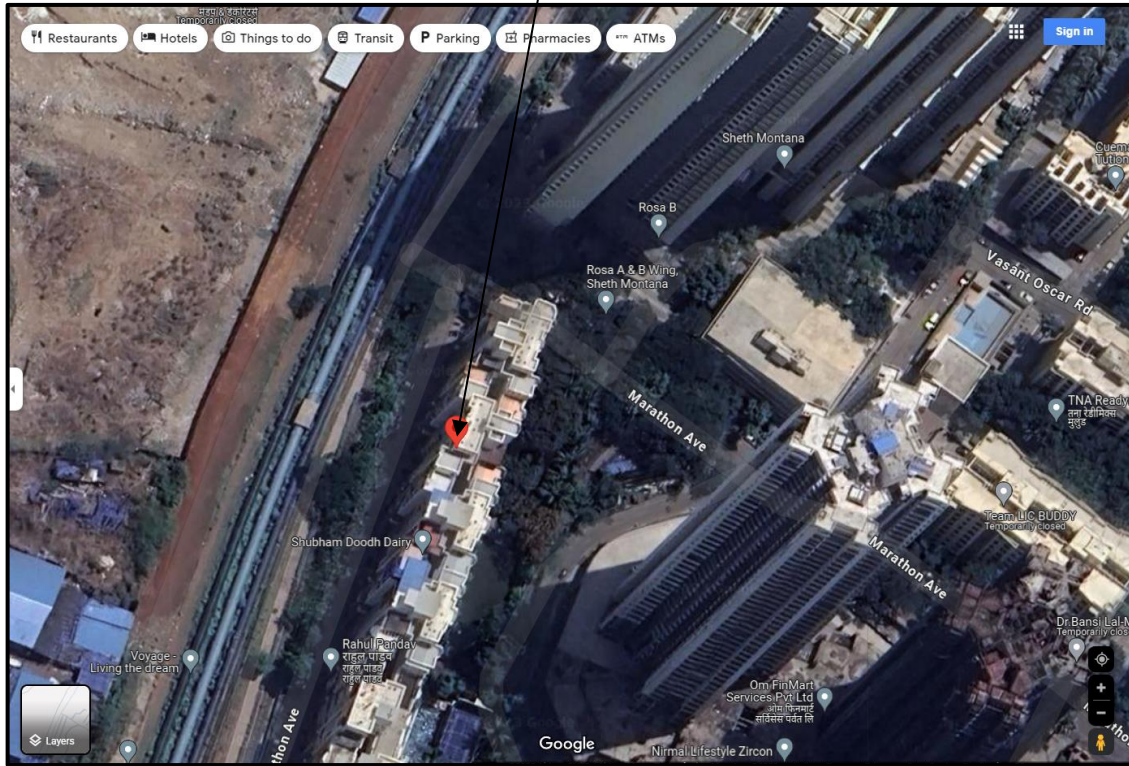


Actual site photographs



Route Map of the property

Site u/r



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

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



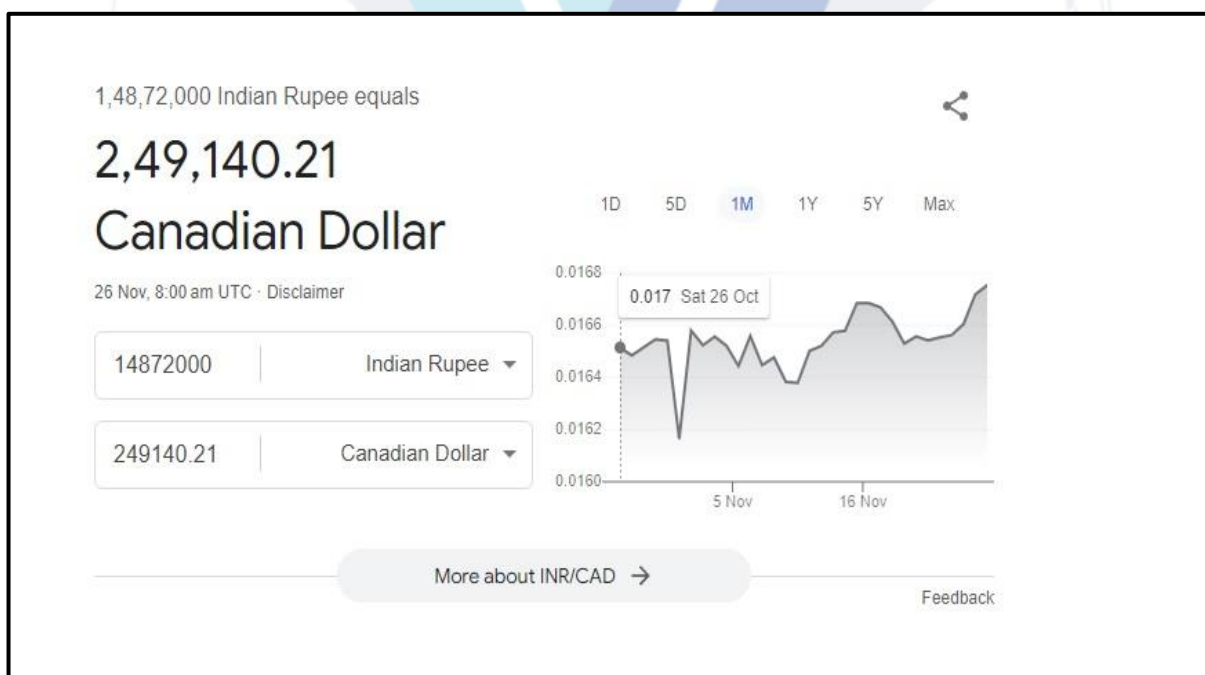
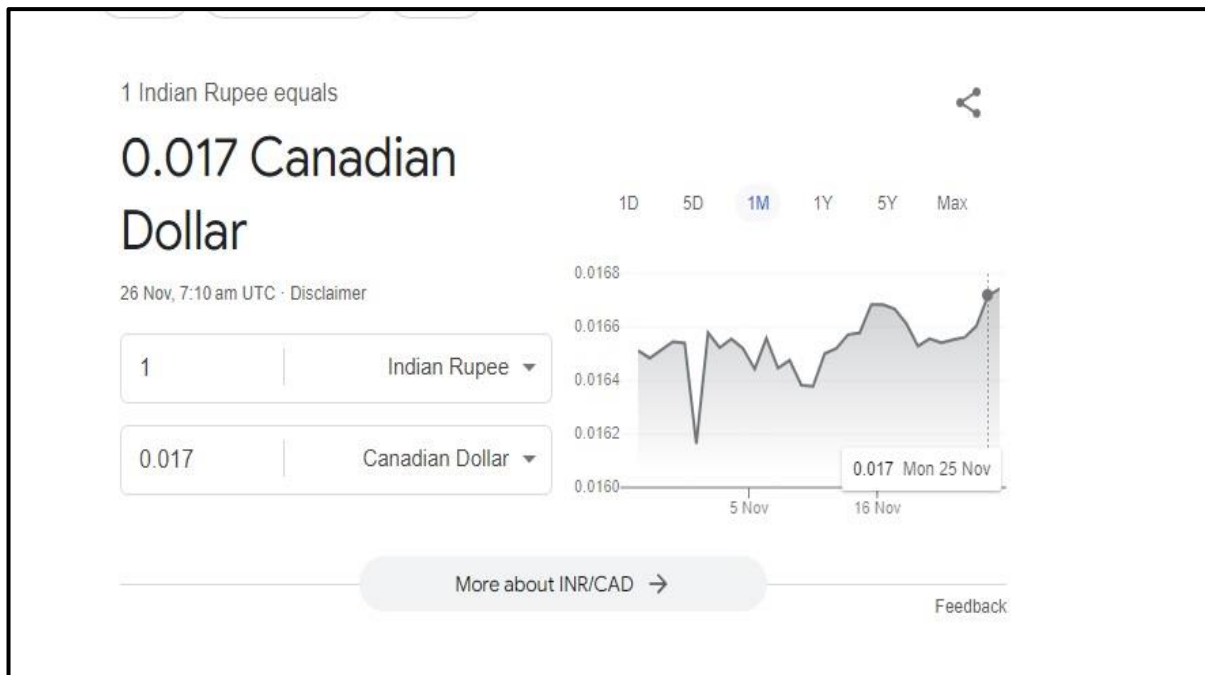
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Currency Rate



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 नोदणी : 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,मॅरेथॉन कॉसमॉस, इमारतीचे नाव: मॅरेथॉन 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 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 जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन 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: मॅरेथॉन 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: मॅरेथॉन 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)दस्तऐवज करुन 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) दस्तऐवज करुन 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)

Price Comparative

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Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Mulund West » 3 BHK Flats for Sale in Mulund West » 1119 Sq-ft

Posted on: Nov 09, 24 Property ID: [REDACTED]

₹3.01 Cr EMI-₹136L | Can I afford it?

3 BHK 1119 Sq-ft Flat For Sale **Mulund West, Mumbai**

Contact Agent
 RERA REGISTERED
Atul Thakker -91-9730000000
 Get Phone No.

Top Agent in this Locality
Amit Shantil De...
 Eliteup Realty
 RERA ID : A21800040364
 View Profile View Proper

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 Pay Rent Post Your Property Trust Payments Menu

2 BHK Flat In Marathon Cosmos For Sale In Mulund West
 Nimal Lifestyle Zircon, off LBS Marg, Mulund (West), Mumbai, Maharashtra 400 080, In...

₹1.75 Crores Non-negotiable ₹1 Lacs/Month Estimated EMI 832 Sq. Ft. Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Mulund west / 2bhk Flat for Sale in Mulund west / Property Details

Photos Location Shortlist

2 Bedroom Nov 14, 2024
 2 Bathroom Immediately
 NA Possession
 None Maratho Cosmos
 None Apartment
 None Power Backup

Get Owner Details

Report what was not correct in this property
 Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate Check Now

Nearby: SVC Bank, Mulund East Railway Station Bus Stop, Health And Fitness Studio, Aaxtha Health Care - Centre For Laparoscopic Weight Loss Surgery, Cinepolis

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	NA	Flooring	NA
Builtup Area	832 Sq.Ft	Carpet Area	640 Sq.Ft
Furnishing Status	Fully Furnished	Facing	West
Floor	8/12	Parking	None
Gated Security	Yes		

Activity On This Property

63 Unique Views 2 Shortlists 0 Contacted
 Powered By: NBEstimate

Similar Properties

2 BHK Flat In Runwal Heights For S...
 3Bsq 478, Lal Bahadur Shastri Marg, Near Marth...
 Price ₹1.9 Crores Builtup Area 850 sqft

2 BHK Flat In Sagar Garden Chs For ...
 LBS Marg, Near Friends School
 Price ₹2 Crores Builtup Area 730 sqft

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

Sale Instance

गावाचे नाव : नाहूर	
(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	19900000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14722892.95
(4) भू.मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॅट नं. 704, माळा नं: 7वा मजला, ई- विंग, मॅरेथॉन कॉसमॉस, इमारतीचे नाव: मॅरेथॉन 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) दस्तावेज करून देणा-या तिहून 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: फ्लॅट नं. 704, माळा नं: 7 वा मजला, ई-विंग, इमारतीचे नाव: मॅरेथॉन 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: फ्लॅट नं. 704, माळा नं: 7 वा मजला, ई-विंग, इमारतीचे नाव: मॅरेथॉन 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) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव.-विजयकुमार वेंकट भुजले वय.-71; पत्ता.-प्लॉट नं: फ्लॅट 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 भुजले वय.-65; पत्ता.-प्लॉट नं: फ्लॅट 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) दस्तावेज करून दिल्याचा दिनांक	15/09/2024
(10) दस्ता नोंदणी केल्याचा दिनांक	15/09/2024
(11) अनुक्रमांक, खंड व पृष्ठ	21186/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1194000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	

(₹ 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 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 ₹ 1,48,72,000.00 (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.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Auth. Sign.

The Indian Institution of Valuers Certificate


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Certificate of Membership

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The Indian Institution of Valuers™ (India)
..... **Manoj B. Chalikwar**

is approved by the Council of the Institution
and is hereby authorised to use the title of
Approved Valuer
(Category - **Immovable Property**)

Dated this **10th** day of **October 2008**

Membership No. : **CAT-I-F-1763**
Date : **10th October 2008**


Hon. Gen. Secretary
The Indian Institution of Valuers™ (India)

This Certificate is the property of the institution and must be returned if membership ceases.