

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Client: **Mrs. Pragya Singh & Mr. Rajesh Rajendra Singh**

Residential Duplex Flat No. 2 on of 2nd & 3rd Floor, "**Plot No. 67, Sector 12**", Vashi,
Taluka & District – Thane, Navi Mumbai – 400 703, State – Maharashtra, Country – India.

Latitude Longitude: 19°05'22.7"N 73°00'09.9"E

Intended User:

Private Valuation



Our Pan India Presence at :

- | | | | |
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Regd. Office

B1-001, 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 OPINION REPORT

This is to certify that the property bearing Residential Duplex Flat No. 2 on of 2nd & 3rd Floor, "Plot No. 67, Sector 12", Vashi, Taluka & District – Thane, Navi.Mumbai – 400 703, State – Maharashtra, Country – India belongs to **Mrs. Pragya Singh & Mr. Rajesh Rajendra Singh**.

Boundaries of the property.

North : Plot No. 68
South : Plot No. 66
East : Plot No. 64
West : Nirankar Mandir Marg

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value is ₹ 4,47,26,000.00 (Rupees Four Crore Forty-Seven Lakh Twenty-Six Thousand Only).

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 valuation 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: 2024.12.19 15:58:34 +05'30'

Auth. Sign.



Our Pan India Presence at :

- | | | | |
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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.**VALUATION REPORT (IN RESPECT OF FLAT)**

1		General							
1.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Private Purpose .						
2.	a)	Date of inspection	: 18.12.2024						
	b)	Date on which the valuation is Made	: 19.12.2024						
	List of documents produced for perusal:								
	1. Copy of Agreement for Sale dated 23.01.2006 between Mr. Sureshkumar Sharma & Mrs. Mukta Dwarikanath Sharma (The Sellers) And Mrs. Pragya Singh & Mr. Rajesh Rajendra Singh (The Purchaser's).								
	2. Copy of Occupancy Certificate Dated 07.07.1997 issued by Navi Mumbai Municipal Corporation.								
	3. Copy of Electricity Bill Consumer No. 000488926497 dated 15.06.2024 issued by MSEDCL in the name of Mrs. Pragya Singh & Mr. Rajesh Rajendra Singh.								
3.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mrs. Pragya Singh & Mr. Rajesh Rajendra Singh Address: Residential Duplex Flat No. 2 on of 2 nd & 3 rd Floor, " Plot No. 67, Sector 12 ", Vashi, Taluka & District – Thane, Navi Mumbai – 400 703, State – Maharashtra, Country – India. Contact Person: Mrs. Pragya Singh (Owner) Contact No.: 7400039565 Joint Ownership Details of ownership shares is not available						
4.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Duplex flat located on 2 nd Floor + 3 rd Floor + Basement + Terrace Area. The composition of Duplex flat is as under: <table border="1" data-bbox="837 1485 1412 1689"> <thead> <tr> <th>Floor</th> <th>Composition</th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>1 Bedroom + Living Room + Dining Area + Kitchen + 1 Toilet + Balcony Area.</td> </tr> <tr> <td>3rd Floor</td> <td>3 Bedrooms + Passage + 1 Toilet + Balcony Area + Terrace Area</td> </tr> </tbody> </table> The property is at 3.3 Km. travelling distance from nearest railway station Vashi.	Floor	Composition	2 nd Floor	1 Bedroom + Living Room + Dining Area + Kitchen + 1 Toilet + Balcony Area.	3 rd Floor	3 Bedrooms + Passage + 1 Toilet + Balcony Area + Terrace Area
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3 rd Floor	3 Bedrooms + Passage + 1 Toilet + Balcony Area + Terrace Area								
5.	Location of property	:							
	a)	Plot No. / Survey No.	: Plot No. 67, Sector 12						
	b)	Door No.	: Residential Duplex Flat No. 2 on 2 nd & 3 rd floor						
	c)	C.T.S. No. / Village	: Village - Vashi						
	d)	Ward / Taluka	: Taluka - Thane						
	e)	Mandal / District	: District - Thane						

	f)	Date of issue and validity of layout of approved map / plan	:	Copy of approved plan were not provided & not verified											
	g)	Approved map / plan issuing authority	:												
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.											
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.											
6.	Postal address of the property		:	Residential Duplex Flat No. 2 on of 2 nd & 3 rd Floor, " Plot No. 67, Sector 12 ", Vashi, Taluka & District – Thane, Navi Mumbai – 400 703, State – Maharashtra, Country – India.											
7.	City / Town		:	Navi Mumbai											
	Residential area		:	Yes											
	Commercial area		:	No											
	Industrial area		:	No											
8.	Classification of the area		:												
	i) High / Middle / Poor		:	Middle Class											
	ii) Urban / Semi Urban / Rural		:	Urban											
9.	Coming under Corporation limit / Village Panchayat / Municipality		:	Village – Vashi Navi Mumbai Municipal Corporation											
10.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No											
11.	Boundaries of the property			As per Site	As per documents										
	North		:	Plot No. 68	11 Mtrs Wide Road										
	South		:	Plot No. 66	Plot No. 64										
	East		:	Plot No. 64	Plot No. 68										
	West		:	Nirankar Mandir Marg	Plot No. 66										
12.	Dimensions of the site			N. A. as property under consideration is a flat in an apartment building.											
				A As per the Deed	B Actuals										
	North		:	-	-										
	South		:	-	-										
	East		:	-	-										
	West		:	-	-										
13.	Extent of the site		:	Carpet area as per measurement are as under:											
				<table border="1" style="width: 100%;"> <thead> <tr> <th>Floor</th> <th>Carpet area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>Basement</td> <td style="text-align: right;">455.00</td> </tr> <tr> <td>Second Floor</td> <td style="text-align: right;">963.00</td> </tr> <tr> <td>Third Floor</td> <td style="text-align: right;">811.00</td> </tr> <tr> <td>Terrace Area</td> <td style="text-align: right;">771.00</td> </tr> </tbody> </table>	Floor	Carpet area (Sq. Ft.)	Basement	455.00	Second Floor	963.00	Third Floor	811.00	Terrace Area	771.00	
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Total	2354.00													
13.1	Latitude, Longitude & Co-ordinates of Flat	: 19°05'22.7"N 73°00'09.9"E												
14.	Extent of the site considered for Valuation (least of 13A& 13B)	Built Up area as per Agreement are as under: <table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>Basement</td> <td>452.00 (70% of Total Area i.e., 646.00)</td> </tr> <tr> <td>Second Floor</td> <td>810.00</td> </tr> <tr> <td>Third Floor</td> <td>679.00</td> </tr> <tr> <td>Terrace Area</td> <td>413.00 (40% of Total Area i.e., 1033.00)</td> </tr> <tr> <td>Total</td> <td>2354.00</td> </tr> </tbody> </table>	Floor	Carpet area (Sq. Ft.)	Basement	452.00 (70% of Total Area i.e., 646.00)	Second Floor	810.00	Third Floor	679.00	Terrace Area	413.00 (40% of Total Area i.e., 1033.00)	Total	2354.00
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15.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner's Relative Occupied (Temporary)												
II	APARTMENT BUILDING													
1.	Nature of the Apartment	: Residential												
2.	Location	:												
	C.T.S. No.	: -												
	Block No.	: -												
	Ward No.	: -												
	Village / Municipality / Corporation	: Village – Mumbai Municipal Corporation of Greater Mumbai												
	Door No., Street or Road (Pin Code)	: Residential Duplex Flat No. 2 on of 2 nd & 3 rd Floor, " Plot No. 67, Sector 12 ", Vashi, Taluka & District – Thane, Navi Mumbai – 400 703, State – Maharashtra, Country – India.												
	Description of the locality Residential / Commercial / Mixed	: Residential												
	Year of Construction	: 1997 (As per Occupancy Certificate)												
	Number of Floors	: Basement + Ground + 3 rd Upper Floor + Terrace												
	Type of Structure	: R.C.C. Framed Structure												
	Number of Dwelling units in the building	: -												
	Quality of Construction	: Normal												
	Appearance of the Building	: Normal												
	Maintenance of the Building	: Normal												
3.	Facilities Available	:												
	Lift	: No Lift												

	Protected Water Supply	:	Municipal Water supply												
	Underground Sewerage	:	Connected to Municipal Sewerage System												
	Car parking - Open / Covered	:	Basement Car Parking Space as per agreement												
	Is Compound wall existing?	:	Yes												
	Is pavement laid around the building	:	Yes												
III	FLAT														
1	The floor in which the Flat is situated	:	2 nd & 3 rd Floor												
2	Door No. of the Flat	:	Residential Flat No. 2												
3	Specifications of the Flat	:													
	Roof	:	R.C.C. Slab												
	Flooring	:	Vitrified & Marble tiles flooring												
	Doors	:	Teak wood door frame solid flush doors												
	Windows	:	Powder Coated Aluminum sliding windows												
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.												
	Finishing	:	Cement Plastering with POP Finished												
4	House Tax	:													
	Assessment No.	:	Details not available												
	Tax paid in the name of:	:	Details not available												
	Tax amount:	:	Details not available												
5	Electricity Service connection No.:	:	Consumer No. 000488926497												
	Meter Card is in the name of:	:	Mrs. Pragya Singh & Mr. Rajesh Rajendra Singh												
6	How is the maintenance of the Flat?	:	Good												
7	Sale Deed executed in the name of	:	Mrs. Pragya Singh & Mr. Rajesh Rajendra Singh												
8	What is the undivided area of land as per Sale Deed?	:	Details not available												
9	What is the plinth area of the Flat?	:	Built Up area as per Agreement are as under: <table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>Basement</td> <td>452.00 (70% of Total Area i.e., 646.00)</td> </tr> <tr> <td>Second Floor</td> <td>810.00</td> </tr> <tr> <td>Third Floor</td> <td>679.00</td> </tr> <tr> <td>Terrace Area</td> <td>413.00 (40% of Total Area i.e., 1033.00)</td> </tr> <tr> <td>Total</td> <td>2354.00</td> </tr> </tbody> </table>	Floor	Carpet area (Sq. Ft.)	Basement	452.00 (70% of Total Area i.e., 646.00)	Second Floor	810.00	Third Floor	679.00	Terrace Area	413.00 (40% of Total Area i.e., 1033.00)	Total	2354.00
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10	What is the floor space index (app.)	:	As per NMMC norms												
11	What is the Carpet Area of the Flat?	:	Carpet area as per measurement are as under: <table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>Basement</td> <td>455.00</td> </tr> <tr> <td>Second Floor</td> <td>9,638.00</td> </tr> <tr> <td>Third Floor</td> <td>811.00</td> </tr> <tr> <td>Terrace Area</td> <td>771.00</td> </tr> </tbody> </table>	Floor	Carpet area (Sq. Ft.)	Basement	455.00	Second Floor	9,638.00	Third Floor	811.00	Terrace Area	771.00		
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12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class												
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose												

14	Is it Owner-occupied or let out?	:	Owner's Relative Occupied (Temporary)
15	If rented, what is the monthly rent?	:	₹ 93,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 18,000.00 to ₹ 20,000.00 per Sq. Ft. on Built Up Area
2	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)?	:	₹ 19,000.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 16,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,00,980.00 per Sq. M. i.e., ₹ 9,381.00 per Sq. Ft.
	Guideline rate (after Depreciation)	:	₹ 85,001.00 per Sq. M. i.e., ₹ 7,897.00 per Sq. Ft.
5	Age of the building	:	27 Years
6	Life of the building estimated	:	33 years Subject to proper, preventive periodic maintenance & structural repairs.
7	Remarks: We have considered area as per Agreement for Sale for valuation.		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present value of the property	2,354.00 Sq. Ft.	19,000.00	4,47,26,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Fair Market value of the property			4,47,26,000.00



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Realizable value of the property			4,02,53,400.00
Distress Sale value of the property			3,57,80,800.00
Insurable value of the property (2,354.00 Sq. Ft. X ₹ 2,500.00)			58,85,000.00
Guideline value of the property (2,354.00 Sq. Ft. X ₹ 7,897.00)			1,85,89,538.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month. In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 18,000.00 to ₹ 20,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 19,000.00 per Sq. Ft. on Built Up Area for valuation.



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Actual site photographs



Actual site photographs



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Route Map of the property



Latitude Longitude: 19°05'22.7"N 73°00'09.9"E

Note: The Blue line shows the route to site from nearest railway station (Vashi – 3.3 Km)



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Ready Reckoner Rate

Department of Registration and Stamp Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन	
Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)			
Home		Valuation Guidelines User Manual	
Year	2024-2025	Language	English
Selected District	Thane		
Select Taluka	Thane		
Select Village	Gavache Nav : Vashi (Navi Mumbai Mah:		
Search By	<input type="radio"/> Survey No.	<input checked="" type="radio"/> SubZones	
Select	उपविभाग	सुरती नवीन	निव्वारी सरनिका
SurveyNo	5/153-वाशी नोंड सेक्टर क्र. 12	41800	112200
		125000	140200
		125000	
			एक (Rs./)
			चौ. मीटर
Stamp Duty Ready Reckoner Market Value Rate for Duplex Flat		1,12,200.00	
Reduced by 10% on Duplex Flat Located on 2 nd & 3 rd Floor		11,220.00	
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)		1,00,980.00	Sq. Mtr. 9,381.00 Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)		41,800.00	
The difference between land rate and building rate (A – B = C)		59,180.00	
Depreciation Percentage as per table (D) [100% - 27%] (Age of the Building – 27 Years)		73%	
Rate to be adopted after considering depreciation [B + (C x D)]		85,001.00	Sq. Mtr. 7,897.00 Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



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Price Indicators

Property	Flat		
Source	No Broker		
Floor	-		
	Carpet	Built Up	Saleable
Area	1154.00	1385.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	21,661.00	₹ 18,051.00	-

NOBROKER

2 BHK Flat in Sector 12 Vashi For Sale In Vashi

₹ 2.5 Crores (Negotiable) | ₹ 1.43 Lacs/Month (Estimated EMI) | 1,385 Sq. Ft.

2 Bedroom | **2 Bathroom** | **1 Balcony** | **Bike and Car Parking**

Overview

- Age of Building: >10 Years
- Maintenance Charges: NA
- Builtup Area: 1,385 Sq. Ft.
- Facing: West
- Parking: Bike And Car
- Ownership Type: Self Owned
- Flooring: Vitrified Tiles
- Furnishing Status: Fully Furnished
- Floor: 3/3
- Gated Security: Yes

Activity On This Property

90 Views | 2 Shortlists | 2 Contacts

Similar Properties

There are no Similar Properties.

Price Indicators

Property	Flat		
Source	No Broker		
Floor	-		
	Carpet	Built Up	Saleable
Area	1667.00	2000.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	21,000.00	₹ 17,500.00	-

NOBROKER
3 BHK Flat In Maithili For Sale In Vashi
 ₹ 3.5 Crores (Negotiable) | ₹ 2.01 Lacs/Month (Estimated EM) | 2,000 Sq. Ft.
 177, 22, Vashi Koper Kherane Rd, Sector 12, Vashi, New Mumbai

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 0 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	2,000 Sq.Ft	Furnishing Status	Fully Furnished
Facing	North-East	Floor	3/4
Parking	Bike And Car	Outed Security	Yes

Activity On This Property
 21 Views | 0 Shortlists | 0 Calls
 Powered By: NBEstimate

Similar Properties
 3 BHK Flat In Mahav...
 ₹ 3.5 Crores | 1900 sqft



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Price Indicators

Property	Flat		
Source	No Broker		
Floor	-		
	Carpet	Built Up	Saleable
Area	900.00	1,080.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	27,777.00	₹ 23,148.00	-

99acres
Buy ▾ Enter Locality / Project / Society / Landmark
Post property **SELL**

₹2.5 Cr @ 27,777 per sq.ft.
Estimated EMI ₹1,99,676

2BHK 2Baths
Flat/Apartment for Sale

REBA STATUS ● **NOT AVAILABLE** Website: <https://maharera.maharashtra.gov.in/>

[Overview](#) [Society](#) [Dealer Details](#) [Price Trends](#) [Society Reviews](#) [Explore Locality](#) >

Area
Carpet area: 900 sq.ft. (83.61 sq.m)

Price
₹ 2.5 Crore + Govt Charges & Tax @ 27,777 per sq.ft. (Negotiable) [View Price Details](#)

Configuration
2 Bedrooms, 2 Bathrooms, 1 Balcony

Address
Neelsidhi Tower Sector 12 Vashi, Navi Mumbai


Floor Number
7th of 18 Floors

Facing
East

Overlooking
Pool, Park/Garden, Club, Main Road

Property Age
10+ Year Old

Videos (1) **Property (23)** **Society (15)**



2 people already contacted since last week

Places nearby Sector 12 Vashi, Navi Mumbai [View All \(5\)](#)

[Ikea](#) [Sai Baba Mandir](#) [Masjid](#) [Ganesh Temple](#) [Gurudwara Dashmesh Darbar](#) [Shiv Ganesh Hanuman](#)

Why you should consider this property?

Key Highlights
of the property

- ✓ Swimming Pool Available
- ✓ Fitness Center/ Gym

- ✓ Overlooking Park/Garden
- ✓ East Facing

[View 10](#)



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Sales Instance

Property	Flat		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	297.00	356.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	22,585.85	₹ 18,842.69	-

11170392 31-05-2024 Note -Generated Through eSearch Module. For original report please contact concern SRQ office.	सूची क्र.2	द्वयम निबंधक : सह दु.नि. ठाणे 8 दस्ता क्रमांक : 11170/2024 नोंदणी : Regn:83m
गावाचे नाव : वाशी		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	6300000	
(3) बाजारभाव/भाडेपट्ट्याचा बाबतिलपट्टाकार आकारणी ठेती की पट्टेदार ते नमुद करावे)	4190266.08	
(4) भू. मापन पोटाहिस्ता व घरक्रमांक/असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं.301, तिसरा मजला, महावीर दर्शन को. ऑप. ही. सो. लि. प्लॉट नं.10, सेक्टर-12, वाशी, नवी मुंबई, तातुका आणि जिल्हा ठाणे, क्षेत्रफळ 297 चौ.फुट कारपेट + 95 चौ फुट कारपेट टेरेस (Plot Number : 10 ; SECTOR NUMBER : 12 ;)	
(5) क्षेत्रफळ	297 चौ.फुट	
(6) आकारणी किंवा जुळी ठेण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/तिसून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव: श्री. किशोर एस. वित्ताळ - वय: 45 पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. सदनिका नं. ४०४, शिव ओम को. ऑप. ही. सो. लि. प्लॉट नं. ६६ए, सेक्टर-१५, कोपरखैरणे, नवी मुंबई, रोड नं. PAN : AIRPC1713F, महाराष्ट्र, THANE. पिन कोड: 400709 पॅन नं.:	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव: श्री. लव रामचंद्र कणसे - वय: 35; पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. स्वयं नं. १२७, कामगार नगर नं. २, न्यू प्रभादेवी रोड, सामना प्रेस जवळ, प्रभादेवी, मुंबई, रोड नं. PAN : ABERFS111E, MUMBAI. पिन कोड: 400025 पॅन नं.:	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/05/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	06/05/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	11170/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	378000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) सौरा		
मुल्यांकनासाठी विचारात घेतलेला संपत्तीस :-		
मुद्रांक शुल्क आकारतास निवडलेला अनुच्छेद :-	(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)	

Sales Instance

Property	Flat		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	833.17	999.81	-
Percentage	-	20%	-
Rate Per Sq. Ft.	28,407.16	₹ 23,672.49	-

1707475 01-06-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 3 दस्त क्रमांक : 17074/2021 नोंदणी : Regn-83m
गावाचे नाव : वाशी		
(1) विलेखाचा प्रकार	करारनामा	
(2) मीटरदस्ता	22300000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9118984.875	
(4) भू मापन पोर्टलिसा व घरक्रमांक असल्यास	1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्पन ; इतर माहिती: सडनिका नं.बी-1002, वहावा मजला, नील सिद्धी टॉवर को ऑप होसिंग सोसायटी लि., प्लॉट नं.195, सेक्टर-12, वाशी, नवी मुंबई-400703 क्षेत्रफळ 92.885 चौ मी बिल्टअप (SECTOR NUMBER : 12 ; Plot Number : 195 ;)	
(5) क्षेत्रफळ	92.885 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून घेणा-या/सिद्धी देवणा-या प्रक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव: हितेश चवसेन कोठारी - - वय: 53 पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. रा. प्लॉट नं.बी-1002, वहावा मजला, नील सिद्धी टॉवर को ऑप होसिंग सोसायटी लि., प्लॉट नं.195, सेक्टर-12, वाशी, नवी मुंबई-400703, महाराष्ट्र, ठाणे. पिन कोड-400703 पॅन नं:- ADBPK6976D	
(8) दस्तऐवज करून घेणा-या प्रक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव: अनिल भवराज बोहरा - - वय: 45; पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. सडनिका क्र 1703 ए विंग नील सिद्धी टॉवर सेक्टर 12 वाशी नवी मुंबई, महाराष्ट्र, THANE. पिन कोड-400709 पॅन नं:-AAEPB3551H 2): नाव: हेमलता अनिल बोहरा - - वय: 44; पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. सडनिका क्र 1703 ए विंग नील सिद्धी टॉवर सेक्टर 12 वाशी नवी मुंबई, महाराष्ट्र, THANE. पिन कोड-400709 पॅन नं:-ANIPB5734H	
(9) दस्तऐवज करून दिल्याचा दिनांक	14/10/2021	
(10) दस्त नोंदणी केल्याचा दिनांक	14/10/2021	
(11) अनुक्रमांक, खंड व पृष्ठ	17074/2021	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1338000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sales Instance

Property	Flat		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	392.00	471.46	-
Percentage	-	20%	-
Rate Per Sq. Ft.	23,602.04	₹ 19,624.14	-

1083475 31-05-2024 Note:-Generated Through eSearch Module, For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 3 दस्ता क्रमांक : 10834/2024 नोंदणी : Regn.63m
गावाचे नाव : वाशी		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	8700000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4914360	
(4) भू मापन पोडरिस्ता व परकामांक (अस्त्यास)	1) पातिकेचे नाव: नवी मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका न.5, दुसरा मजला, सुरज अपार्टमेंट को. ऑप. ही. सोसा. ती., प्लॉट न.126, सेक्टर-12, वाशी नवी मुंबई, क्षेत्र-43.80 चौ.मी बिल्टअप (Plot Number : 126 ; SECTOR NUMBER : 12 ;)	
(5) क्षेत्रफळ	43.80 चौ.मीटर	
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्त्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव: मीनाक्षी प्रविणकुमार रावल वय: 69 पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. , रोड नं: सदनिका न.५, दुसरा मजला सुरज अपार्टमेंट सोसायटी प्लॉट न.१२६ सेक्टर-१२ वाशी नवी मुंबई , महाराष्ट्र ठाणे. पिन कोड:-400703 पॅन नं.-AKAPR9300A 2): नाव: प्रविणकुमार दयालदास रावल वय: 69 पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. , रोड नं: सदनिका न.५, दुसरा मजला सुरज अपार्टमेंट सोसायटी प्लॉट न.१२६ सेक्टर-१२ वाशी नवी मुंबई , महाराष्ट्र ठाणे. पिन कोड:-400703 पॅन नं.-ABYPR1335C	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्त्यास, प्रतिवादिचे नाव व पत्ता	1): नाव: संतोष मेवालाल गुप्ता वय: 36; पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. , रोड नं: १४२४ शिव मावती नगर तुर्भे स्टोर तुर्भे नवी मुंबई , महाराष्ट्र ठाणे. पिन कोड:-400705 पॅन नं.-ALSPG0518N	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/05/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	22/05/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	10834/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	522000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) येरा		
मुल्याकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sales Instance

Property	Flat		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	496.00	595.31	-
Percentage	-	20%	-
Rate Per Sq. Ft.	22,500.00	₹ 18,746.53	-

1331075 22-06-2024 Note -Generated Through eSearch Module. For original report please contact concern SRQ office.	सूची क्र.2	दुयम निबंधक : रमेश दु.नि. ठाणे 3 दस्ता क्रमांक : 13310/2024 नोंदणी : Regn.03m
गावाचे नाव : वाशी		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	10500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार सं नमुद करावे)	6205333.2	
(4) भू भाषण प्रोटिस्टा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका न.3, पहिला मजता, तुलसी अपार्टमेंट बिल्डिंग, तुलसी अपार्टमेंट को. ऑप. ही. सोसा. ली., प्लॉट न.176, सेक्टर-12, वाशी नवी मुंबई. क्षेत्र-55.306 चौ.मी बिल्ट अप(Plot Number : 176 ; SECTOR NUMBER : 12 ;)	
(5) क्षेत्रफळ	55.306 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/तिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा तुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव: आनंद एस देशमुख वय: 62 पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: १५०१ स्काय लार्न प्लॉट न ११ सेक्टर-१५ घणसोती नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड: 400701 पॅन नं: AEAPD87020	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा तुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव: धनश्री अश्विनीकुमार अग्रिहोत्री वय: 43; पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: सदनिका न ७ सुरज अपार्टमेंट प्लॉट न.१२६ सेक्टर १२ वाशी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड: 400703 पॅन नं: AEQPN3262B 2): नाव: अश्विनीकुमार शांभू अग्रिहोत्री वय: 44; पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: सदनिका न ७ सुरज अपार्टमेंट प्लॉट न.१२६ सेक्टर १२ वाशी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड: 400703 पॅन नं: AGZPA1487E	
(9) दस्तऐवज करून दिल्याचा दिनांक	21/06/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	21/06/2024	
(11) अनुक्रमांक खंड व पृष्ठ	13310/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	630000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sr.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration owned by Mrs. Pragya Singh & Mr. Rajesh Rajendra Singh.
2.	Purpose of valuation and appointing authority	As per the request Private Valuation, to assess value of the property for Fair Market Value Purpose.
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Vaibhav Bhagat – Valuation Engineer Pradnya Rasam – Technical Officer Binu Surendran – Technical Manager
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 18.12.2024 Valuation Date – 19.12.2024 Date of Report – 19.12.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 18.12.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **19th December 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **2,354.00 Sq. Ft. Total Built Up Area** in the name of **Mrs. Pragya Singh & Mr. Rajesh Rajendra Singh**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mrs. Pragya Singh & Mr. Rajesh Rajendra Singh**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.



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Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **2,354.00 Sq. Ft. Total Built Up Area.**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach / Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **2,354.00 Sq. Ft. Total Built Up Area.**



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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 the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

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: 2024.12.19 15:59:09 +05'30'

Auth. Sign.



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