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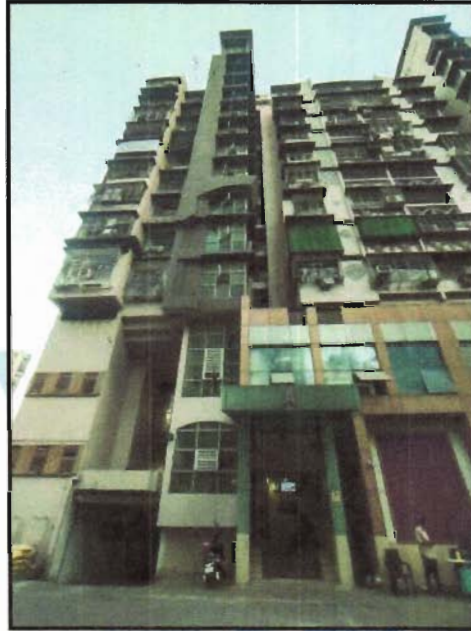
MSME Reg No: UDYAM-MH-18-0083617

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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 : **Mr. Jitendra Jivraj Shah & Mrs. Preeti Jitendra Shah**

Residential Flat No. 701, 7th Floor, Wing - A, "**Dadar Manish Market Co-op. Hsg. Soc. Ltd.**", Plot No. 488(pt) & 489(pt), Senapati Bapat Marg (Formerly known a Tulsi Pipe Road, Village - Lower Parel Division, Municipality Ward No. G/N, District - Mumbai Main, Dadar (West), Mumbai , PIN - 400 028, State - Maharashtra, India.

Latitude Longitude : 19°1'2.4"N 72°50'24.7"E

Intended User:

Cosmos Bank

Veera Desai Road Andheri (West) Branch

Shop no 7, Dhanashree Heights Building No 42, Off Veera Desai Road Andheri (West) Mumbai 400053



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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 701, 7th Floor, Wing - A, "Dadar Manish Market Co-op. Hsg. Soc. Ltd.", Plot No. 488(pt) & 489(pt), Senapati Bapat Marg (Formerly known a Tulsi Pipe Road, Village - Lower Parel Division, Municipality Ward No. G/N, District - Mumbai Main, Dadar (West), Mumbai , PIN - 400 028, State - Maharashtra, India belongs to **Mr. Jitendra Jivraj Shah & Mrs. Preeti Jitendra Shah**.

Boundaries of the property

North : Commercial Shops & Internal road
South : Apple Plaza, Priyadarshani Society
East : Manish Market
West : Jaygopal Industrial Estate and Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 3,17,02,912.00 (Rupees Three Crore Seventeen Lakhs Two Thousand Nine Hundred And Twelve 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 report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.01.15 10:14:16 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report



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Residential Flat No. 701, 7th Floor, Wing - A, "Dadar Manish Market Co-op. Hsg. Soc. Ltd.", Plot No. 488(pt) & 489(pt), Senapati Bapat Marg (Formerly known a Tulsi Pipe Road, Village - Lower Parel Division, Municipality Ward No. G/N, District - Mumbai Main, Dadar (West), Mumbai , PIN - 400 028, State - Maharashtra, India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,
PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 14.01.2025 for Housing Loan Purpose.
1	Date of inspection	13.01.2025
3	Name of the owner / owners	Mr. Jitendra Jivraj Shah & Mrs. Preeti Jitendra Shah
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 701, 7 th Floor, Wing - A, "Dadar Manish Market Co-op. Hsg. Soc. Ltd.", Plot No. 488(pt) & 489(pt), Senapati Bapat Marg (Formerly known a Tulsi Pipe Road, Village - Lower Parel Division, Municipality Ward No. G/N, District - Mumbai Main, Dadar (West), Mumbai , PIN - 400 028, State - Maharashtra, India. Contact Person : Mrs. Preeti Jitendra Shah (Owner) Contact No. 9867345864
6	Location, Street, ward no	Municipality Ward No - G/N, Senapati Bapat Marg (Formerly known a Tulsi Pipe Road Village - Lower Parel Division, District - Mumbai Main
7	Survey / Plot No. of land	CTS No - 1390(pt) & 1/1392(pt), T.P.S. IV of Village - Lower Parel Division, Plot No - 488(pt) & 489(pt)
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 807.93 (Area as per Site measurement) Built Up Area in Sq. Ft. = 1063.00 (Area As Per Index- II)

13	Roads, Streets or lanes on which the land is abutting	Village - Lower Parel Division, District - Mumbai Main, Pin - PIN - 400 028
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Jitendra Jivraj Shah
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Jitendra Jivraj Shah
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 79,000/- Expected rental income per month.

	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26		SALES	
37		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 1997 (As per occupancy certificate)
42		What was the method of construction, by contract/By employing Labour directly/ both?	N. A.

43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
<p>Remark: The loading between measured Carpet area to Built up area mentioned in the agreement is 30%. We have adjusted the rate accordingly.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Veera Desai Road Andheri (West) Branch Branch to assess Fair Market Value as on 14.01.2025 for Residential Flat No. 701, 7th Floor, Wing - A, "Dadar Manish Market Co-op. Hsg. Soc. Ltd.", Plot No. 488(pt) & 489(pt), Senapati Bapat Marg (Formerly known a Tulsi Pipe Road, Village - Lower Parel Division, Municipality Ward No. G/N, District - Mumbai Main, Dadar (West), Mumbai , PIN - 400 028, State - Maharashtra, India belongs to **Mr. Jitendra Jivraj Shah**.

We are in receipt of the following documents:

1)	Copy of Electricity Bill Consumer No.613-460-009*5 Dated 02.12.2024.
2)	Copy of Index- II Registration No. 4152/2016 Dated 12.05.2016 between Bharti Praveen Kanakia & Malini Praveen Kanakia(The Transferor) And Jitendra Jivraj Shah & Mrs. Preeti Jitendra Shah(The Transferee).
3)	Copy of Share Certificate No.025bearing Nos. 121 to 125 having 5 Shares of Rs. 50/- each transferred dated 18/09/2016 in the name of Mr. Jitendra Jivraj Shah & Mrs. Preeti Jitendra Shah issued by Dadar Manish Market Co-op. Hsg. Soc. Ltd..
4)	Copy of Occupancy Certificate No.EB/9209/GN/A Dated 10.04.1997 issued by Municipal Corporation of Greater Mumbai.

Location

The said building is located at bearing Plot No - 488(pt) & 489(pt) inMunicipality Ward No - G/N, Village - Lower Parel DivisionDistrict - Mumbai Main, PIN - 400 028. The property falls in Residential Zone. It is at a traveling distance 250m from Dadar Railway Station.

Building

The building under reference is having Ground + 10 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential purpose. 7th Floor is having 2 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 7th Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage.(i.e. 1 BHK) This Residential Flat is Italian Marble Flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.



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Valuation as on 14th January 2025

The Built Up Area of the Residential Flat	:	1063.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1997 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	28 Years
Cost of Construction	:	1063.00 Sq. Ft. X ₹ 2,800.00 = ₹ 29,76,400.00
Depreciation $\{(100 - 10) \times (28 / 60)\}$:	42.00%
Amount of depreciation	:	₹ 12,50,088.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,53,701/- per Sq. M. i.e. ₹ 23,570/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 2,13,487/- per Sq. M. i.e. ₹ 19,834/- per Sq. Ft.
Value of property	:	1063.00 Sq. Ft. X ₹ 31,000 = ₹ 3,29,53,000
Total Value of property as on 14th January 2025	:	₹ 3,29,53,000.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 14th January 2025	:	₹ 3,29,53,000.00 - ₹ 12,50,088.00 = ₹ 3,17,02,912.00
Total Value of the property	:	₹ 3,17,02,912.00
The realizable value of the property	:	₹ 2,85,32,621.00
Distress value of the property	:	₹ 2,53,62,330.00
Insurable value of the property (1063.00 X 2,800.00)	:	₹ 29,76,400.00
Guideline value of the property (1063.00 X 19834.00)	:	₹ 2,10,83,542.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 701, 7th Floor, Wing - A, "Dadar Manish Market Co-op. Hsg. Soc. Ltd.", Plot No. 488(pt) & 489(pt), Senapati Bapat Marg (Formerly known as Tulsi Pipe Road, Village - Lower Parel Division, Municipality Ward No. G/N, District - Mumbai Main, Dadar (West), Mumbai, PIN - 400 028, State - Maharashtra, India for this particular purpose at **₹ 3,17,02,912.00 (Rupees Three Crore Seventeen Lakhs Two Thousand Nine Hundred And Twelve Only)** as on 14th January 2025

NOTES

- I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **14th January 2025** is **₹ 3,17,02,912.00 (Rupees Three Crore Seventeen Lakhs Two Thousand Nine Hundred And Twelve Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.



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2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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PART III- VALUATION

I, hereby declare that

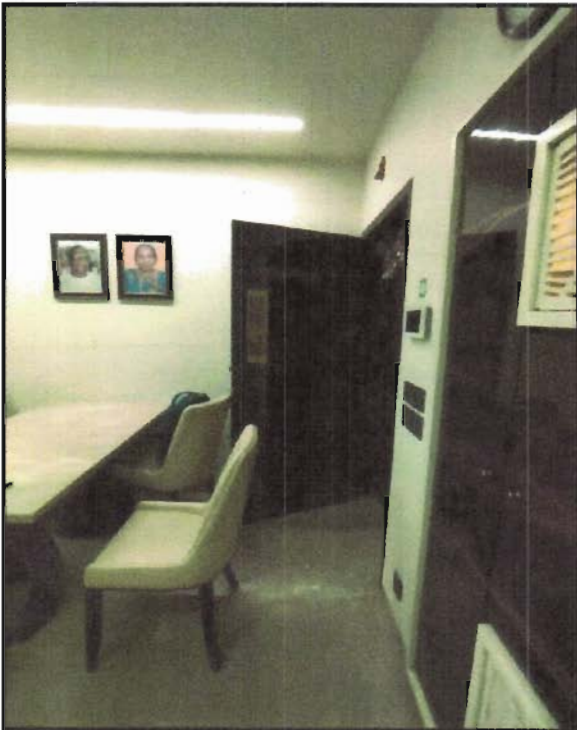
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building
1	No. of floors and height of each floor	: Ground + 10 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 7 th Floor
3	Year of construction	: 1997 (As per occupancy certificate)
4	Estimated future life	: 32 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure
6	Type of foundations	: R.C.C. Foundation
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonry.
8	Partitions	: 6" Thk. Brick Masonry.
9	Doors and Windows	: Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, .
10	Flooring	: Italian Marble Flooring.
11	Finishing	: Cement Plastering + POP Finish.
12	Roofing and terracing	: R.C.C. slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	

Technical details		Main Building	
15	Sanitary installations	:	As per Requirement
	(i) No. of water closets		
	(ii) No. of lavatory basins		
	(iii) No. of urinals		
	(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	:	Superior White
17	Compound wall Height and length Type of construction	:	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	:	2 Lifts
19	Underground sump – capacity and type of construction	:	RCC Tank
20	Over-head tank Location, capacity Type of construction	:	RCC Tank on Terrace
21	Pumps- no. and their horse power	:	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	:	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	:	Connected to Municipal Sewerage System

Actual Site Photographs



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Actual Site Photographs



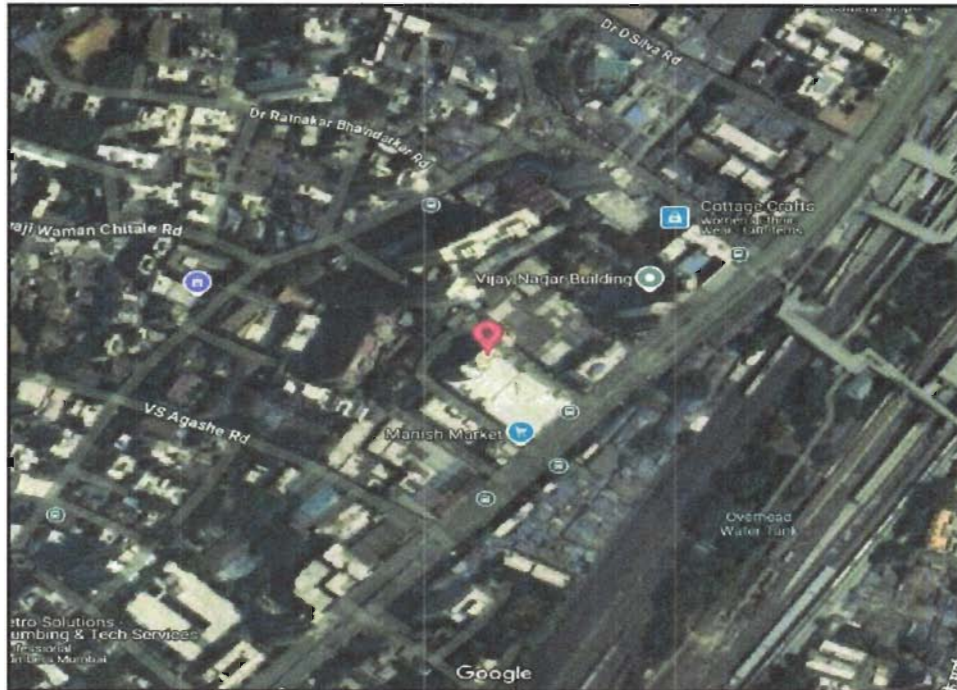
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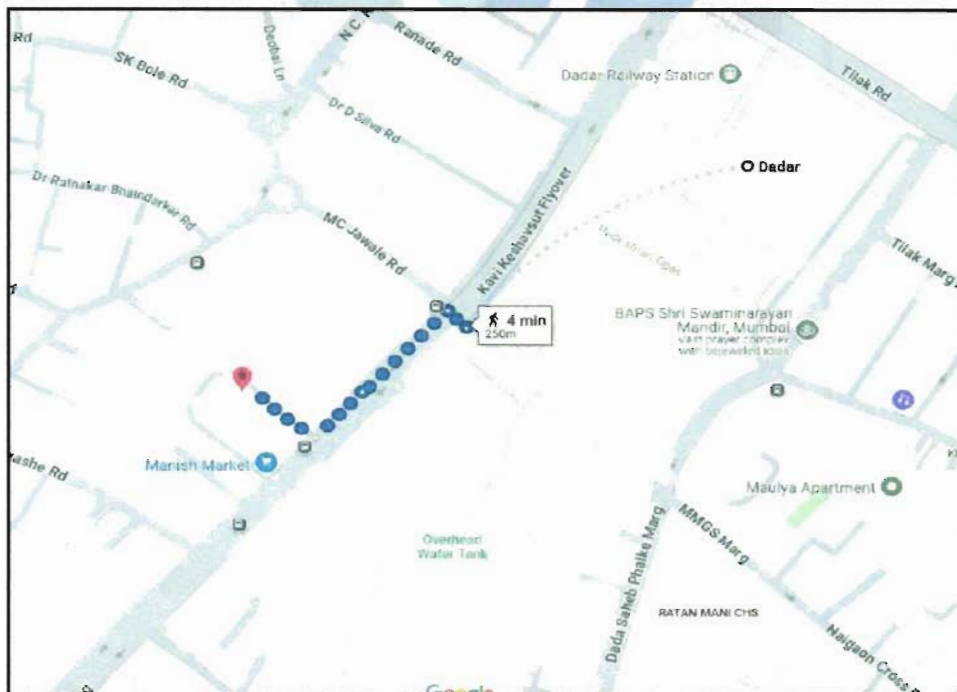
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Route Map of the property



Note: Red Place mark shows the exact location of the property



Longitude Latitude: 19°1'2.4"N 72°50'24.7"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Dadar - 250m).

Ready Reckoner Rate

DIVISION / VILLAGE : LOWER PAREL Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Roc. Sahab Bole Road and Jawle Road to the North, Western Railway Line to the East, Sayani Road to the South and Bhatankar Marg Triangle portion of Land.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
12	12/93	110080	241620	277860	310210	241620
1272, 1273, 1274, 1275, 1276, 1277, 1278, 1285, 1286, 1287, 1288, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 13/04, 13/10, 13/03, 13/04, 13/05, 13/07, 13/08, 13/09, 13/10, 13/11, 13/12, 13/13, 13/14, 13/15, 13/16, 13/17, 13/18, 13/19, 13/20, 13/21, 13/22, 13/23, 13/24, 13/25, 13/26, 13/27, 13/28, 13/29, 13/30, 13/31, 13/32, 13/33, 13/34, 13/35, 13/36, 13/37, 13/38, 13/39, 13/40, 13/41, 13/42, 13/43, 13/44, 13/45, 13/46, 13/47, 13/48, 13/49, 13/50, 13/51, 13/52, 13/53, 13/54, 13/55, 13/56, 13/57, 13/58, 13/59, 13/60, 13/61, 13/62, 13/63, 13/64, 13/65, 13/66, 13/67, 13/68, 13/69, 13/70, 13/71, 13/72, 13/73, 13/74, 13/75, 13/76, 13/77, 13/78, 13/79, 13/80, 13/81, 13/82, 13/83, 13/84, 13/85, 13/86, 13/87, 13/88, 13/89, 13/90, 13/91, 13/92, 13/93, 13/94, 13/95, 13/96, 13/97, 13/98, 13/99, 14/00, 14/01, 14/02, 14/03, 14/04, 14/05, 14/06, 14/07, 14/08, 14/09, 14/10, 14/11, 14/12, 14/13, 14/14, 14/15, 14/16, 14/17, 14/18, 14/19, 14/20, 14/21, 14/22, 14/23, 14/24, 14/25, 14/26, 14/27, 14/28, 14/29, 14/30, 14/31, 14/32, 14/33, 14/34, 14/35, 14/36, 14/37, 14/38, 14/39, 14/40, 14/41, 14/42, 14/43, 14/44, 14/45, 14/46, 14/47, 14/48, 14/49, 14/50, 14/51, 14/52, 14/53, 14/54, 14/55, 14/56, 14/57, 14/58, 14/59, 14/60, 14/61, 14/62, 14/63, 14/64, 14/65, 14/66, 14/67, 14/68, 14/69, 14/70, 14/71, 14/72, 14/73, 14/74, 14/75, 14/76, 14/77, 14/78, 14/79, 14/80, 14/81, 14/82, 14/83, 14/84, 14/85, 14/86, 14/87, 14/88, 14/89, 14/90, 14/91, 14/92, 14/93, 14/94, 14/95, 14/96, 14/97, 14/98, 14/99, 15/00, 15/01, 15/02, 15/03, 15/04, 15/05, 15/06, 15/07, 15/08, 15/09, 15/10, 15/11, 15/12, 15/13, 15/14, 15/15, 15/16, 15/17, 15/18, 15/19, 15/20, 15/21, 15/22, 15/23, 15/24, 15/25, 15/26, 15/27, 15/28, 15/29, 15/30, 15/31, 15/32, 15/33, 15/34, 15/35, 15/36, 15/37, 15/38, 15/39, 15/40, 15/41, 15/42, 15/43, 15/44, 15/45, 15/46, 15/47, 15/48, 15/49, 15/50, 15/51, 15/52, 15/53, 15/54, 15/55, 15/56, 15/57, 15/58, 15/59, 15/60, 15/61, 15/62.						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	241620			
Increase by 5% on Flat Located on 7 th Floor	12081			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	2,53,701.00	Sq. Mtr.	23,570.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	110080			
The difference between land rate and building rate(A-B=C)	143,621.00			
Percentage after Depreciation as per table(D)	28%			
Rate to be adopted after considering depreciation [B + (C X D)]	2,13,487.00	Sq. Mtr.	19,834.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

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	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	850.00	1,105.00	-
Percentage	-	30%	-
Rate Per Sq. Ft.	₹41,176.00	₹31,674.00	-

The screenshot shows a real estate listing on the Square Yards website. The listing is for a 2-bedroom, 850 Sq. Ft. apartment in Dadar West Mumbai, located in the Dadar Manish Market project. The listing ID is #7833759, and the price is ₹3.5 Cr. The apartment is furnished and has a carpet area of 850 Sq. Ft. A recent registered sale is noted as ₹1.8 Cr. in Jan 2024. The listing includes a large photo of the building, a 'Compare' button, and a 'Share' button. Below the main image are buttons for '1 Photos', 'Map', and the agent's name, 'Pareesh Solanki'. There are also promotional banners for 'Get a CIBIL Linked Home Loan Estimate', 'Interiors Package', 'Professional Valuation Report in ₹999', and 'Are you Looking to Advertise a Property'. At the bottom, there are navigation tabs for 'Overview', 'Furnishing', 'Amenities', 'Agent Overview', 'About Project', 'Data Intelligence', 'Reviews', 'Map and Landmarks', 'Not Selling?', and 'Similar'. A 'Key Highlights' section lists 'Prime Location', 'Well Maintained', and 'Spacious'. A large blue banner on the right side of the listing advertises 'Enjoy ₹25,000 Off on Interior Services for a Limited Time' with a 'Get Offer' button and a 'Start Chat' button.



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Price Indicators

Property	Flat		
Source	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	800.00	1,040.00	-
Percentage	-	30%	-
Rate Per Sq. Ft.	₹40,625.00	₹31,250.00	-

The screenshot shows a real estate listing on the Square Yards website. The listing is for a 2-bedroom, 800 sq. ft. apartment in Dadar West Mumbai, listed for ₹ 3.25 Cr. The listing includes details such as 2 bedrooms, furnished, 2 bathrooms, 800 sq. ft. carpet area, garden view, and 7th floor. It also features a recent registered sale of ₹ 80 L in Mar 2023. The listing is by agent Uday Chandrakant Cheulkar. Below the listing, there are promotional banners for CIBIL-linked home loan estimates, interior packages, professional valuation reports, and property advertising services. A 'Key Highlights' section lists features like gated society, vastu compliance, and secure locality. A chat window for interior services is also visible on the right side of the listing.



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **14th January 2025**

The term 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.

UNDER LYING ASSUMPTIONS

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 Govt. approved rates and 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 neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 3,17,02,912.00 (Rupees Three Crore Seventeen Lakhs Two Thousand Nine Hundred And Twelve Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.01.15 10:14:37 +05'30'

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



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