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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: **Ajantine Robert D'Silva**

Residential Flat No. 804, 8<sup>th</sup> Floor, "**Ruby Tower**" Charkop Jaini Co-op. Hsg. Soc. Ltd., Plot No. 15, RSC – 25, Sector – 8, Charkop Part IV, Kandivali (West), Mumbai – 400 067, State - Maharashtra, Country – India.

Latitude Longitude - 19°12'56.1"N 72°49'03.9"E

### Intended Users:

**Private Clients**



#### Our Pan India Presence at :

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

#### Regd. Office

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

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

[www.vastukala.co.in](http://www.vastukala.co.in)



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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / Private Clients / Ajantine Robert D'silva (013711/2310175)

Page 2 of 18

Vastu/Mumbai/01/2025/013711/2310175

22/24-294-PSH

Date: 22.01.2025

### VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 804, 8<sup>th</sup> Floor, "Ruby Tower" Charkop Jainil Co-op. Hsg. Soc. Ltd., Plot No. 15, RSC – 25, Sector – 8, Charkop Part IV, Kandivali (West), Mumbai – 400 067, State - Maharashtra, Country – India belongs to **Ajantine Robert D'Silva**.

Boundaries of the property.

North	MHADA Society
South	Boraspada Road
East	Kartikeya CHSL
West	Hill View Society

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 **Visa Application** purpose at

**In INR 1,16,00,000.00 (Rupees One Crore Sixteen Lakh Only).**

**In CAD 1,92,435.30 (Canadian Dollar One Hundred Ninety Two Thousand Four Hundred Thirty Five Only).**

**Note: at conversion rate of 1 CAD equals to 60.28 Indian Rupee as on 22.01.2025**

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: 2025.01.23 11:04:50 +05'30'

**Auth. Sign.**



**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report.



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#### Regd. Office

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

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

[www.vastukala.co.in](http://www.vastukala.co.in)

**VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY**

1	Date of Inspection	17.01.2025
2	Purpose of valuation	As per request from Private Clients, to assess Fair Market Value of the property under reference for <b>Visa Application</b> purpose
3	Name and address of the Valuer	<b>Manoj B. Chalikwar</b> <b>Vastukala Consultants (I) Pvt. Ltd.</b> B1-001, U/B Floor, <b>Boomerang</b> , Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072. Dial: +91 22 28131324/25 Email: <a href="mailto:mumbai@vastukala.org">mumbai@vastukala.org</a>
4	List of Documents Handed Over to The Valuer by The Customer:	<p>1. Copy of Letter of Allotment of Flat in the name of Mrs. Ajantine R. D'Silva</p> <p>2. Copy of Maintenance Bill dated 02.08.2024 for the period of 01.04.2024 to 30.09.2024 in the name of Ajantine D'Silva issued by Charkop Jainil Co-op. Hsg. Soc. Ltd.</p> <p>3. Copy of Electricity Bill CA No. 153583548 dated 17.12.2024 in the name of Ajantine Robert Dsilva issued by Adani Electricity.</p> <p>4. Copy of Share Certificate No. 46 transferred on 13.01.2023 in the name of Miss. Ajantine D'Silva issued by Charkop Jainil Co-op. Hsg. Soc. Ltd.</p> <p>5. Copy of Gas Consumption Bill CA Number: 2100 0173 5363 dated 23.11.2024 issued by Mahanagar Gas Limited in the name of Miss. Ajantine D'Silva</p>
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	INR 25,000.00 Present rental income per month. CAD 414.73 Expected rental income per month.
<b>Property Details</b>		
9	Name(s) of the Owner	<b>Ajantine Robert D'Silva</b>
	Address	Residential Flat No. 804, 8 <sup>th</sup> Floor, " <b>Ruby Tower</b> " Charkop Jainil Co-op. Hsg. Soc. Ltd., Plot No. 15, RSC – 25, Sector – 8, Charkop Part IV, Kandivali (West), Mumbai – 400 067, State - Maharashtra, Country – India
10	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	Sole Ownership
11	Brief description of the property.	The property is a Residential Flat located on 8 <sup>th</sup> Floor. The composition of flat is 1 Bedroom + Living Room +

		Kitchen + 1 Toilet + Passage (i.e. 1BHK). It is at 2.7 Km. travelling distance from Kandivali west metro station.	
	<b>If under construction, extent of completion</b>	<b>N.A.</b>	
12	Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	Plot No. 15, RSC – 25, Sector – 8 of Village - Charkop	
13	<b>Boundaries</b>	<b>As on site</b>	<b>As per documents</b>
	North	MHADA Society	Details not available
	South	Boraspada Road	Details not available
	East	Kartikeya CHSL	Details not available
	West	Hill View Society	Details not available
14	Matching of Boundaries	-	
15	Route map	Enclosed	
16	Any specific identification marks	Near MB Stay Fit Fitness Centre	
17	Whether covered under Corporation/ Panchayat / Municipality.	MCGM	
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.	Details not available	
23	Purchase value as per document	Details not available	
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.	Tenant Occupied – Mr. Sunil Pawar Occupied since last 9 months INR 25,000.00 Present rental income per month. CAD 414.73 Expected rental income per month.	
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.).	Irregular	
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?	12.00 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	
<b>Valuation of the property:</b>			
42	Total area of the Residential Flat	Carpet Area in Sq. Ft. = 457.00 (Area as per actual site measurement)  <b>Admeasuring Area in Sq. Ft. = 725.00</b> (Area as per Letter of Allotment of flat)	
43	Prevailing market rate.	INR 16,000.00 per Sq. Ft. on Admeasuring Area	
44	Floor Rise Rate per Sq. Ft.	INR 0.00	
45	PLC Rate per Sq. Ft.	INR 0.00	
46	Total Rate per Sq. Ft.	INR 16,000.00 per Sq. Ft. on Built Up Area	
47	Value of the property	<b>INR 1,16,00,000.00</b>	<b>CAD 1,92,435.30</b>
48	The realizable value of the property (90%)	<b>INR 1,04,40,000.00</b>	<b>CAD 1,73,191.77</b>
49	Distress value of the property (80%)	<b>INR 92,80,000.00</b>	<b>CAD 1,53,948.24</b>
50	Insurance value of the property	<b>INR 20,30,000.00</b>	<b>CAD 33,676.18</b>
<b>Technical details of the building:</b>			
51	Type of building (Residential/ Commercial/ Industrial).	Residential	
52	Year of construction.	1996 (Approx.)	
53	Future life of the property.	31 years Subject to proper, preventive periodic maintenance and structural repairs.	
54	No. of floors and height of each floor including basement.	Part Ground + Part Stilt + 12 Upper Floors. 8 <sup>th</sup> Floor is having 5 Residential Flats. The building is having 2 Lifts.	
<b>Type of construction</b>			
55	(Load bearing/ R.C.C./ Steel framed)	R.C.C. Framed Structure	
<b>Condition of the building.</b>			
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	<b>Remarks</b>	
<b>Specifications of Construction:</b>		
<b>sr.</b>	<b>Description</b>	<b>8th Floor</b>
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 + POP finish
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	Not Provided
O	Wardrobes, if any	Yes
P	Development of open area	Stilt + Open Parking, Chequered tile in open spaces, etc.
<b>Valuation of proposed construction/ additions/ renovation if any:</b>		
60	<b>SUMMARY OF VALUATION:</b>	
	Part I Land	N.A. as composite method is used for valuation
	Part II Building	<b>INR 1,16,00,000.00</b> <b>CAD 1,92,435.30</b>
	Part III Other amenities/ Miscellaneous	INR 0.00
	Part IV Proposed construction	INR 0.00
	<b>TOTAL.</b>	<b>INR 1,16,00,000.00</b> <b>CAD 1,92,435.30</b>
<b>Calculation:</b>		
1	<b>Construction</b>	
1.01	Admeasuring Area of Residential Flat	725.00 Sq. Ft.

1.02	Rate per Sq. Ft.	INR 2,800.00 Per Sq. Ft.	
1.03	Cost of Construction = (1.01x1.02)	INR 20,30,000.00	<b>CAD 33,676.18</b>
<b>2</b>	<b>Value of property</b>		
2.01	Admeasuring Area of Residential Flat	725.00 Sq. Ft.	
2.02	Rate per Sq. Ft.	INR 16,000.00 Per Sq. Ft.	
2.03	Value of Residential Flat = (2.01x2.02)	<b>INR 1,16,00,000.00</b>	<b>CAD 1,92,435.30</b>
<b>3</b>	<b>Total value of the property.</b>	<b>INR 1,16,00,000.00</b>	<b>CAD 1,92,435.30</b>

I certify that,

I/ my authorized representative has inspected the subject property on 17.01.2025.

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 22.01.2025 is

**In INR 1,16,00,000.00 (Rupees One Crore Sixteen Lakh Only).**

**In CAD 1,92,435.30 (Canadian Dollar One Hundred Ninety Two Thousand Four Hundred Thirty Five Only).**

**Note: at conversion rate of 1 CAD equals to 60.28 Indian Rupee as on 22.01.2025**

Date: 22.01.2025

Place: Mumbai

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

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-17631930

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.01.23 11:05:02 +05'30'

Auth. Sign.



Since 1989

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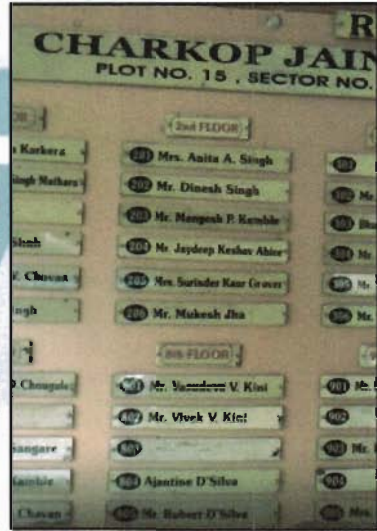


## Actual site photographs



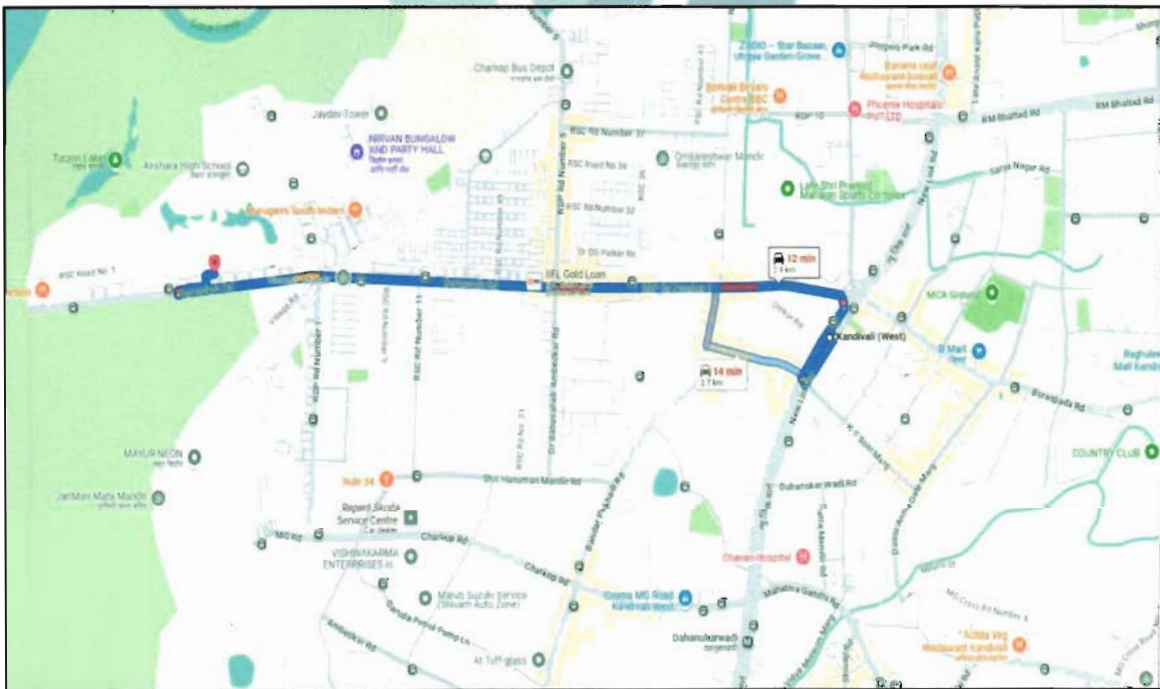
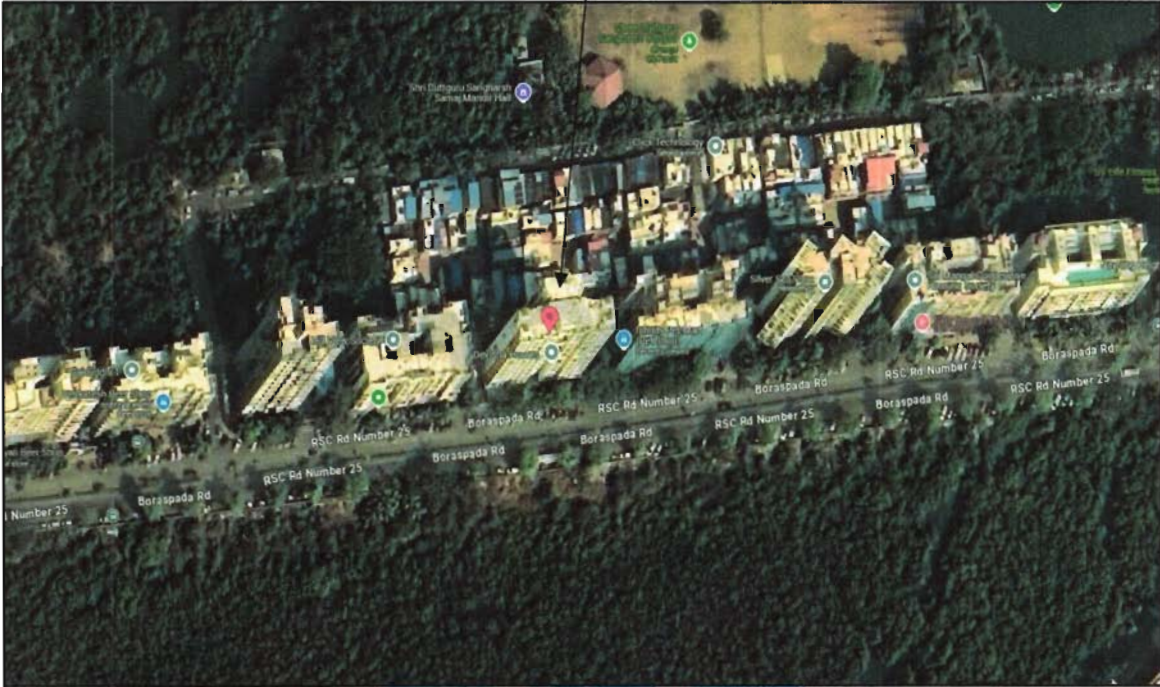


## Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 19°12'56.1"N 72°49'03.9"E**

**Note:** The Blue line shows the route to site from nearest metro station – (Kandivali west – 2.7 Km.)

## Currency Rate



## Price Indicators

Property	Jinay CHSL, Charkop		
Source	<a href="https://www.99acres.com">99acres.com</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	450.00	540.00	648.00
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	INR 24,400.00	INR 20,370.00	INR 16,900.00

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

Home > Property in Mumbai > Flats in Mumbai > Flats in Kandivali > Flats in Sector 8 Charkop > 1 BHK Flats in Sector 8 Charkop

**₹ 1.1 Cr** @ 24,444 per sq ft **1BHK 2Baths**  
 Flat/Apartment for Sale  
 Jinay CHS, Sector 8 Charkop, Kandivali West

**Estimated EMI ₹ 87,857**

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

**DEALER** **Nimesh Mehta**  
 REAL ESTATE DEALER | Member Since 19th Nov 2017  
 Contact Dealer Free

Ready to move Property | Posted on Dec 12, 2024

[Overview](#) [Dealer Details](#) [Price Trends](#) [Explore Locality](#) [Recommendations](#) [Article](#)

**Videos (1)** **Property (10)**

**Area**  
 Carpet area: 450 sq.ft. (41.87 sq.m.)

**Configuration**  
 1 Bedroom, 2 Bathrooms, No Balcony

**Price**  
 ₹ 1.1 Crore+ Govt Charges & Tax @ 24,444 per sq.ft. (Negotiable) [View Price](#)

**Address**  
 Jinay CHS  
 Sector 8 Charkop, Kandivali West

**Floor Number**  
 5<sup>th</sup> of 9 Floors

**Facing**  
 East

**Overlooking**  
 Main Road, Sea facing

**Property Age**  
 5 to 10 Year Old

**Places nearby** Sector 8 Charkop, Kandivali West [View All \(56\)](#)

[Charkop Market](#) [Hunuman Mandir](#) [Hanuman Temple](#) [Shri Vitthal Mandir](#) [Amba Mata Mandir](#) [Durgeshwa](#)

## Price Indicators


Property	Jinay Apartment, Charkop, Kandivali		
Source	Squareyards.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	430.00	516.00	619
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	INR 26,000.00	INR 22,000.00	INR 18,400.00

magicbricks
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Home > Property in Mumbai > 650 Sq-ft

**₹1.14 Cr** EMI - ₹ 51k | [Get Loan offers from 34+ banks](#)

1 BHK 650 Sq-ft Flat For Sale [Sector 8 Charkop, Mumbai](#)



1 Bed
2 Baths
Unfurnished

**Carpet Area**  
430 sqft ~  
₹ 26,512/sqft.

**Developer**  
**Jinay Group**

**Project**  
**Jinay Apartment**

**Floor**  
5 (Out of 8 Floors)

**Transaction Type**  
Resale

**Status**  
Ready to Move

**Facing**  
East

**Lifts**  
2

**Furnished Status**  
Unfurnished

✔ East Facing Property

Contact Agent
Get Phone No.

Last contact made 2 days ago

### More Details

**Price Breakup**      ₹1.14 Cr | ₹5,70,000 Approx. Registration Charges || ₹2,500 Monthly

**Booking Amount:**      ₹3.0 Lac

**Address**                      RSC Rd Number 25 Sector 8, Kandivali Mumbai, Maharashtra, Sector 8 Charkop, Mumbai - Western Mumbai, Maharashtra

## Sale Instances

Property	Charkop Jinay CHSL		
Source	igrmaharashtra.gov.in		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	397.00	476.00	572
Percentage	-	20%	20%
Rate Per Sq. Ft.	INR 26,471.00	INR 22,059.00	INR 18,370.00

433451	<b>List No.2</b>	Deputy Registrar: C.D.R. Borivali 7
22-01-2025		Bill Number: 432/2025
Note:- Generated Through eSearch Module. For original report please contact concerned SRO office.		Registration: Rate:63m
<b>Village Name: Charkon</b>		
(1) Type of document	Agreement	
(2) Enumeration	10500000	
(3) Market price (in case of lease, whether the lessor charges or the lessee should indicate it)	6440631.75	
(4) Land survey, plot and house number (if any)	1) Name of the Municipality: Mumbai Municipal Corporation Description: House No: B/604, Plot No: 11, Floor No: 6th Floor, Building Name: Charkop Jinay Co Op Hou Sosa Ltd., Block No: Sector 8, R.S.C. 7 & 25, Road: Charkop Kandivali West, Mumbai 400067, Other Information: As mentioned in the document ----- (Plot Number : 11 : )	
(5) Area	44.25 sq.m.	
(6) When a charge or bond is made.		
(7) Name of the party executing/keeping the document or, in the case of a decree or order of a civil court, name and address of the defendant.	1) Name:-Rita Andrew Lobo Age:-54 Address:-Plot No: B/604, Plot No: 11, Floor No: 6th Floor, Building Name: Charkop Jinay Co Op Hou Sosa Ltd., Block No: R S C 7 & 25, Sector 8, Road No: Charkop Kandivali West, Mumbai, Maharashtra, Mumbai. Pin Code:-400067 PAN No:-ABEPL9683P 2) Name:-Andrew J. Lobo Age:-56 Address:-Plot No: B/604, Plot No: 11, Floor No: 6th Floor, Building Name: Charkop Jinay Co Op Hou Sosa Ltd., Block No: R S C 7 & 25, Sector 8, Road No: Charkop Kandivali West, Mumbai, Maharashtra, Mumbai. Pin Code:-400067 PAN No:-ABGJL4508F	
(8) Name and address of the defendant, if any, of the party obtaining the document and/or of the civil court.	1) Name:-Roop Hitesh Adhav Age:-37, Address:-Plot No: Room No: 195, Building No: 3, Floor No: 4th Floor, Building Name: Guraji Nagar, Block No: Teen Dongri, Road No: Opp. Police Quarters, Goregaon (West), Mumbai, Maharashtra, Mumbai. Pin Code:-400104 PAN No:-BLQBA1265H 2) Name:-Hitesh Madhukar Adhav Age:-38, Address:-Plot No: 43/348, Mah No: -, Building Name: Moolaji Nagar No. 1, Block No: Road No. 10, Road No: Goregaon West Mumbai, Maharashtra, Mumbai. Pin Code:-400104 PAN No:-ADPA7125M	
(9) Date of document execution	02/01/2025	
(10) Date of registration of the document	08/01/2025	
(11) Serial number, volume and page	432/2025	
(12) Stamp duty as per market price	630000	
(13) Registration fee as per market rate	30000	
(14) Notes		
Details considered for evaluation:-		
Article selected while charging stamp duty:-	(1) within the limits of any Municipal Corporation or any Government area annexed to it.	

## Sale Instances

Property	Charkop Anpam CHSL		
Source	igrmaharashtra.gov.in		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	547.00	656.00	788
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	INR 21,037.00	INR 17,530.00	INR 14,600.00

24737451	<b>List No.2</b>	Deputy Registrar: Co.D.R. Borivali 7
22-01-2025		Dat No. : 24737/2024
Note:- Generated Through eSearch Module. For original report please contact concerned SRO office.		Registration: Rain:63m
<b>Village Name: Charkon</b>		
(1) Type of document	Agreement	
(2) Enumeration	11500000	
(3) Market price (in case of lease, whether the lessor charges or the lessee should indicate it)	8936484.85	
(4) Land survey, plot and house number (if any)	1) Name of the Municipality: Mumbai Municipal Corporation Other Description: Building No: 104, A Wing, Floor No: 1st Floor, Building Name: Charkop Anupam CHSL, Block No: Plot No. 25, RSC - 22, Sector - 8, Road: Charkop, Kandivali West, Mumbai 400067., Other Information: There is one car parking space No. 12 with other information as mentioned in the document. (( Survey Number : 41 (part) ;))	
(5) Area	60.98 sq m.	
(6) When a charge or bond is made.		
(7) Name of the party executing/keeping the document or, in the case of a decree or order of a civil court, name and address of the defendant.	1): Name:- Sarish Vishdev Hindija Age:-61 Address:-Plot No: 402, D Wing, Floor No: 4th Floor, Building Name: Charkop West View Co.Op.Housing.Soc.Ltd., Block No: Plot No. 6, RSC - 6, Sector - 2, Road No: Charkop, Kandivali West, Mumbai, Maharashtra, Mumbai. Pin Code:-400067 (MN No:-ABVPH3717R)	
(8) Name and address of the defendant, if any, of the party obtaining the document and/or of the civil court.	1): Name:-Sanjay Rajho Angane Age:-48; Address:-Plot No: Room No. D - 2, Main No. -, Building Name: Charkop Durt Digambar CHS Ltd., Block No: Plot No. 903, Sector - 9, Road No: Charkop, Kandivali West, Mumbai, Maharashtra, Mumbai. Pin Code:-400067 PAN No:-AITRA3900E 2): Name:-Sakshi Sanjay Angane Age:-41; Address:-Plot No: Room No. D - 2, Main No. -, Building Name: Charkop Durt Digambar CHS Ltd., Block No: Plot No. 903, Sector - 9, Road No: Charkop, Kandivali West, Mumbai, Maharashtra, Mumbai. Pin Code:-400067 PAN No:-AREPA1838Q	
(9) Date of document execution	23/12/2024	
(10) Date of registration of the document	23/12/2024	
(11) Serial number, volume and page	24737/2024	
(12) Stamp duty as per market price	720000	
(13) Registration fee as per market rate	30000	
(14) Notes		
Details considered for evaluation:-		
Article selected while charging stamp duty :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

It can be seen that the rates of the Residential Apartments in the nearby area ranges from INR 20,000.00 to INR 24,000.00 per Sq. Ft on Carpet Area, INR 16,000.00 to INR 22,000.00 per Sq. Ft. on Built up area & INR 13,000.00 to INR 18,000.00 per Sq. Ft. on Super Built up area. Hence, we have considered INR 16,000.00 per Sq. Ft on Admeasuring Area as Fair Market Rate for Property under Consideration

### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE



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This exercise is to assess Fair Market Value of the property under reference for **Visa Application** purpose as on dated **22<sup>th</sup> January 2025**.

The term Fair Market Value is defined as

*"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress"*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

#### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the prevailing market rates.



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**DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that; our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

**VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Visa Application Purpose as on day for **In INR 1,16,00,000.00 (Rupees One Crore Sixteen Lakh Only).**

**In CAD 1,92,435.30 (Canadian Dollar One Hundred Ninety Two Thousand Four Hundred Thirty Five Only).**

**Note: at conversion rate of 1 CAD equals to 60.28 Indian Rupee as on 22.01.2025**

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

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.01.23 11:05:30 +05'30'

Auth. Sign.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

## The Indian Institution of Valuers Certificate

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