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**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 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.

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

### Intended Users:

**Private Clients**

#### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
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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

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## Vastukala Consultants (I) Pvt. Ltd.

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

Page 2 of 18

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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.**



**Director**

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report.

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**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><br><b>Vastukala Consultants (I) Pvt. Ltd.</b><br>B1-001, U/B Floor, <b>Boomerang</b> , Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.<br>Dial: +91 22 28131324/25<br><u>Email: <a href="mailto:mumbai@vastukala.org">mumbai@vastukala.org</a></u>  |
| 4  | List of Documents Handed Over to The Valuer by The Customer:   | <ol style="list-style-type: none"> <li>Copy of Letter of Allotment of Flat in the name of Mrs. Ajantine R. D'Silva</li> <li>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.</li> <li>Copy of Electricity Bill CA No. 153583548 dated 17.12.2024 in the name of Ajantine Robert Dsilva issued by Adani Electricitiy.</li> <li>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.</li> <li>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</li> </ol> |
| 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.<br>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<br>Occupied since last 9 months<br>INR 25,000.00 Present rental income per month.<br>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<br>(Area as per actual site measurement)<br><br><b>Admeasuring Area in Sq. Ft. = 725.00</b><br><b>(Area as per Letter of Allotment of flat)</b> |                        |
| 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>  |   |   |
| <b>1</b>   | <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.**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

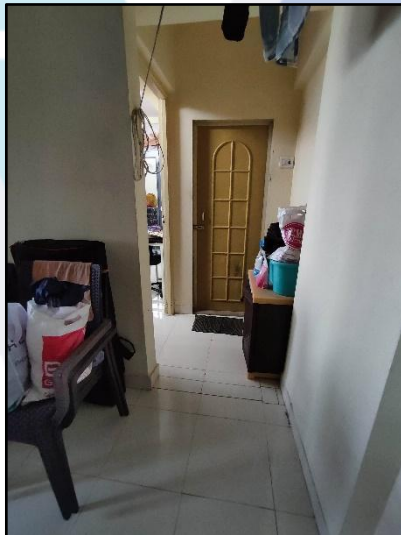
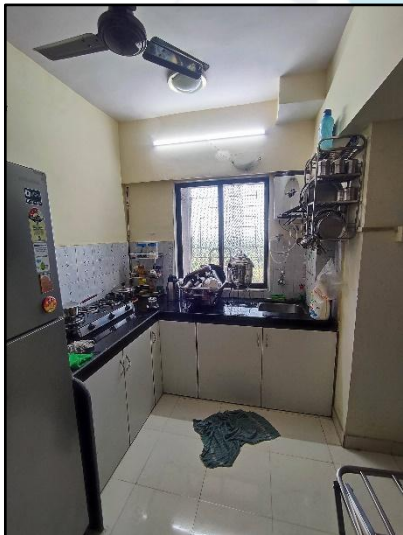
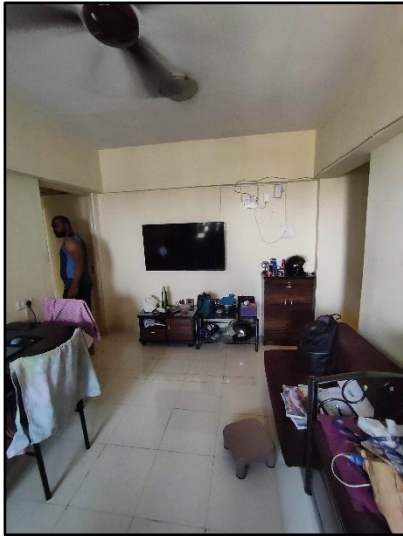
Chartered Engineer (India)

Reg. No. CAT-I-F-17631930

**Auth. Sign.**

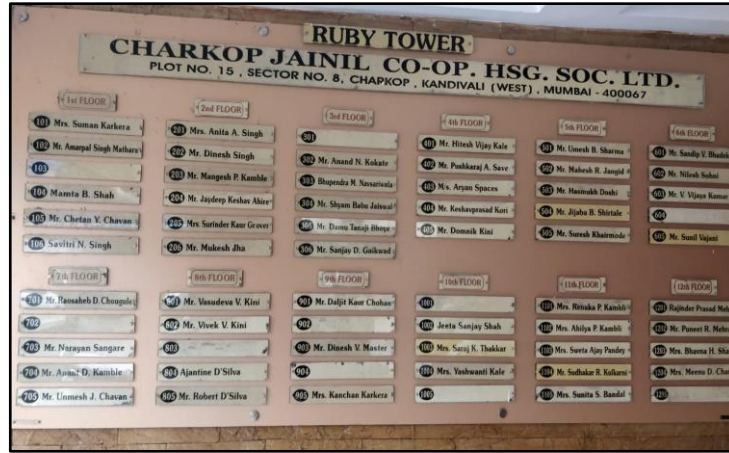


## Actual site photographs





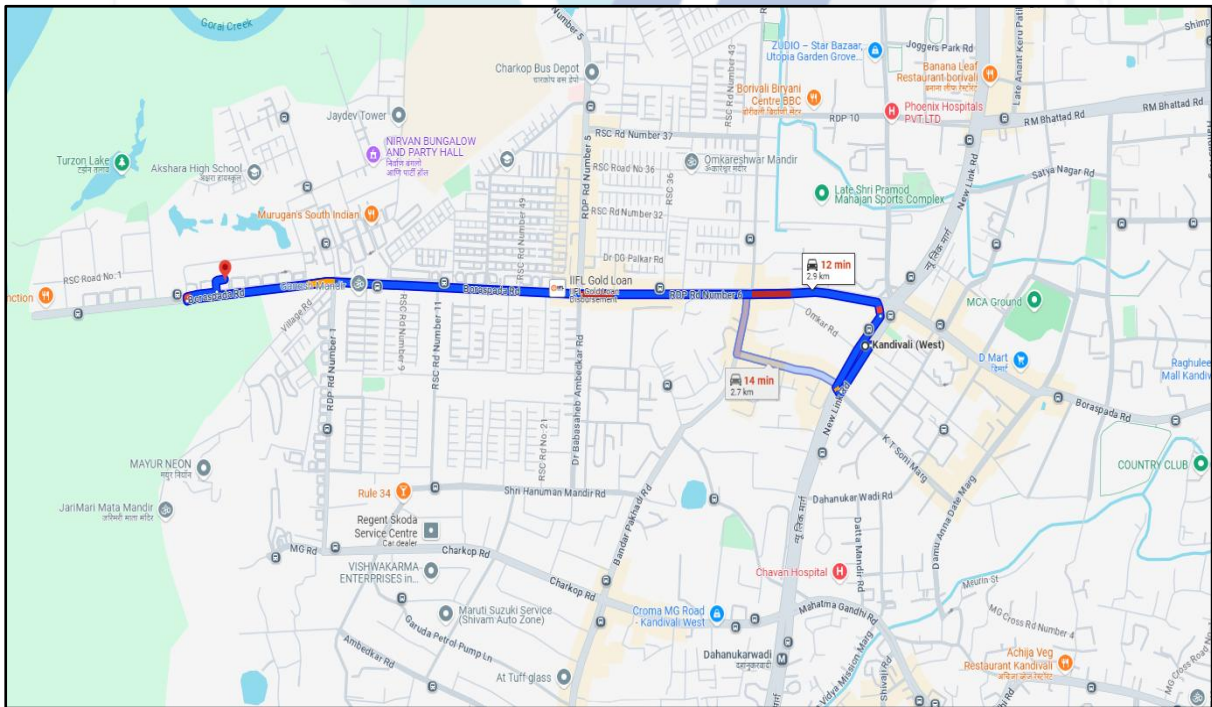
## Actual site photographs





## 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](#) |

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.  
Estimated EMI ₹ 87,857

**1BHK 2Baths**  
Flat/Apartment for Sale  
in Jinay CHS, Sector 8 Charkop, Kandivali West

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

DREAMS REALTY CONCEPT  
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[Price Trends](#)
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**Videos (1)**

**Property (10)**

**Area**  
Carpet area: 450 sq.ft. (41.81 sq.m.)

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

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

**Overlooking**  
Main Road, Sea facing

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

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

**Facing**  
East

**Property Age**  
5 to 10 Year Old

**Places nearby** [View All \(50\)](#)

Sector 8 Charkop, Kandivali West

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

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Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer

## Price Indicators

|                         |                                     |                 |                 |
|-------------------------|-------------------------------------|-----------------|-----------------|
| Property                | Jinay Apartment, Charkop, Kandivali |                 |                 |
| Source                  | <a href="#">Squareyards.com</a>     |                 |                 |
| 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

|  |   |   |
|--|---|---|
| <p><b>Carpet Area</b><br/>430 sqft<br/>₹ 26,512/sqft</p> | <p><b>Developer</b><br/><a href="#">Jinay Group</a></p> | <p><b>Project</b><br/><a href="#">Jinay Apartment</a></p> |
| <p><b>Floor</b><br/>5 (Out of 8 Floors)</p>              | <p><b>Transaction Type</b><br/>Resale</p>               | <p><b>Status</b><br/>Ready to Move</p>                    |
| <p><b>Facing</b><br/>East</p>                            | <p><b>Lifts</b><br/>2</p>                               | <p><b>Furnished Status</b><br/>Unfurnished</p>            |

✓ 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> |
| <b>Area</b>             | 397.00                | 476.00          | 572             |
| <b>Percentage</b>       | -                     | 20%             | 20%             |
| <b>Rate Per Sq. Ft.</b> | INR 26,471.00         | INR 22,059.00   | INR 18,370.00   |

|  |  |                                      |
|--|--|--------------------------------------|
| 432451   | <b>List No.2</b>   | Deputy Registrar: Co.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:<br>Rain:63m            |
| <b>Village Name: Charkon</b>   |  |                                      |
| (1) Type of document   | Agreement  |                                      |
| (2) Remuneration   | 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<br>Description: House No: B/604, Plot No. 11, Floor No: 6th Floor,<br>Building Name: Charkop Jinay Co Op Hou Sosa Ltd., Block No: Sector<br>8, R.S.C. 7 & 25, Road: Charkop Kandivali West. Mumbai 400067,<br>Other Information: As mentioned in the document ----- ( Plot<br>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:-ABIPL9633P<br>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:-ABGPL4508F |                                      |
| (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: Guruji Nagar, Block No: Teen Dongri, Road No: Opp. Police Quarters, Goregaon (West), Mumbai, Maharashtra, Mumbai. Pin Code:-400104 PAN No:-BLQPA1265H<br>2): Name:-Hitesh Madhukar Adhav Age:-38; Address:-Plot No: 43/348, Mala No: -, Building Name: Motilal Nagar No. 1, Block No: Road No. 10, Road No: Goregaon West Mumbai, Maharashtra, Mumbai. Pin Code:-400104 PAN No:-AIJPA7125M  |                                      |
| (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 :- :  | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.   |                                      |



## Sale Instances

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

|  |   |  |
|--|---|--|
| 24737451<br>22-01-2025<br>Note:- Generated Through eSearch Module. For original report please contact concerned SRO office.                    | <b>List No.2</b>  | Deputy Registrar: Co.D.R. Borivali 7<br>Dist No. : 24737/2024<br>Registration:<br>Rain:63m |
| <b>Village Name: Charkon</b>   |   |  |
| (1)Type of document  | Agreement   |  |
| (2)Remuneration  | 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:-Satish Vashdev Hinduja 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 PAN 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 Ragho Angane Age:-48; Address:-Plot No: Room No. D - 2, Mala 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:-AITPA3900E<br>2): Name:-Sakshi Sanjay Angane Age:-41; Address:-Plot No: Room No. D - 2, Mala 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:-ARBPA5838Q |  |
| (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**



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



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.

**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.**

**Director**

**Manoj B. Chalikwar**

Registered Valuer


Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Auth. Sign.



## The Indian Institution of Valuers Certificate

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