



VASTUKALA
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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: **Mr. Mohit Nirajkumar Awasthy,**
Mr. Niraj Kumar Awasthy &
Mrs. Pooja Niraj Kumar Awasthy

Residential Flat No. 104, 1st Floor, 'B' Wing, "**Aditya Apartment**", Aditya Co-op. Hsg. Soc. Ltd., Indira Nagar,
Kanjurmarg (East), Village - Kanjur, Mumbai - 400 042, Taluka - Kurla, District - Mumbai Suburban,
Maharashtra, India.

Latitude Longitude - 19°07'53.6"N 72°56'04.0"E

Intended User:

Private Client



Our Pan India Presence at :

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

Regd. Office

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

📞 +91 2247495919

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Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/02/2025/14488/2310694

22/02-344-JAVS

Date: 22.02.2025

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 104, 1st Floor, 'B' Wing, "Aditya Apartment", Aditya Co-op. Hsg. Soc. Ltd., Indira Nagar, Kanjurmarg (East), Village - Kanjur, Mumbai - 400 042, Taluka - Kurla, District - Mumbai Suburban, Maharashtra, India belongs to **Mr. Mohit Nirajkumar Awasthy, Mr. Niraj Kumar Awasthy & Mrs. Pooja Niraj Kumar Awasthy.**

Boundaries of the property.

| | |
|-------|----------------------|
| North | Mangalmurti Building |
| South | Slum Area |
| East | Internal Road |
| West | Open Land |

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for **Immigration Visa Application** purpose at

In ₹ 1,04,04,000.00 (Rupees One Core Four Lakhs Four Thousand Only).

In C\$ 1,70,901.72 (Canadian Dollars One Hundred Seventy Thousand Nine Hundred One Only).

Note: at conversion rate of 1 Indian Rupee equals to 0.016 Canadian Dollar as on 22.02.2025

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

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: 2025.02.22 13:02:42 +05'30'

Auth. Sign.



Our Pan India Presence at :

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

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VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

| | | |
|-------------------------|--|--|
| 1 | Date of Inspection | 21.02.2025 |
| 2 | Purpose of valuation | As per request from Private Clients, to assess Fair Market Value of the property under reference for Immigration Visa Application purpose |
| 3 | Name and address of the Valuer | Manoj B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. B1-001, U/B Floor, Boomerang , Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072. Dial: +91 22 28131324/25 Email: mumbai@vastukala.org |
| 4 | List of Documents Handed Over to The Valuer by The Customer: | <ol style="list-style-type: none"> Copy of Agreement for sale dated 03.08.2018 between Mr. Santosh D. Nair & Mrs. Maya Nair (the Transferors) AND Mr. Mohit Nirajkumar Awasthy, Mr. Niraj Kumar Awasthy & Mrs. Pooja Niraj Kumar Awasthy (the Transferees). Copy of Electricity Bill Consumer No. 000050038769 dated 12.02.2025 in the name of Mohit Nirajkumar Awasthy. Copy of Full Occupancy Certificate No. CE/635/BPES/AS dated 12.03.2013 issued by Municipal Corporation of Greater Mumbai (MCGM), |
| 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 | ₹ 22,000.00 Expected rental income per month. C\$ 361.38 Expected rental income per month |
| Property Details | | |
| 9 | Name(s) of the Owner | Mr. Mohit Nirajkumar Awasthy, Mr. Niraj Kumar Awasthy & Mrs. Pooja Niraj Kumar Awasthy |
| | Address | Residential Flat No. 104, 1 st Floor, 'B' Wing, "Aditya Apartment" , Aditya Co-op. Hsg. Soc. Ltd., Indira Nagar, Kanjurmarg (East), Village - Kanjur, Mumbai - 400 042; Taluka - Kurla, District - Mumbai Suburban, Maharashtra, India |
| 10 | If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided. | Joint Ownership Details of ownership shares is not available |
| 11 | Brief description of the property. | The property is a Residential Flat located on 1 st Floor. The composition of Flat is Living Room + 1 Bedroom + Kitchen + 2 Toilets + Passage (i.e. 1BHK with 2 |

| | | | |
|----|--|--|-------------------------|
| | | Toilets). It is at 1 km. travelling distance from Kanjurmarg railway station. | |
| | If under construction, extent of completion | N.A. | |
| 12 | Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.). | Survey No. 38(pt), C.T.S. No. 1056/E of Village – Kanjur | |
| 13 | Boundaries | As on site | As per documents |
| | North | Mangalmurti Building | Details not available |
| | South | Slum Area | Details not available |
| | East | Internal Road | Details not available |
| | West | Open Land | Details not available |
| 14 | Matching of Boundaries | - | |
| 15 | Route map | Enclosed | |
| 16 | Any specific identification marks | Opp. Axis Bank | |
| 17 | Whether covered under Corporation/ Panchayat / Municipality. | Municipal Corporation of Greater Mumbai (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. | 03.08.2018 | |
| 23 | Purchase value as per document | ₹ 60,00,000.00 | |
| 24 | Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid. | Owner Occupied | |
| 25 | Classification of the site | | |
| | a. Population group | Urban | |
| | b. High/ Middle/ Poor class | Middle Class | |
| | c. Residential / Commercial | Residential | |
| | d. Development of surrounding area | Developed | |
| | e. Possibility of any threat to the property (Floods, calamities etc.). | No | |
| 26 | Proximity of civic amenities (like school, hospital, bus stop, market etc.). | All available nearby | |
| 27 | Level of the land (Plain, rock etc.) | Plain | |
| 28 | Terrain of the Land. | Levelled | |
| 29 | Shape of the land (Square/ rectangle etc.). | Regular | |
| 30 | Type of use to which it can be put (for construction of house, factory etc.). | Residential | |
| 31 | Whether the plot is under town planning approved layout? | Information not Available | |

| | | |
|---|--|---|
| 32 | Whether the building is intermittent or corner? | Intermittent |
| 33 | Whether any road facility is available? | Yes |
| 34 | Type of road available (B.T/Cement Road etc.). | B.T. Road |
| 35 | Front Width of the Road? | 9.00 M. Wide Road |
| 36 | Source of water & water potentiality. | Municipal Water Supply |
| 37 | Type of Sewerage System. | Connected to Municipal Sewerage System |
| 38 | Availability of power supply. | Yes |
| 39 | Advantages of the site. | Located in developed area |
| 40 | Disadvantages of the site. | No |
| 41 | Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold. | As per Sub-Registrar of Assurance records |
| Valuation of the property: | | |
| 42 | Total area of the Residential Flat | Carpet Area in Sq. Ft. = 486.00 (Area as per Actual Site Measurement) Built-up Area in Sq. Ft. = 612.00 (Area as per Agreement for sale) |
| 43 | Prevailing market rate. | ₹ 17,000.00 per Sq. Ft. on Built-up Area |
| 44 | Floor Rise Rate per Sq. Ft. | ₹ 0.00 |
| 45 | PLC Rate per Sq. Ft. | ₹ 0.00 |
| 46 | Total Rate per Sq. Ft. | ₹ 17,000.00 per Sq. Ft. on Built-up Area |
| 47 | Value of the property | ₹ 1,04,04,000.00 C\$ 1,70,901.72 |
| 48 | The realizable value of the property (90%) | ₹ 93,63,600.00 C\$ 1,53,811.55 |
| 49 | Distress value of the property (80%) | ₹ 83,23,200.00 C\$ 1,36,721.38 |
| 50 | Insurance value of the property | ₹ 15,30,000.00 C\$ 25,132.61 |
| Technical details of the building: | | |
| 51 | Type of building (Residential/ Commercial/ Industrial). | Residential |
| 52 | Year of construction. | 2013 (As per Occupancy Certificate) |
| 53 | Future life of the property. | 48 years Subject to proper, preventive periodic maintenance and structural repairs. |
| 54 | No. of floors and height of each floor including basement. | Stilt + 7 Upper Floors. 1 st Floor is having 4 Residential Flats. 1 lift. |
| Type of construction | | |
| 55 | (Load bearing/ R.C.C./ Steel framed) | R.C.C. Framed Structure |
| Condition of the building. | | |
| 56 | External (excellent/ good/ normal/ poor) | Good |
| 57 | Internal (excellent/ good/ normal/ poor). | Good |

| | | | |
|------------|---|--|------------------------|
| 58 | Whether the Residential Flat is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation | As Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan. | |
| 59 | Remarks | | |
| | Specifications of Construction: | | |
| sr. | Description | 1st Floor | |
| A | Foundation | R.C.C. Foundation | |
| B | Basement | No | |
| C | Superstructure | R.C.C. frame work with 9-inch-thick B. B. Masonry for external walls. 6-inch-thick B.B. Masonry for internal walls | |
| D | Joinery/Doors/Windows | Teakwood door framed with flush doors; Powder coated aluminium sliding windows | |
| E | RCC Work | R.C.C. Framed Structure | |
| F | Plastering | Cement Plastering | |
| G | Flooring, Skirting | Verified tiles flooring | |
| H | Kitchen Platform | Granite kitchen platform | |
| I | Whether any proof course is provided? | Yes | |
| J | Drainage | Connected to Municipal Sewerage System | |
| K | Compound Wall (Height, length and type of construction) | 5.6" Height | |
| L | Electric Installation (Type of wire, Class of construction) | Concealed | |
| M | Plumbing Installation (No. of closets and wash basins etc.) | Concealed | |
| N | Bore Well | No | |
| O | Wardrobes, if any | Yes | |
| P | Development of open area | Open Parking, Chequered tile in open spaces, etc. | |
| | Valuation of proposed construction/ additions/ renovation if any: | | |
| 60 | SUMMARY OF VALUATION: | | |
| | Part I Land | N.A. as composite method is used for valuation | |
| | Part II Building | ₹ 1,04,04,000.00 | C\$ 1,70,901.72 |
| | Part III Other amenities/ Miscellaneous | ₹ 0.00 | |
| | Part IV Proposed construction | ₹ 0.00 | |
| | TOTAL. | ₹ 1,04,04,000.00 | C\$ 1,70,901.72 |
| | Calculation:1 | | |
| 1 | Construction | | |
| 1.01 | Built up Area of Residential Flat | 612.00 Sq. Ft. | |
| 1.02 | Rate per Sq. Ft. | ₹ 2,500.00 | |
| 1.03 | Cost of Construction = (1.01x1.02) | ₹ 15,30,000.00 | |
| 2 | Value of property | | |

| | | | |
|----------|---|-------------------------|------------------------|
| 2.01 | Built Up Area of Residential Flat | 612.00 | |
| 2.02 | Rate per Sq. Ft. | ₹ 17,000.00 | |
| 2.03 | Value of Residential Flat = (2.01x2.02) | ₹ 1,04,04,000.00 | C\$ 1,70,901.72 |
| 3 | Total value of the property. | ₹ 1,04,04,000.00 | C\$ 1,70,901.72 |

I certify that,

I/ my authorized representative has inspected the subject property on 21.02.2025.

The rates for valuation of the property are in accordance with the prevailing market rates.

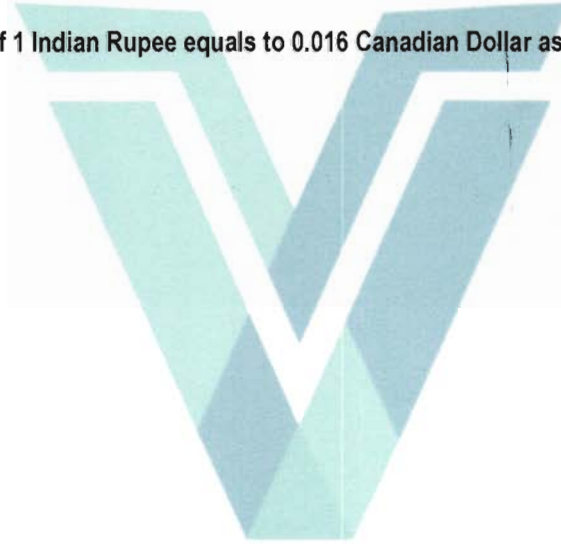
There is no direct/ indirect interest in the property valued.

The fair value of the property as on 22.02.2025 is

In ₹ 1,04,04,000.00 (Rupees One Core Four Lakhs Four Thousand Only).

In C\$ 1,70,901.72 (Canadian Dollars One Hundred Seventy Thousand Nine Hundred One Only).

Note: at conversion rate of 1 Indian Rupee equals to 0.016 Canadian Dollar as on 22.02.2025.



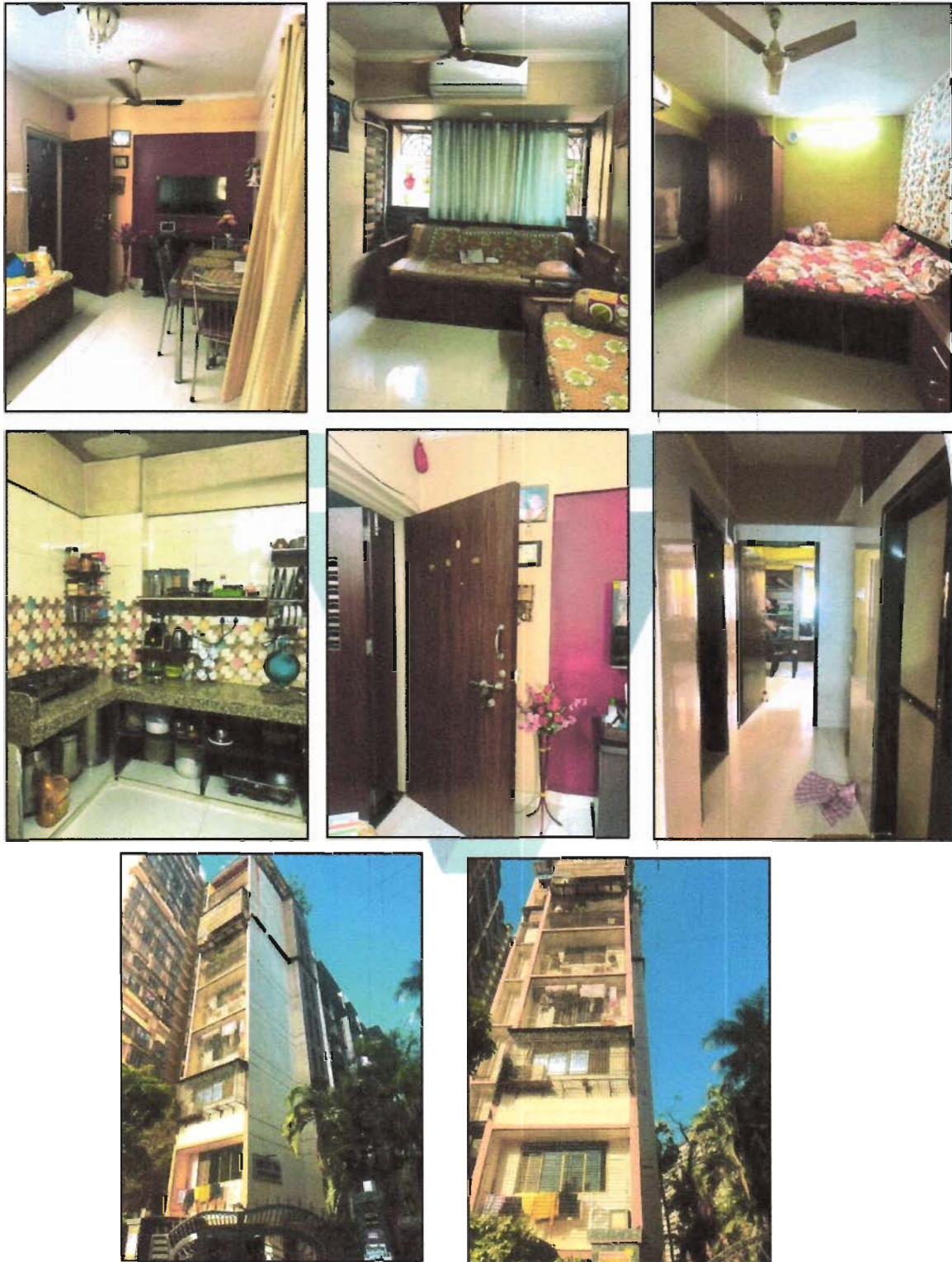
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Actual site photographs



Since 1989

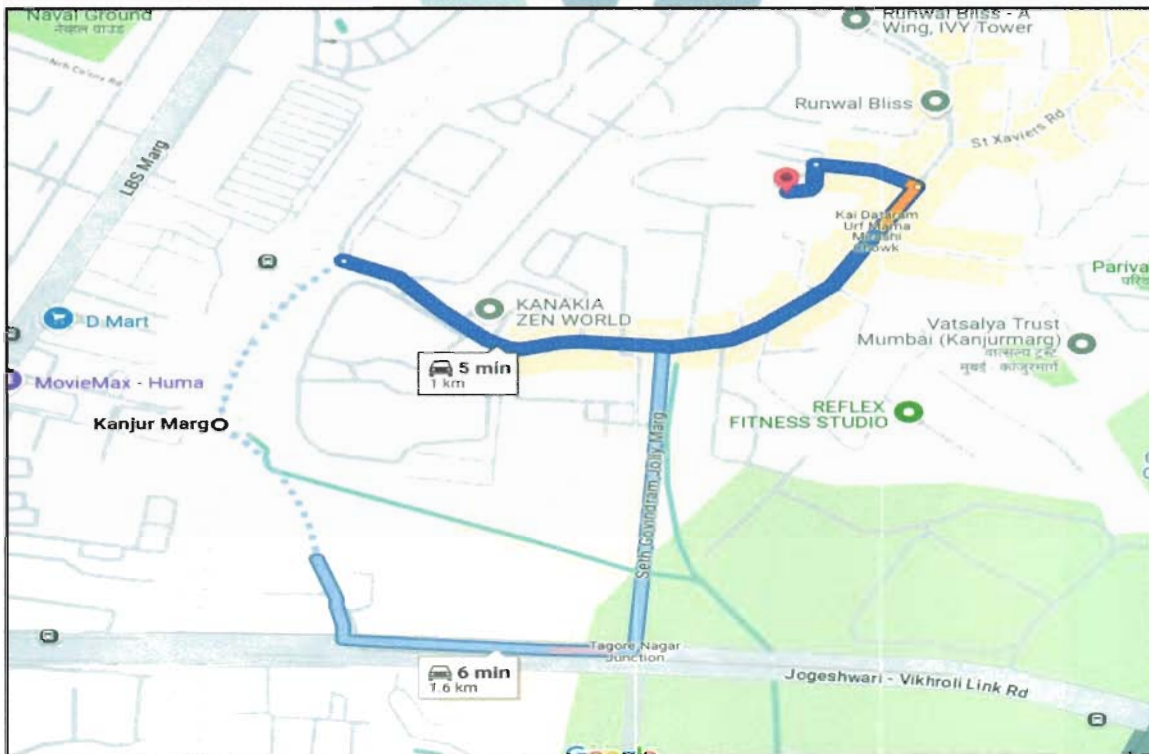
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Route Map of the property

Site u/r



Latitude Longitude - 19°07'53.6"N 72°56'04.0"E

Note: The Blue line shows the route to site from nearest railway station – (Kanjurmarg – 1 km.)



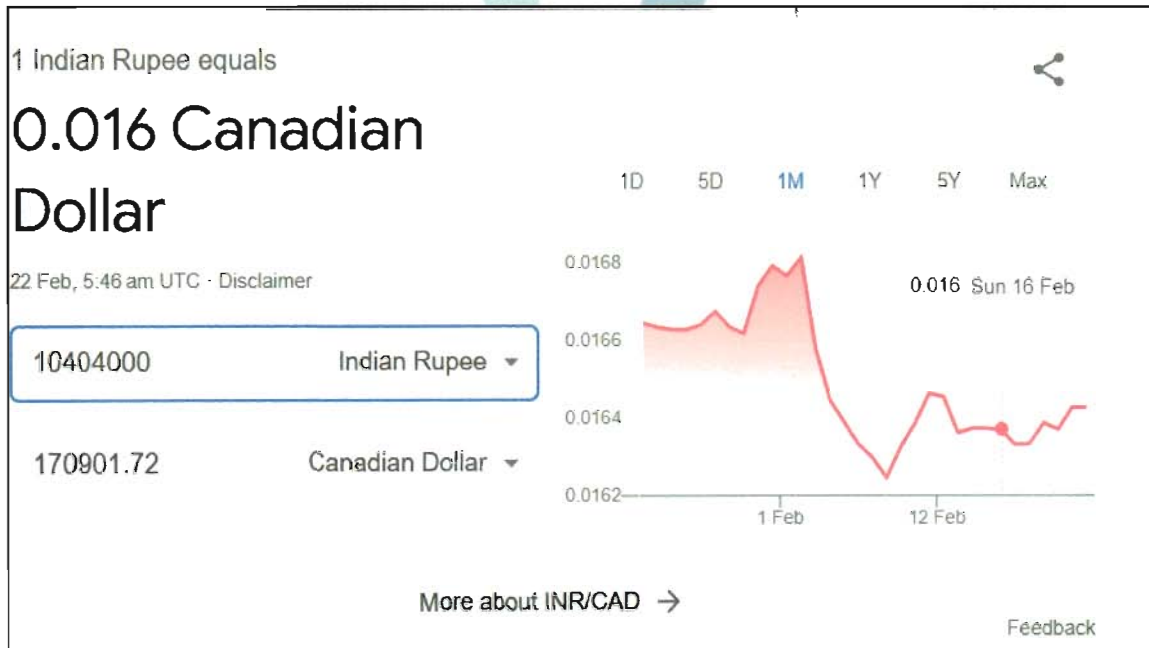
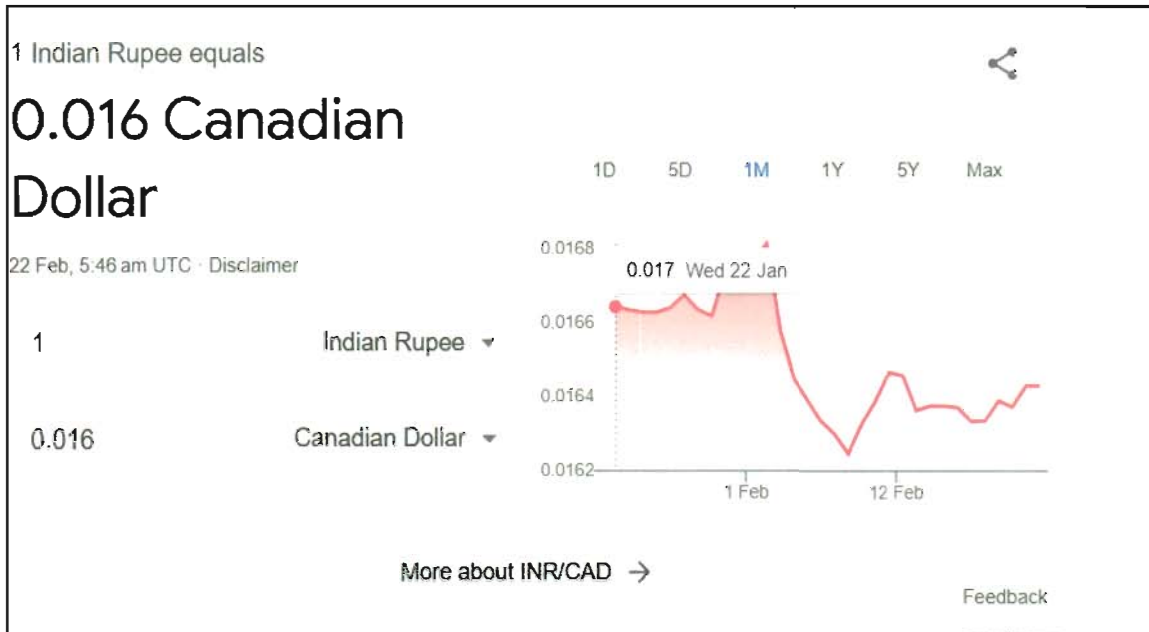
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Currency Rate




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Price Comparative



[Pay Rent](#)
[Post Your Property](#)
New







1 BHK Flat In Aditya Cooperative Housing Society For S...
Aditya Apartments, Anna Godbole Marg, Saikrupa Society, Indira Nagar N...

₹ 1 Crore
Negotiable

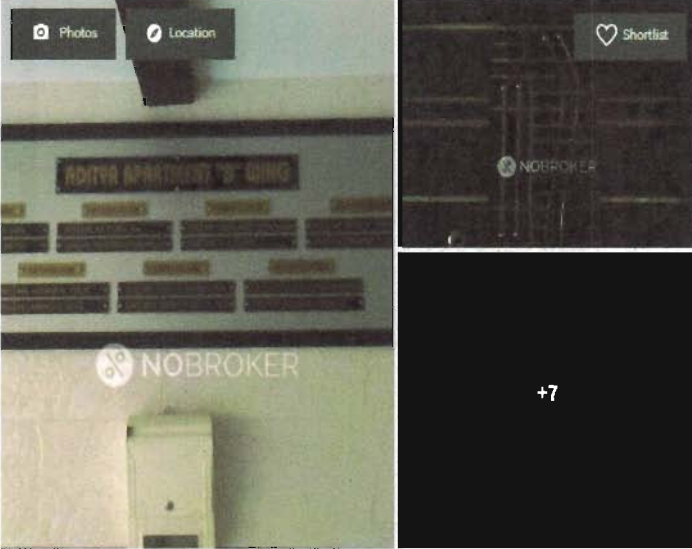
₹ 57,314/Month
Estimated EMI

600
Sq.Ft

Need Home Loan?
[Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Bhandup east / 1bhk Flat for Sale in Bhandup east / Property Details

Photos
Location



1 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

NA
Balcony

Bike
Parking

Feb 11, 2025
Posted On

Mar 11, 2025
Possession

Aditya Cooperative ...
Apartment

None
Power Backup

[Get Owner Details](#)

Report what was not correct in this property

[Listed by Broker](#)
[Sold Out](#)
[Wrong Info](#)

Overview

| | | | |
|---------------------|------------------|-------------------|---|
| Age of Building | 5-10 Years | Ownership Type | Self Owned |
| Maintenance Charges | ₹5.5 Per Sq.Ft/M | Flooring | NA |
| Builtup Area | 600 Sq.Ft | Furnishing Status | Unfurnished Furnish Now |
| Facing | Don't Know | Floor | 2/7 |
| Parking | Bike | Gated Security | Yes |

Activity On This Property


37 Unique Views
2 Shortlists
1 Contacted

Powered By: NBEstimate

Sale Trend in mumbai

Price Range (Per Sq.Ft): ₹ 16,143 - ₹ 21,216 ↑ 15.47%

Transactions:



Nearby: Standard Chartered | Kannamwar Nagar | Dheeraj Medicals | INOX | Mataashree Garden

NoBroker Services

(₹ 16,667.00 Sq. Ft on Built-up Area)



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Price Comparative

NOBROKER | Pay Rent | Post Your Property | Trupti Parmar

1 BHK Flat In Shradha Autumn Park For Sale In K...
 Resale | Indira nagar | ₹ 89 Lacs (Negotiable) | ₹ 51,009/Month (Estimated EMI) | 419 Sq. Ft. | Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Bhandup east / 1bhk Flat for Sale in Bhandup east / Property Details

Overview

| | | | |
|---------------------|-------------------|----------------|-----------------|
| Age of Building | 3-5 Years | Ownership Type | Self Owned |
| Maintenance Charges | ₹10.3 Per Sq.Ft/M | Flooring | Vitrified Tiles |
| Builtup Area | 419 Sq.Ft | Carpet Area | 375 Sq.Ft |
| Furnishing Status | Fully Furnished | Facing | East |
| Floor | 8/23 | Parking | Bike |
| Gated Security | Yes | | |

Activity On This Property

186 Unique Views | 5 Shortlists | 5 Contacted | Powered By: NBEstimate

Sale Trend in mumbai

Price Range Per Sq Ft: ₹ 16,143 - ₹ 21,216 | Growth past year: +13.47%

Transactions: 385 (24k)

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

₹ 27,098.00 Sq. Ft. Rate on Carpet Area (₹ 19,778.00 Sq. Ft. on Built Up Area)

(₹ 23,733.00 Sq. Ft. Rate on Carpet Area i.e. ₹ 19,778.00 Sq. Ft. on Built Up Area)



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Price Comparative

NOBROKER

1 BHK Flat in Rachna One For Sale In Bhandup East
 ₹90 Lacs (Negotiable) | ₹51,583/Month (Estimated EMI) | 545 Sq. Ft. | Need Home Loan? (Apply Loans)

Home / Flats for Sale in Mumbai / Flats for Sale in Bhandup east / 1bhk Flat for Sale in Bhandup east / Property Details

Photos | Location | Shortlist

1 Bedroom (Feb 11, 2025)
 1 Bathroom (Feb 24, 2025)
 1 Balcony (Rachna One)
 None (None)

Activity On This Property: 169 Unique Views, 1 Shortlist, 5 Contacted. Powered by NBEestimate.

Sale Trend in Mumbai
 Price Range: ₹16,143 - ₹21,216 | Growth: 15.47% (past year)

Overview

| | | | |
|---------------------|--------------------|----------------|------------|
| Age of Building | >10 Years | Ownership Type | Self Owned |
| Maintenance Charges | ₹5.5 Per Sq.Ft/M | Flooring | NA |
| Builtup Area | 545 Sq.Ft | Carpet Area | 425 Sq.Ft |
| Furnishing Status | Semi (Furnish Now) | Facing | Don't Know |
| Floor | 1/7 | Parking | None |
| Gated Security | Yes | | |

(₹ 16,514.00 Sq. Ft on Built-up Area)



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It can be seen that the rates of the Residential Apartments in the nearby area ranges from ₹ 16,000.00 to ₹ 20,000.00 per Sq. Ft on Built-up Area. Hence, we have considered ₹ 17,000.00 per Sq. Ft on Built-up Area as Fair Market Rate for Property under Consideration.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference for **Immigration Visa Application** purpose as on dated **22nd February 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 ₹ 1,04,04,000.00 (Rupees One Core Four Lakhs Four Thousand Only).**
In C\$ 1,70,901.72 (Canadian Dollars One Hundred Seventy Thousand Nine Hundred One Only).

Note: at conversion rate of 1 Indian Rupee equals to 0.016 Canadian Dollar as on 22.02.2025

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: 2025.02.22 12:49:18 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763



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The Indian Institution of Valuers Certificate

| | |
|---|---|
|  | <p>The Indian Institution of Valuers™ (India) An Institution affiliated with Indian Bank's Association (IBA) & National Housing Banks (NHB)</p> <p>Certificate of Membership</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>The Indian Institution of Valuers™ (India)</p> <p>..... Manoj B. Chalikwar</p> <p>is approved by the Council of the Institution and is hereby authorised to use the title of</p> <p>Approved Valuer</p> <p>(Category - Immovable Property)</p> <p>Dated this 10th day of October 2008</p> <p>Membership No. : CAT-I-F-1763</p> <p>Date : 10th October 2008</p> <p>This Certificate is the property of the institution and must be returned if membership ceases.</p> |
| | <p> Hon. Gen. Secretary The Indian Institution of Valuers™ (India)</p> |