

VIII.	Insurable value of the property (1288.80 Sq. Ft. X 2,000.00)	:	₹ 25,77,600.00
IX.	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 13, 14 & 15

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: 2025.02.28 12:49:11 +05'30'

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Punjab National Bank Empanelment No.: REF : ZO:SAMD:1138

Enclosure	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc.
5.	Any other relevant documents/extracts

	Depreciation percentage assuming the salvage value as 10%	:	12.00%
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,760/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 5,500/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 7,260/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1074.00 Sq. Ft.	7,260.00	<b>77,97,240.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 6674.00 to ₹ 8390.00 per Sq. Ft. on Carpet Area / ₹ 5561.00 to ₹ 6992.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹7,260.00 per Sq. Ft. on Carpet Area for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹77,97,240.00 (Rupees Seventy Seven Lakh Ninety Seven Thousand Two Hundred Forty Only)**. The **Realizable Value** of the above property is **₹74,07,378.00 (Rupees Seventy Four Lakh Seven Thousand Three Hundred Seventy Eight Only)**. The **Distress Value** is **₹62,37,792.00 (Rupees Sixty Two Lakh Thirty Seven Thousand Seven Hundred Ninety Two Only)**.

I.	Date of Purchase of Immovable Property	:	30/07/2020
II.	Purchase Price of immovable property	:	₹ 35,00,000
III.	Book value of immovable property	:	₹ 37,40,000.00
IV.	Fair Market Value of immovable property	:	₹ 77,97,240.00
V.	Realizable Value of immovable property	:	₹ 74,07,378.00
VI.	Distress Sale Value of immovable property	:	₹ 62,37,792.00
VII.	Guideline Value (1288.80 X 3,411.00)	:	₹ 43,96,097.00



Since 1989

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

An ISO 9001 : 2015 Certified Company

