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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 : **Shree Sushil Beerappa Uchil & Smt. Smita Sushil Uchil**

Residential Flat No. 204, 2nd Floor, "**Gorai Aditi Co-op. Hsg. Soc. Ltd.**", Plot No. AM-2, Sector RSC 31, RSC-31, Gorai - II, Village - Borivali, Taluka - Borivali, District - Mumbai Suburban, Borivali (West), Mumbai, PIN - 400 091, State - Maharashtra, India.

Latitude Longitude : 19°13'45.3"N 72°49'31.8"E

Valuation Prepared For:

Private Valuation

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

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 204, 2nd Floor, "Gorai Aditi Co-op. Hsg. Soc. Ltd.", Plot No. AM-2, Sector RSC 31, RSC-31, Gorai - II, Village - Borivali, Taluka - Borivali, District - Mumbai Suburban, Borivali (West), Mumbai, PIN - 400 091, State - Maharashtra, India belongs to **Shree Sushil Beerappa Uchil & Smt. Smita Sushil Uchil.**

Boundaries of the property

North : Plot No. 99 - Siddhesh CHSL
South : RSC Road No. 31
East : MHADA Complex
West : RSC Road No. 32

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 **₹ 92,18,000.00 (Rupees Ninety Two Lakh Eighteen Thousand 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.**

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl.: Valuation report



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Vastukala Consultants India Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.

VALUATION REPORT (IN RESPECT OF FLAT)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Visa Application Purpose.
2	a) Date of inspection : 17.12.2024
	b) Date of which the valuation is made : 18.12.2024
3	List of documents produced for perusal: I) Copy of Agreement for Allotment of Flats Dated 31.12.2010 between Shri. Anil K. Aggarwal(The Seller) And Shree Sushil Beerappa Uchil & Smt. Smita Sushil Uchil(The Allottee). II) Copy of Electricity Bill CA No. 152998893 Dated 02.12.2024. III) Copy of Society Maintenance Bill No. 100 Dated 01.10.2024 in the name of Mr. Sushil B. Uchil & Smita S. Uchi issued by Gorai Aditi Co-op. Hsg. Soc. Ltd.. IV) Copy of Society No Objection Letter Dated 23.01.2024 addressed to Collector of Stamps, issued by Gorai Aditi Co-op. Hsg. Soc. Ltd..
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Shree Sushil Beerappa Uchil & Smt. Smita Sushil Uchil Residential Flat No. 204, 2 nd Floor, " Gorai Aditi Co-op. Hsg. Soc. Ltd. ", Plot No. AM-2, Sector RSC 31, RSC-31, Gorai - II, Village - Borivali, Taluka - Borivali, District - Mumbai Suburban, Borivali (West), Mumbai, PIN - 400 091, State - Maharashtra, India. <u>Contact Person :</u> Mr. Sushil Beerappa Uchil (Owner) Mobile No. 9920011182 Joint Ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 2 nd Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Dining + 2 Toilet. (1 BHK) + Dry Balcony Area. The property is at 2.6 Km. distance from Borivali Metro Station.
6	Location of property
a)	Plot No. / Survey No. : Plot No - AM-2 New Survey No - 187/(pt)
b)	Door No. : Residential Flat No. 204
c)	C.T.S. No. / Village : CTS No - 19, Village - Borivali
d)	Ward / Taluka : Taluka - Borivali
e)	Mandal / District : District - Mumbai Suburban



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f)	Date of issue and validity of layout of approved map / plan	:	The property is constructed by MHADA, hence MHADA itself is an issuing authority.	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	No	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
7	Postal address of the property	:	Residential Flat No. 204, 2 nd Floor, "Gorai Aditi Co-op. Hsg. Soc. Ltd.", Plot No. AM-2, Sector RSC 31, RSC-31, Gorai - II, Village - Borivali, Taluka - Borivali, District - Mumbai Suburban, Borivali (West), Mumbai, PIN - 400 091, State - Maharashtra, India.	
8	City / Town	:	City - Borivali (West), Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Borivali Municipal Corporation of Greater Mumbai (MCGM)	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12	Boundaries of the property	:	As per site	As per Document
	North	:	Plot No. 99 - Siddhesh CHSL	Information not available
	South	:	RSC Road No. 31	Information not available
	East	:	MHADA Complex	Information not available
	West	:	RSC Road No. 32	Information not available
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-

14	Extent of the site	:	Carpet Area in Sq. Ft. = 401.11 (Area as per Site measurement) Carpet Area in Sq. Ft. = 419.00 (Area As Per Agreement for Allotment of Flats) Built Up Area in Sq. Ft. = 502.80 (Carpet Area + 20%)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°13'45.3"N 72°49'31.8"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 419.00 (Area As Per Agreement for Allotment of Flats)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	CTS No - 19
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Borivali, Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 204, 2 nd Floor, " Gorai Aditi Co-op. Hsg. Soc. Ltd. ", Plot No. AM-2, Sector RSC 31, RSC-31, Gorai - II, Village - Borivali, Taluka - Borivali, District - Mumbai Suburban, Borivali (West), Mumbai, PIN - 400 091, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2010 (As Per Society Letter)
5.	Number of Floors	:	Part Ground + Part Stilt + 7 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	2 nd Floor is having 6 Flats
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	1Lift
	Protected Water Supply	:	Municipal Water Supply

	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open / Covered Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	2 nd Floor
2.	Door No. of the Flat	:	Residential Flat No. 204
3.	Specifications of the Flat		
	Roof	:	R.C.C. slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak Wood Door with flush shutters
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	Information not available
	Tax paid in the name of	:	Information not available
	Tax amount	:	Information not available
5.	Electricity Service connection No.	:	CA No. 152998893
	Meter Card is in the name of	:	Sushil B Uchil & Smita S Uchil
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	Shree Sushil Beerappa Uchil & Smt. Smita Sushil Uchil
8.	What is the undivided area of land as per Sale Deed?	:	Information not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 503.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per MHADA / MCGM norms

11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 401.11 (Area As per actual site measurement) Carpet Area in Sq. Ft. = 384.24 Dry Balcony Area in Sq. Ft. = 16.87 Carpet Area in Sq. Ft. = 419.00 (Area As Per Agreement for Allotment of Flats) Carpet Area in Sq. Ft. = 400.00 External Service Area in Sq. Ft. = 19.00
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ 23,000/- Expected rental income per month
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3.	Any negative factors are observed which affect the market value in general?	:	No
V	Rate		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 20882/- to ₹ 22028/- per Sq. Ft. on Carpet Area ₹ 17402/- to ₹ 18357/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 22,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 19,200/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,33,860/- per Sq. M. i.e. ₹ 12,436/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,24,250/- per Sq. M. i.e. ₹ 11,543/- per Sq. Ft.

5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates are Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact that even RR Rates Decided by Government Differ.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,800/- per Sq. Ft.
	Age of the building	:	14 years
	Life of the building estimated	:	46 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	-
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,800/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 19,200/- per Sq. Ft.
	Total Composite Rate	:	₹ 22,000/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	419.00 Sq. Ft.	22,000.00	92,18,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking			
	Total value of the property			92,18,000.00
	Realizable value of the property			82,96,200.00



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	Distress value of the property	73,74,400.00
	Insurable value of the property (502.80 X 2,800.00)	14,07,840.00
	Guideline value of the property (502.80 X 11,543.00)	58,03,820.00



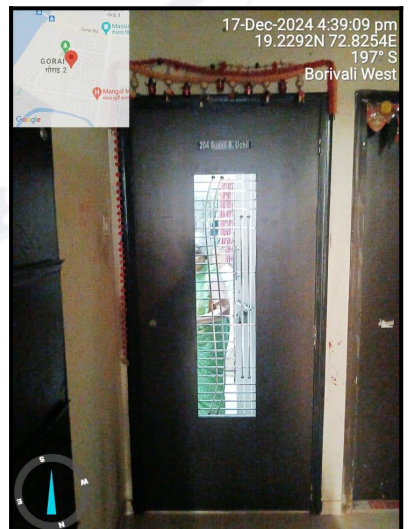
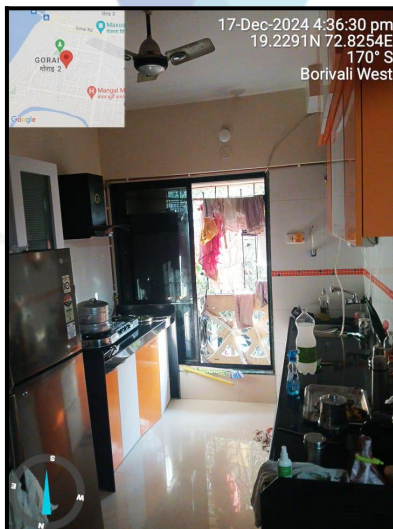
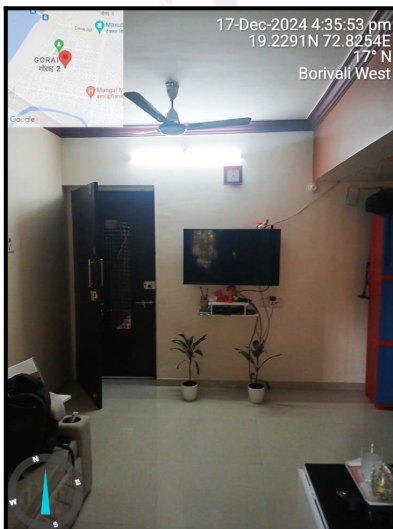
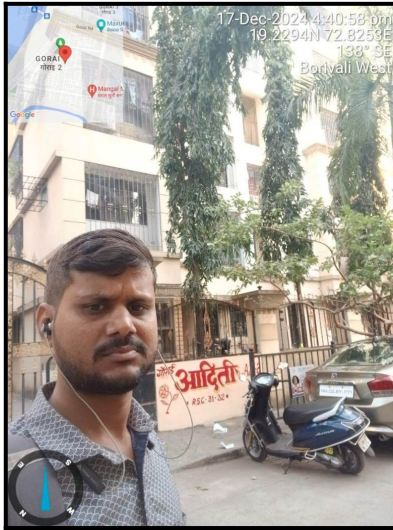
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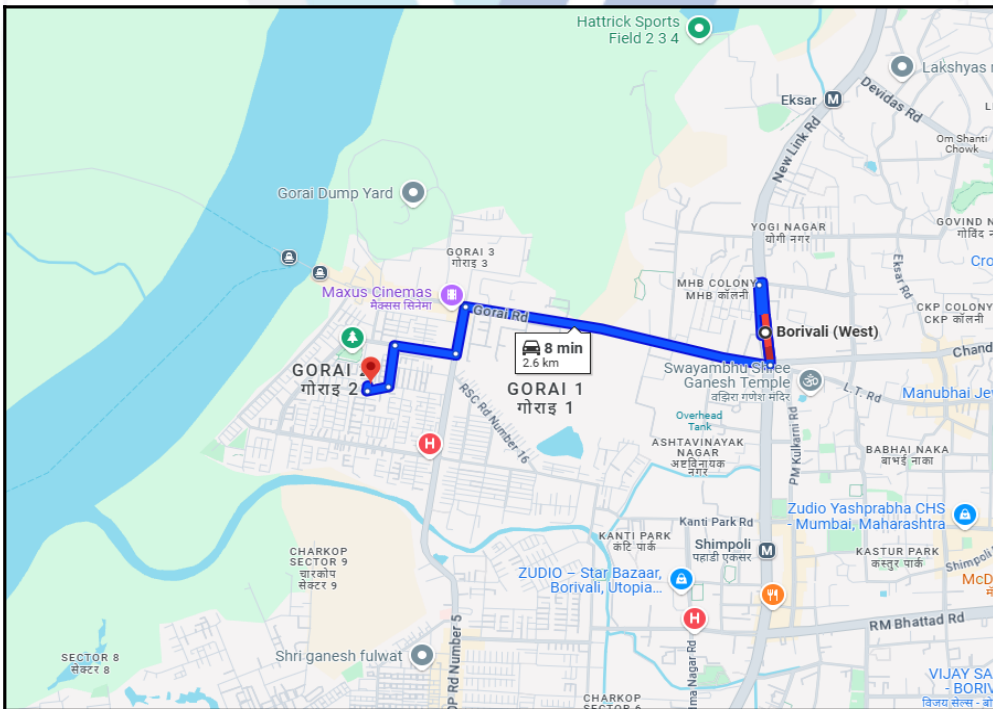
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°13'45.3"N 72°49'31.8"E


Note: The Blue line shows the route to site distance from nearest Metro Station (Borivali - 2.6 Km.).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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[Valuation Guidelines | User Manual](#)

Year Language

Selected District

Select Village

Search By Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	83/366-भुभाग: एस. व्ही. रोडच्या पश्चिमेकडे व लोकमान्य टिळक रोडच्या दक्षिणेकडील गावातील सर्व मिळकती.	63740	142570	163950	205400	142570	चौ. मीटर
SurveyNo	83/367-रस्ता: स्वामी विवेकानंद रोड.	76510	144190	194100	250100	144190	चौ. मीटर
SurveyNo	83/368-रस्ता: लोकमान्य टिळक मार्ग (एस. व्ही. रोड जंक्शन ते एक्सर गावाची पूर्व हद्द पर्यंत)	73430	141160	184900	255000	141160	चौ. मीटर
SurveyNo	83/369-रस्ता: लोकमान्य टिळक मार्ग (विभाग क्र. 83/366 ची पूर्व हद्द ते लिंक रोडपर्यंत)	65220	133860	171600	226600	133510	चौ. मीटर
SurveyNo	83/370-रस्ता: लोकमान्य टिळक मार्ग (लिंक रोड ते खडी)	65140	141110	162280	207600	141110	चौ. मीटर

1 2 3 4

Stamp Duty Ready Reckoner Market Value Rate for Flat	133860			
Flat Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,33,860.00	Sq. Mtr.	12,436.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	65220			
The difference between land rate and building rate(A-B=C)	68,640.00			
Percentage after Depreciation as per table(D)	14%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,24,250.00	Sq. Mtr.	11,543.00	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



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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



Price Indicators

Property	Gorai II, Borivali West		
Source	https://www.99acres.com/		
Floor	2nd		
	Carpet	Built Up	Saleable
Area	319.00	382.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,317.00	₹17,764.00	-



99acres
Post property FREE!

Home > Property in Mumbai > Flats in Mumbai > Flats in Borivali > Flats in Borivali West > 1 BHK Flats in Borivali West Posted on Sep 06, 2024 | Ready to move

₹68 Lac

@ 21,316 per sq.ft.

Estimated EMI ₹ 54,312

1BHK 1Bath

Flat/Apartment for Sale

in Gorai BSES Friends CHS, Borivali West, Mumbai


Contact Owner FREE

♥ Shortlist

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

Overview
Owner Details
Price Trends
Explore Locality
Recommendations
Article >

Property (9)



Photos (1/9)

Area

Carpet area: 319 sq.ft.

(29.64 sq.m.)

Configuration

1 Bedroom , 1 Bathroom, No Balcony

Price

₹ 68 Lac

@ 21,316 per sq.ft.

Address

Gorai BSES Friends CHS
Borivali West, Mumbai

Floor Number

2nd of 7 Floors

Property Age

5 to 10 Year Old

Places nearby

Borivali West, Mumbai View All (50)

+ Gala Clinic


+ Apex Superspeciality Hospitals

+ Sanket Hospital

+ Apex Hospitals

+ Siddhivinayak Nurching Home

+ →




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Price Indicators

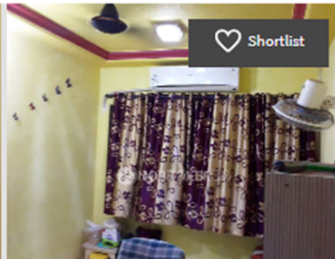
Property	Gorai II, Borivali West		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	304.17	365.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹22,027.00	₹18,356.00	-



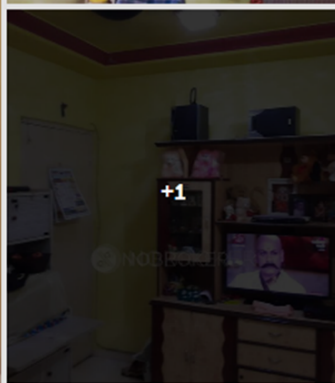
[Pay Rent](#)
[Post Your Property](#)
[Sign up](#)
[Log in](#)



Photos
Location



Shortlist



+1


1 Bedroom <small>No. of Bedroom</small>	Nov 15, 2024 <small>Posted On</small>
1 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Balcoony</small>	Sanjoba Chs <small>Apartment</small>
Bike and Car <small>Parking</small>	None <small>Power Backup</small>

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info



Price trends by NBEstimate

Check Now

Nearby: Central Bank Of India - Dahisar West Branch I.C. Colony People's Gym

SANCHAITI SUPERSPECIALITY HOSPITAL Kandivali (West)

Overview

Age of Building	>10 Years
Maintenance Charges	₹5.5 Per Sq.Ft/M
Builtup Area	365 Sq.Ft
Ownership Type	Self Owned
Flooring	Marble/Granite
Furnishing Status	Unfurnished Furnish Now

Activity On This Property

136

Unique Views

3

Shortlists

6

Contacted

Powered By: NBEstimate

Similar Properties

Sale Instances

Property	Gorai II, Borivali West		
Source	Index no.2		
Floor	Ground		
	Carpet	Built Up	Saleable
Area	359.17	431.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,881.00	₹17,401.00	-

18/12/2024, 16:14		igr_9191	
9191451		सूची क्र.2	
01-05-2024		द्वयम निबंधक : सह द.नि. बोरीवली 7	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		दस्त क्रमांक : 9191/2024	
		नोदणी :	
		Regn:63m	
गावाचे नाव : बोरीवली			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	7500000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5644400		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: रूम नं.डी/09, माळा नं: तळ मजला, इमारतीचे नाव: गोरार्ई(2)सार्थक को. ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं.206,गोरार्ई पार्ट-02, रोड : आर.एस.सी.-33,बोरिवली पश्चिम,मुंबई, इतर माहिती: दिनांक-31 मार्च 2021 च्या शासन परिपत्रक महाराष्ट्र क्र. मुद्रांक-2021/अनौ.सं.क्र.12/प्र.क्र.107/म-1(धोरण). नुसार सदरची सदनिका विकत असल्याने सदरील लिहून घेणारे पक्षकार (महिला) .सदरील दस्तात 4% नुसार मु.शु. वसुल करण्यात आले आहे.((C.T.S. Number : 19 ;))		
(5) क्षेत्रफळ	40 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेघना सुनील राजपुरे वय:-25 पत्ता:-प्लॉट नं: रूम नं.डी/०९, माळा नं: तळ मजला, इमारतीचे नाव: गोरार्ई २ सार्थक को. ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं.२०६, गोरार्ई पार्ट-०२, रोड नं: आर.एस.सी.-३३, बोरिवली पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400091 पॅन नं:-CWNPR7128B		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कविता शिवकुमार गुप्ता वय:-40; पत्ता:-प्लॉट नं: रूम नं.सी/०६, माळा नं: तळ मजला, इमारतीचे नाव: गोरार्ई २ श्री परिवर्तन को. ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं.२४६, गोरार्ई पार्ट-०२, रोड नं: आर.एस.सी.-४४, बोरिवली पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400091 पॅन नं:-BARPG1013K		
(9) दस्तऐवज करून दिल्याचा दिनांक	26/04/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	26/04/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	9191/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	375000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			

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 **₹92,18,000.00 (Rupees Ninety Two Lakh Eighteen Thousand Only)** .

No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Shree Sushil Beerappa Uchil & Smt. Smita Sushil Uchil from Shri. Anil K. Aggarwal vide Agreement for Allotment of Flats dated 31.12.2010.
2	purpose of valuation and appointing authority	As per the request from Sushil B Uchil , to assess Fair Market Value value of the property for Visa Application purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Govind Pande - Valuation Engineer Shobha Kuperkar - Technical Manager Jayaraja Acharya - Technical Officer
4	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	date of appointment, valuation date and date of report;	Date of Appointment - 17.12.2024 Valuation Date - 18.12.2024 Date of Report - 18.12.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 17.12.2024
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **18th December 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Mumbai (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations.

Assumptions

Assumptions are a necessary part of undertaking valuations. Vastukala Consultants India Pvt. Ltd. adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **419.00 Sq. Ft. Carpet Area** in the name of **Shree Sushil Beerappa Uchil & Smt. Smita Sushil Uchil.** . Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title



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Based on our discussion with the Client, we understand that the subject property is owned by **Shree Sushil Beerappa Uchil & Smt. Smita Sushil Uchil**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **419.00 Sq. Ft. Carpet Area**.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the



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valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey.

Other

All measurements, areas and ages quoted in our report are approximate.

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise.

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is **Residential Flat, admeasuring 419.00 Sq. Ft. Carpet Area.**

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 the property is free of liens and encumbrances
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Non SARFAESI** purpose as on dated **18th December 2024**.

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 knowledgeable 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.

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, 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 Non SARFAESI purpose at **₹2,18,000.00 (Rupees Ninety Two Lakh Eighteen Thousand Only)**.

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

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



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