

VALUATION REPORT

OF

MR. RAJ PRAKASH SURVE & MR. PRAKASH SHIVRAM SURVE Flat No. 0803,
8th Floor, Building No. 10, B Wing, Building Known as "CHEMBUR
PITRUCHAYA CO-OP HOUSING SOCIETY LTD.", Queen's Park, Hills Park Road,
Subhash Nagar, Chembur East, Mumbai - 400 071.



S.D.DESHPANDE

B.E. FIE FIV MICA

Chartered Engineer-FIE-111193-7

Govt. Regd. Valuer-(N) CCTT/P&M-20/59/06-07

Approved Valuer-FIV-16367, Competent Person-D-036



S. D. DESHPANDE B.E.(Mech) FIE FIV MICA

▪ Chartered Engineer ▪ Govt. Approved Valuer ▪ Competent Person ▪ Arbitrator

Mumbai/Thane | 7, Shantaram Smruti, 1st Floor, Joshi Wadi, Station Road, Thakurli (E), Dombivli 421 201, Dist. Thane, M.S. (India)

Nasik | Flat No 6, Vishwanath Plaza, Near Water Tank, Mahatma Nagar, Nasik 422 037, M.S. (India)

Pune | 42/6, 'Chetak' Bldg, Sector - 21, Yamunanagar, Hgd, Pune 411 044, M.S. (India)

Contact | +91 94229 58807 (9000814781), 95948 05656, 95450 48833, +91 251 2472 666, 253 2355 475

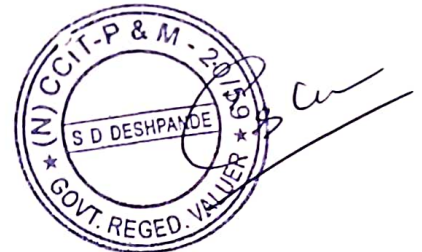
Website | www.sddeshpande.com • Email | sanjaydeshpande53@gmail.com, s.d.deshpande@rediffmail.com, info@shantaramsmruti.com

VALUATION REPORT IN RESPECT OF FLATS (To be filled in by the Approved Valuer)

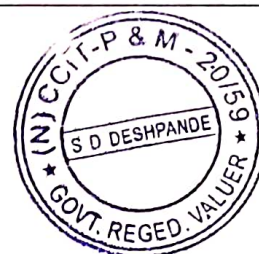
Rep. Ref. No. 1359/SDD/BBC-KA/5BI-THANE RACPC/2023-24

Date: 28.11.2023

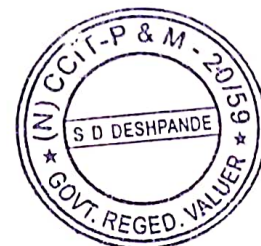
1. GENERAL	
1.	Purpose for which the valuation is made : To determine the Fair market value of the Property
2.	a) Date of Inspection : 28.11.2023 The subject property inspected from outside only, because inside visit not permitted as per developer's policy.
	b) Date on which the valuation is made : 28.11.2023
3.	List of documents produced for perusal
	i) Agreement copy : Agreement Dated 20.11.2023 For Rs. 2,52,75,000/- in Between M/S. V. LAXMI ESTATE DEVELOPERS PVT. LTD. AND MR. RAJ PRAKASH SURVE & MR. PRAKASH SHIVRAM SURVE
	ii) Index - II : 24724/2023 Dt. 20.11.2023
	iii) Stamp Duty Receipt : Not Provided
iv) Commencement Certificate : CC NO. CO/MB/REE/NOC/F-1263/346/2022 Dated 15.02.2022	
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) : MR. RAJ PRAKASH SURVE MR. PRAKASH SHIVRAM SURVE
5.	Brief description of the property : Flat No. 0803, 8 th Floor, Building No. 10, B Wing, Building Known as "CHEMBUR PITRUCHAYA CO-OP HOUSING SOCIETY LTD.", Queen's Park, Hills Park Road, Subhash Nagar, Chembur East, Mumbai - 400 071. 3 BHK Residential Flat, Landmark: Queen's Park, Hills Park Road 1 Km Distance From Chembur Railway Station.
6.	Location of property
	a) Plot No. / Survey No. : Survey no. 828 part
	b) Door No. : Flat No. 0803, 8 th Floor
	c) T. S. No. / Village : Chembur
	d) Ward / Taluka : Kurla
	e) Mandal / District : Mumbai
	f) Date of issue and validity of layout of approved map / plan : Approved building plan copy not provided for our verification and not verified
	g) Approved map / plan issuing authority : MMC
	h) Whether genuineness or authenticity of approved map / plan is verified : Not Applicable
i) Any other comments by our empanelled valuers on authentic of approved plan : No	



7.	Postal address of the property	Flat No. 0803, 8 th Floor, Building No. 10, B Wing, Building Known as "CHEMBUR PITRUCHAYA CO-OP HOUSING SOCIETY LTD.", Queen's Park, Hills Park Road, Subhash Nagar, Chembur East, Mumbai - 400 071.													
8.	City / Town	: Mumbai													
	Residential Area	: Residential Area													
	Commercial Area	: NA													
	Industrial Area	: NA													
9.	Classification of the area	:													
	i) High / Middle / Poor	: Middle class													
	ii) Urban / Semi Urban / Rural	: Urban													
10	Coming under Corporation limit / Village Panchayat / Municipality	: MMC													
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	:													
	East	: Road													
	West	: Subhash Nagar Road													
	North	: Building													
	South	: Snacks Centre													
13	Dimensions of the site	: <table border="1" style="width: 100%; text-align: center;"><thead><tr><th>A</th><th>B</th></tr></thead><tbody><tr><td>As per the Deed</td><td></td></tr><tr><td>East</td><td>Road</td></tr><tr><td>West</td><td>Subhash Nagar Road</td></tr><tr><td>North</td><td>Building</td></tr><tr><td>South</td><td>Snacks Centre</td></tr></tbody></table>		A	B	As per the Deed		East	Road	West	Subhash Nagar Road	North	Building	South	Snacks Centre
	A	B													
	As per the Deed														
	East	Road													
	West	Subhash Nagar Road													
North	Building														
South	Snacks Centre														
	East	: --- Road													
	West	: --- Subhash Nagar Road													
	North	: --- Building													
	South	: --- Snacks Centre													
14	Extent of the site	: Carpet area 909 Sq. ft. + Deck area 101 sq. ft. as per documents Total carpet area 1010 sq. ft.													
14.1	Latitude, Longitude & Co-ordinates of flat	: Latitude: 19.223507, Longitude: 72.980282													
15	Extent of the site considered for valuation (least of 13 A & 13 B)	: Carpet area 909 Sq. ft. + Deck area 101 sq. ft. as per documents Total carpet area 1010 sq. ft.													
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	: Developer													
II. APARTMENT BUILDING															
1.	Nature of the Apartment	: Residential													
2.	Location	: Shubhash Nagar Chembur													
	T. S. No.	: ---													
	Block No.	: ---													
	Ward No.	: ---													
	Village/ Municipality / Corporation	: MMC													
	Door No., Street or Road (Pin Code)	: Flat No. 0803, Pin Code: 400 071.													
3.	Description of the locality Residential / Commercial / Mixed	: Residential area													
4.	Year of Construction	: Building is in Under Construction													
5.	Number of Floors	: Basement + Ground + 16 th Upper Floor													
6.	Type of Structure	: RCC													
7.	Number of Dwelling units in the building	: Per Floor 5 Flats. As per Information													
8.	Quality of Construction	: Building is in Under Construction													
9.	Appearance of the Building	: Building is in Under Construction													



10	Maintenance of the Building	:	Building is in Under Construction
11	Facilities Available	:	Normal availability
	Lift	:	3 Nos. Lift is provided as per information
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking - Open/ Covered	:	Basement Car parking
	Is Compound wall existing?	:	Building is in Under Construction
	Is pavement laid around the Building	:	Building is in Under Construction
III	FLAT	:	
1	The floor on which the flat is situated	:	On 8 th Floor
2	Door No. of the flat	:	Flat No.0803
3	Specifications of the flat	:	3 BHK with 3 WC, Bath
	Roof	:	RCC
	Flooring	:	Building is in Under Construction
	Doors	:	Building is in Under Construction
	Windows	:	Building is in Under Construction
	Fittings	:	Building is in Under Construction
	Finishing	:	Building is in Under Construction
<p>Remarks : The subject property inspected from outside only, because inside visit not permitted as per developer's policy. Building is in under construction. At present 10th Slab work is in progress. All particulars mentioned in our report as per Developer's representative Mr. Mayur informed us at the time of our site inspection about the subject building project</p>			
	House Tax	:	Applicants to furnish
	Assessment No.	:	Applicants to furnish
4	Tax paid in the name of	:	Applicants to furnish
	Tax amount	:	Applicants to furnish
	Electricity Service Connection no.	:	Applicants to furnish
5	Meter Card is in the name of	:	Applicants to furnish
6	How is the maintenance of the flat?	:	Building is in Under Construction
7	Sale Deed executed in the name of	:	MR. RAJ PRAKASH SURVE MR. PRAKASH SHIVRAM SURVE
8	What is the undivided area of land as per Sale Deed?	:	Not provided
9	What is the plinth area of the flat?	:	Built up 1192 area sq. ft. (with 20% loading on carpet area 909 sq. ft. + deck area 101 sq. ft.)
10	What is the floor space index (app.)	:	Not applicable
11	What is the Carpet Area of the flat?	:	Carpet area 909 Sq. ft. + Deck area 101 sq. ft. as per documents Total carpet area 1010 sq. ft.
12	Is it Posh/ I class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Developer
15	If rented, what is the monthly rent?	:	Rental Value Rs. 75,000 /- After 100% completion
IV	MARKETABILITY		
1	How is the marketability?	:	Good But Building is in Under Construction
2	What are the factors favouring for an extra Potential Value?	:	The subject locality is good demanded for Residential and commercial
3	Any negative factors are observed which affect the market value in general?	:	Not observed, at the time of our visit



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)	:	Total life of Building is taken as 60 years. We have worked out this valuation on the basis of Composite Rate method. Rate considered for subject flat as per Prevailing market rate as per market enquiry. Prevailing Market Rate for Residential Premises in this locality is Rs. 27,500/- to 29,500/- per Sq. Ft. on Carpet 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).	:	The rate adopted is Rs. 28,800/- per Sq. Ft. on Carpet area for the valuation
	Break - up for the rate	:	
3	i) Building + Services	:	Rs. 3,000/-
	ii) Land + Others	:	Rs. 25,800/-
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	As per As per Index - II Govt. value for the Flat Rs. 2,25,23,704/-
5	Insurance Value	:	Built up area 1192 sq. ft. X Rs. 3,000/- = Rs. 35,76,000/-
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate	:	Rs. 28,800/- per Sq. ft. on carpet area
	Replacement cost of flat with Services {V (3)i}	:	NA
	Age of the building	:	Building is in under construction
	Life of the building estimated	:	60 years after completion (If proper care & maintained)
	Depreciation percentage assuming the salvage value as 10%	:	N.A
	Depreciated Ratio of the building	:	N.A
b.	Total composite rate arrived for valuation	:	Rs. 28,800/- per Sq. ft. on carpet area
	Depreciated building rate VI (a)	:	NA, We have given valuation the property on the basis of Composite Rate method.
	Rate for Land & other V (3)ii	:	NA
	Total Composite Rate	:	Rs. 28,800/- On Carpet area

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
1	value of the flat After 100% completion	1010 sq. ft. on carpet area	28,800/-	2,90,88,000/-
	(1 no car parking.)	1 no.	9,50,000/-	9,50,000/-
2	Wardrobes	N/A		
3	Showcases	N/A		
4	Kitchen Arrangements	N/A		
5	Superfine Finish	N/A		
6	Interior Decorations	N/A		
7	Electricity deposits / electrical fittings, etc.,	N/A		
8	Extra collapsible gates / grill works etc.,	N/A		
9	Potential value, if any	N/A		
10	Other	N/A		
	Total			3,00,38,000/-

(Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening /



public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) Saleability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).

i) Sale ability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is Rs. 3,00,38,000/- (Rupees Three Crore Thirty Eight Thousand Only).

JUSTIFICATION:

Sub: Valuation Report MR. RAJ PRAKASH SURVE & MR. PRAKASH SHIVRAM SURVE Flat No. 0803, 8th Floor, Building No. 10, B Wing, Building Known as "CHEMBUR PITRUCHAYA CO-OP HOUSING SOCIETY LTD.", Queen's Park, Hills Park Road, Subhash Nagar, Chembur East, Mumbai - 400 071.

As per your request for clarification regarding variation in the valuation proposed by the Valuer and the Guideline value provided in the State Government notification or Income Tax Gazette.

In case of variation of 20 % or more in the valuation proposed by the value and the Guideline value provided in the state Govt. notification or Income Tax Gazette Justification on variation has to be given.

Guideline value set by government whereas market value set by seller.

Therefore reason is Govt. rate is taken to compute stamp duty only and not valid for any other purposes as per town/Industrial development planning circular. Market rate is always according to situation, location, demand, availability, frontage, Prospects, location from highway, developed surroundings etc.

Adopting Comparable Sale Method For Land & Building:

Factor Considered: The Location, location features, size and shape of land, ability, topography, soil conditions, encumbrance, infrastructure, land use regulations, government legislation etc.

Generally, the value of any land depends on its potential. Even in the same locality, plots of land can have different rates depending upon their statutory status. Few many have public purpose reservations, few may attract of urban land ceiling act, CRZ or NDZ restrictions, few many have restrictions covenants on use and few may be freehold or leasehold etc. Other important factors of location, permissible FSI, size, shape, frontage, user of the plot- Commercial, Residential, Industrial or mix etc.

We would like to clarify as follow:

1. As against our primary survey at the site and as local enquiry in the vicinity a prevailing rate of Rs. 27,500/- to 29,500/- per sq. ft. On Carpet Area.

2. As per Ready Reckoner the Government Rate of Rs. 18896/- per Sq. ft. On Built up Area

The on-going market rate varies from depending on his business stability, retaining financial capacity, provision of amenities like infrastructure, Garden, etc. Thus the rate are highly fluctuating, beyond our comprehension, hence as a result of our appraisal and analysis it is our considered opinion the present market Rate of Rs. 28,800/- per sq. ft. adopted for the above property in the prevailing condition with aforesaid specification is just and fair.



S. D. DESHPANDE
Wealth Tax Registration No.(N) CCTT/P&M-20/59/06-07
Approved Valuer-FIV-16367,Competent Person-D-036

The undersigned has inspected the property detailed in the Valuation Report dated On _____ We are satisfied that the fair and reasonable market value of the property Rs. _____/- (Rupees _____ Only).

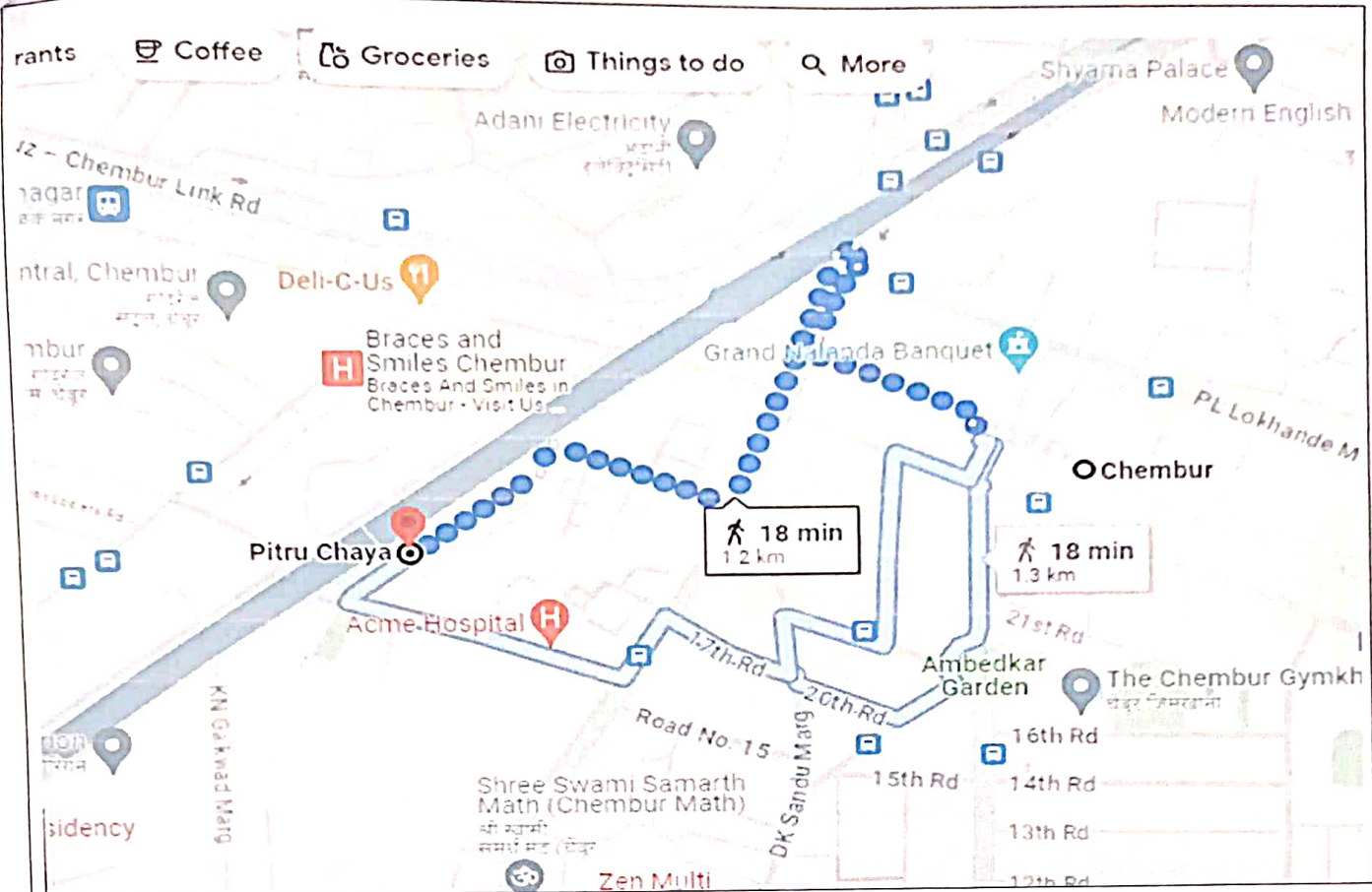
Signature
(Name of the Branch Manager with office Seal)

Encl:

1. Declaration-cum-undertaking from the valuer(Annexure-I)
2. Model code of conduct for valuer (Annexure II)

Photo Gallery : MR. RAJ PRAKASH SURVE & MR. PRAKASH SHIVRAM SURVE Flat No. 0803, 8th Floor, Building No. 10, B Wing, Building Known as "CHEMBUR PITRUCHAYA CO-OP HOUSING SOCIETY LTD.", Queen's Park, Hills Park Road, Subhash Nagar, Chembur East, Mumbai - 400 071.

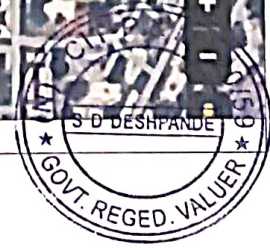




View of Google Map



View of Satellite



Home > Projects in Mumbai > Subash Nagar > Rite SkyLux > 2 BHK 2 Bath > 2.12 Cr

₹ 2.12 Cr @ 2K 119 per sq.ft

3BHK 3Baths

Estimated EMI ₹ 1.14 L/3Y

Call Apartment for Sale

2.12 Cr (incl. GST) | 100% RERA | 100% RERA | 100% RERA



99acres

AKPH

Contract Dealer **PRO**

Member Since: 2018

Contact Dealer **PRO**

Under Construction Property

Posted on Nov 08, 2023

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

- Overview
- Dealer Details
- Price Trends
- Registry Record
- Explore Locality
- Recomm. >



Area
Carpet area: 812 sq.ft. ▾
100 sq.ft.

Configuration
3 Bedrooms , 3 Bathrooms, No Balcony

Price
₹ 2.12 Crore

Address
Nirvaana Pearl Complex

Search: Nirvaana Pearl

₹ 2.1 Cr 2BHK 2Baths

Contract Dealer **PRO**

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

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- Recomm. >



Area
Carpet area: 710 sq.ft. ▾
100 sq.ft.

Configuration
2 Bedr
Servan

Price
₹ 2.1 Crore+ Govt Charges & Tax
@ 29,577 per sq.ft. (Negotiable) **New Price**
Details

Address
Rite SkyLux
Subhash Nagar, Mumbai Harbour

Floor
9th of 17 Floors

Facing
North

Surrounding
Park/Garden

Property Age
1 to 5 Year Old

Deal with Trusted RERA Professionals
RERA Certified Dealer has posted this property!

Search: Rite SkyLux



Year 2023-2024

Language English

Selected District

Loading...

Mun...

Select Village

चेंबूर - कुर्ना

Search By

 Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	98/440-भूभाग: वॉर्ड हद्द, हुतगती मार्ग व महात्मा गांधी मार्ग व पाईप लाईन यांनी वेढलेला भाग.	64130	145070	166830	181330	145070 चौ. मीटर
SurveyNo	98/441-भूभाग: हुतगती मार्ग, महात्मा गांधी मार्ग व वॉर्ड हद्द यांनी वेढलेला भाग.	69360	149640	172080	187040	149640 चौ. मीटर
SurveyNo	98/442-भूभाग: हुतगती मार्ग, रामकृष्ण चेंबूरकर मार्ग व व्ही एन. पूरव मार्ग यांनी वेढलेला भूभाग.	51710	152410	175270	190510	152410 चौ. मीटर
SurveyNo	98/443-भूभाग: उत्तरेस व्ही. एन. पूरव मार्ग, पूर्वेस रामकृष्ण चेंबूरकर मार्ग व दक्षिणेस गाव हद्द, पश्चिमेस गुडम् रेल्वे लाईन	81760	169900	195380	212370	169900 चौ. मीटर
SurveyNo	98/444-भूभाग: उत्तरेस हुतगती मार्ग, पूर्वेस वॉर्ड सीमा व गाव सीमा, दक्षिणेस रेल्वे व पश्चिमेस रामकृष्ण चेंबूरकर मार्गाचा अमर महाल जवळील जंक्शन.	65410	147250	169330	184060	147250 चौ. मीटर
1234						

