

**Report Format (Federal)
Composite Method**

Date of Valuation: 25/06/2022 15:07:09

1. INTRODUCTION

Applicant Name and Branch Details	Dhaval Kamlesh Chothani Sakinaka	
Owner of the Property	Dhaval Kamlesh Chothani & Eshita Jayesh Kangresar	
Name of the prospective purchaser(s)	Dhaval Kamlesh Chothani & Eshita Jayesh Kangresar	
Date of Inspection	24/06/2022 14:35:03	
Builder Name and RERA ID	S. Rajagopalan & R. Jalaja NA	
Property Description	2 BHK residential flat	
Documents Provided	Sale Deed / Conveyance Deed, Possession certificate or Occupancy Certificate None	
Person Met on Site and his/ her relationship with the Applicant	Owners mother	
Property Address as per Site Visit	Flat No. 2104, 21st floor, Runwal Pride, Runwal Pride Co-op. Hsg. Soc. Ltd., Lal Bahadur Shastri Rd, Behind R-Mall, Kamgar Colony, Mulund West, Mumbai 400080, Maharashtra	
	Business Name	
	House/ Door / Unit/ Flat/ Shop /Office / Gala No.	2104
	Plot No.	CTS No. 639 & 639A to E
	Floor	21st
	Project Name/ Building Name	Runwal Pride Runwal Pride
	Locality/ Sub Locality	Mulund West NA
	Street Name/ Road No	LBS Marg
	Nearest Landmark	R- Mall
	City/ Town	Mumbai
	Village	Mulund
Pincode	400080	
Technical Address of Property	Plot No./Survey No./Khasra No.	CTS No. 639 & 639A to E
	Sub-zone (upvibhag)	123/569
	Village	MULUND WEST
	Sub district (Taluka)	Kurla
	District	Mumbai Suburban District
	State	Maharashtra
Legal Address of Property	Flat No. 2104, 21st floor, Runwal Pride, Runwal Pride Co-op. Hsg. Soc. Ltd., Lal Bahadur Shastri Rd, Behind R-Mall, Kamgar Colony, Mulund West, Mumbai 400080, Maharashtra	

2. PROPERTY DETAILS

Property Type		
Property Usage	Residential	
Permitted Usage of the Property	Residential	
Within Municipal Limits? If No, Name of the local body/ Panchayat	Yes	
Municipal/ Panchayat Number of the Building	MUM/WT/HSG/TC/10096/2010-2011 dated 21.01.2011	
Construction Status	Completed	
Stage of construction (in %)	% Complete	% Recommended
Type of Occupancy	Self Occupied	
Tenure	Self-Occupied since 2021	Vacant
If rented, Tenant Details		
Customer Relationship with Occupant	NA	

Ownership Type	Freehold	
Total No. of Blocks/ Buildings	2 wings	
No. of Floors	2 Podium + Stilt + 28	
Height of each Floor	NA	
No. of Units	Total Units NA	Units on each Floor 4
Unit Details	Flat is 2 bed room, hall & kitchen	
Year Built / Age of Property (in Years)	2008	14 Years
Residual Age of the Property (in Years)	46 Years	
Maintenance Level of Building	Average	
Amenities	Water, Electricity, Sewerage, Roads Lift, Car parking Lifts: 4	
Whether the Building is constructed strictly according to Plan approved by Government authority? Give details		
If no, the extent of Deviation and whether any action is required to regularize the Construction/ Deviation		

3. SURROUNDING LOCALITY DETAILS

Type of Area	Regularized (Med) NA	
Classification of Area	Semi Urban	
Development in Vicinity (%)	100	
Quality of Infrastructure in the Vicinity	Average	
Class of Locality	Developed	
Nature of Locality	Developed Elite Class	
Details of the Route through which Property can be reached	3 Km distance from Borivali railway station via g	
Has the Property got direct and independent Access?	Yes	
Is the property accessible by car/ mode of accessibility available?	Yes	
Proximity to Civic Amenities	Average (Med) NA	
Nearest Railway Station (Distance & Name)	3 km from Mulund railway station	
Nearest Bus Stand (Distance & Name)	260 m M.P. Chowk bus stand	
Nearest Hospital (Distance & Name)	550 m Platinum Hospital	
Nearest City Center (Distance & Name)	300 m R Mall	
Nearest Bank (Distance & Name)	1.5 km Federal Bank	
Nearest School/ College (Distance & Name)	650 m St. Lawrence high School	
Nearest Highway (Distance & Name)	NA	
Nearest Airport (Distance & Name)	NA	
Is this Corner Property?	No	
Property Identified Through	Self (Low)	
Property Demarcated	Yes	Compound Wall
Nature of Land/ Type of Use to which it can be put	Residential	
General Description of Layout	Residential premises	
Other Developments on the Property excluding Building, if any	NA	
Approach Road Details	Tar	20'
Marketability	Average (Med) NA	
Encroachment Details, if any	NA	
Is the Property Prone to any Disaster?		

Any Locational Advantages Noted	NA
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4. PHYSICAL DETAILS

Boundaries		Site Visit	Legal Documents
	North	Internal Road	NA
	South	R - Mall	NA
	East	C wing	NA
	West	A wing	NA
Boundaries matching with site?		NA	
		NA	
Dimensions		Site Visit	Legal Documents
	North	NA	NA
	South	NA	NA
	East	NA	NA
	West	NA	NA
Setbacks		Site Visit	Legal Documents
	North	NA	NA
	South	NA	NA
	East	NA	NA
	West	NA	NA

5. STRUCTURAL DETAILS

Type of Construction Structure	RCC
Quality of Construction	Fair
Foundation Type	RCC
Roof Type	RCC slab
Masonry Type	RCC
Walls	Brick wall
Doors and Windows	Wooden & sliding
Finishing	Good
Flooring	Vitrified tiles
Any Other Construction Specifications	None
Does Property fall in Demolition List?	No (Low)

6. PROPERTY STAGE OF CONSTRUCTION

S. No	Activity	Allotted Construction Stage in %	Present Completion in %	No. of Floors Completed	Recommended Amount in %
1	Foundation				
2	Plinth				
3	Brickwork upto Slab				
4	Slab/ RCC Casting				
5	Inside/ Outside Plaster				
6	Flooring Work				
7	Electrification Work				
8	Woodwork & Painting				
Total Completion					

7. DOCUMENTS AND PERMISSIONS

Approved Plans Details	NA
Building Plan Details	NA
Construction Permission Number & Date/ Commencement Certificate Details	C.C. No. CE/4680/BPES/AT dated 10.09.2003
Occupation/ Completion Certificate Details	O.C. No. CE/4680/BPES/AT dated 14.02.2008
Title Documents Verification Certificate	NA
Latest Ownership Document with Address and Area under Transaction	Sale Deed
Deviations Observed on Site with Approved Plan -	None (Low)
If Approved Plans are not available, Construction done as per Local Bylaws	Yes
Permissible FSI	NA
Is the Property Mortgaged or Disputed?	

8. VALUATION REPORT

Undivided Share of Land	NA		
Carpet Area (in Sq Feet)	As per Site 658	As per Plan	As per Legal Doc 696
Built Up Area (in Sq Feet)	As per Site	As per Plan	As per Legal Doc 836
Super BUA (in Sq Feet)			
Adopted Area (in Sq Feet)	Built-up Area	836	
Value/ Purchase Price paid as per Sale Deed			
Present Market Rate of the Property	23,350		
Details of recent transaction in the neighborhood, if any	NA		
Final Adopted Rate (in Rs./ Sq Feet)	23,350		
Composite Value (in Rs.)	1,95,20,600		
Value of Amenities (in Rs.)	Value of Parking 10,00,000	Value of Other Amenities 0	Total Amenities Value 2,05,20,600

9. FINAL VALUES

Estimated Cost to Complete the Property (in Rs.)		
Guideline Value (in Rs.)	1,34,51,802	
Estimated Rental Value of Property	36,000	
Market Value (in Rs.)	2,05,20,000	
Market Value (in Words)	Two crores five lakhs twenty thousand only	
State the Source for Arriving at the Market Value	NA	
Realizable value (in Rs.)	1,94,94,500	95%
Forced Sale Value (in Rs.)	1,84,68,000	90%
Insurable Value (in Rs.)	16,72,000	

10. REMARKS

None

DECLARATION:

I declare that

(I) The information furnished in this report is true and correct to the best of my knowledge and belief.

(II) I have no direct or indirect interest in the property valued.

(III) I / My representative **Mr. ravi** have/ has personally visited the property by going to the site and inspected all items thoroughly.

(IV) The legal aspects are out of the scope of this valuation report.

(V) I have never been debarred or convicted by any court of law.

(VI) The valuation report has been prepared for mortgage purpose.

Shyamsunder

Digitally signed by Shyamsunder
Natthulal Agrawal

Natthulal Agrawal

Date: 2022.06.27 16:28:34 +05'30'

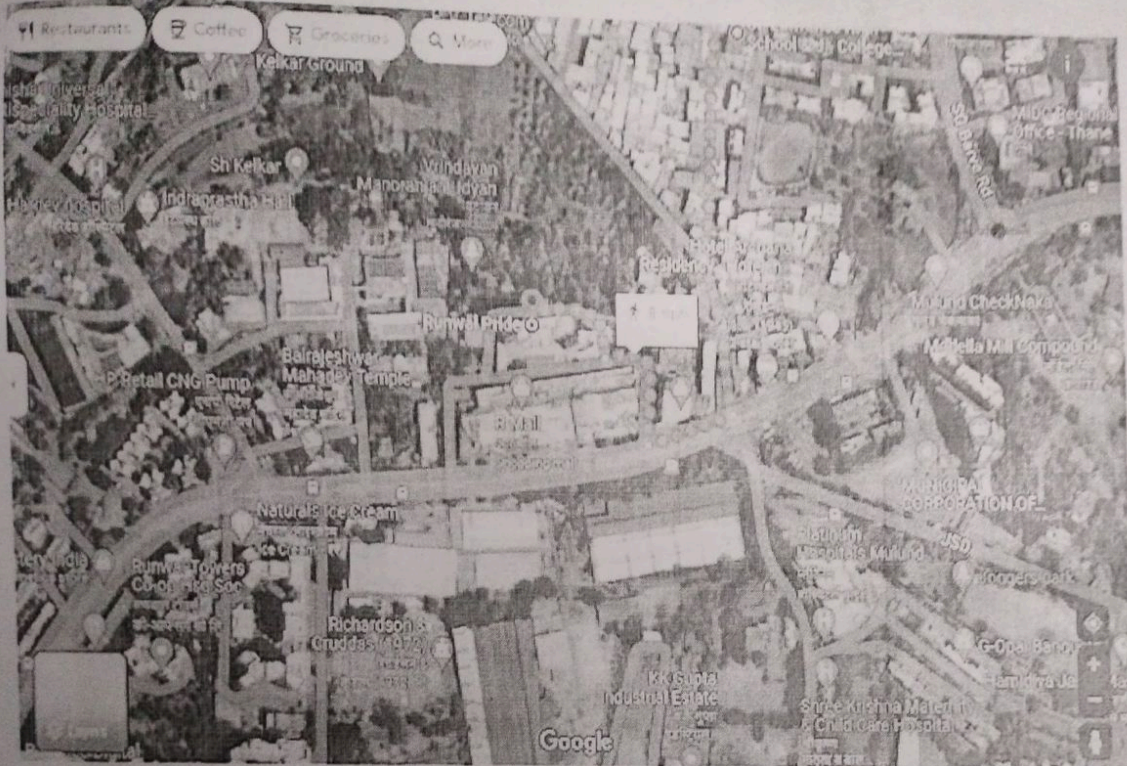
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Seal Signature of the Panel Valuer

Report Date: 25/06/2022 15:07:09

Location Map

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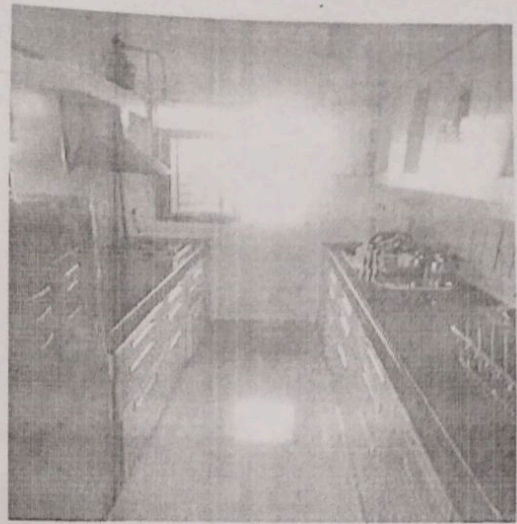
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PHOTOGRAPHS



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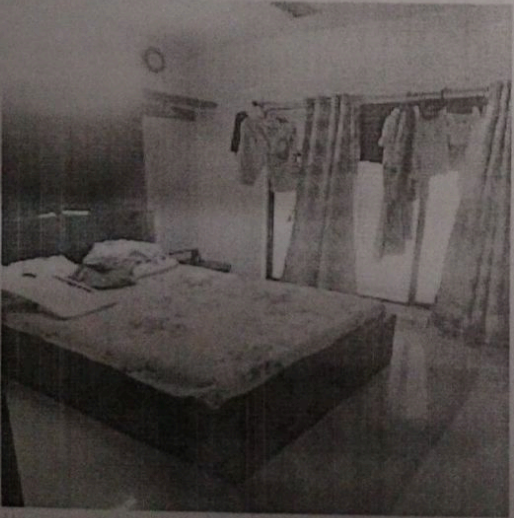
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