

Valuation Report of Immovable Property

Owner Details									
Name(s) of the owner(s).		Mr. Hanoz Khurshed Patel & Miss. Farnaz Jimmy Talati							
Registration No.									
Property Details									
Address		Residential Flat No. 501, 5 th Floor, "Sai Drishti", 9th Road, Khar (West), Mumbai - 400 052, State - Maharashtra, Country - India							
Nearby Landmark / Google Map independent access to the property		Landmark : Near Hinduja Healthcare Latitude Longitude: 19°04'07.1"N 72°50'09.1"E							
Document Details		Name of Approving Authority							
Layout Plan	No	Details not provided		Approval No.	Details not provided				
Building Plan	No	Details not provided		Approval No.	Details not provided				
Construction Permission	Yes	Municipal Corporation of Greater Mumbai		Approval No.	CHE / 0665 / WS / AH Of 337 dated 12.03.2013				
Legal Documents	Yes	1. Copy of Sale Deed (5 Pages from Documents) dated 22.12.2016 2. Copy of Commencement Certificate dated 12.03.2013 Document No. CHE / 0665 / WS / AH Of 337 issued by Municipal Corporation of Greater Mumbai 3. Copy of Occupancy Certificate dated 02.02.2016 Document No. CHE / WS / 0665 / H / 337 (New) issued by Municipal Corporation of Greater Mumbai							
4 Physical Details									
Adjoining Properties		East	West	North	South				
As on site		Hinduja Properties	Tanisha CHSL	Pinky Paradise	Internal Road				
As per document		Details not provided	Details not provided	Details not provided	Details not provided				
Matching Boundaries		Plot Demarcated	No	Approved land use	Residential purpose	Type of Residential Property			
No. of Living rooms	1	Bed Room	3	Kitchen	1	Dining			
Toilet	3	Bathroom		WC					
Car Parking	Along with 1 Stack Car Parking Space No. 05 & 5A in Basement								
Total no. of Floors	1 Basement+ Part Ground + Part Stilt + 13 (Part) upper floors.	Floor on which the property is located	5 th Floor	Approx. Age of the property	New Construction	Residual age of the property	60 years	Type of structure	:R.C.C. Foundation

Valuation Report Reasonable, Independently Verified.

Alhambra

Vastukala Consultants (I) Pvt. Ltd.



Vacancy Details – Vacant

Period of Tenure	N.A.	No. of years of Occupancy	N. A.	Relationship of tenant with owner	N. A.
Expected Income from the property	₹ 77,600.00	Expected Income from the property per month			
Stage of Construction	Completed				
Under construction, extent of completion	100% work completed				
Violations if any observed	Nature and extent of violations				
Area Details of the Property	Approved Building plans were not provided and not verified.				
Carpet Area in Sq. Ft.	Carpet Area = 838.00 (Area as per Sale Deed)	Plinth area / Built up area in Sq. Ft.	1005.60	Saleable Area in Sq. Ft.	1307.00
Remarks:					

Valuation

i. Mention the value as per Government Approved Rates also

Guideline rate obtained from the Stamp Duty Ready Reckoner ₹ 3,02,600.00 per Sq. M.
i.e. ₹ 28,112.00 per Sq. Ft.

ii. 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.

Indicator

Property: Residential Apartment for Sale in Sai Drishti, Khar (West)
Source: magicbricks.com
Area: 1800.00 Sq. Ft.
Expected Price: ₹ 5,20,00,000.00
Expected Rate/Sq. Ft: ₹ 28,888.89

Considering the above indicator of sale, 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 residential application in the locality etc. We estimate ₹ 28,500.00 rate per Sq. Ft. (Inclusive of site and general development, compound walls, MS gates, drainage systems, water tanks and other infrastructure facilities and amenities).

Summary of Valuation

Think. Innovate. Create			
i. Guideline Value	Area in Sq. Ft.	Rate in ₹	Value in ₹
Built up area	1005.60	28,112.00	2,82,69,427.20
ii. Fair Market Value of the Property			
Saleable Area	1307.00 Sq. Ft.		
Prevailing market rate		₹ 28,500.00	
iii. Floor Rise Rate per Sq. Ft.		₹ 0.00	
iv. PLC Rate per Sq. Ft.		₹ 0.00	
v. Total Rate per Sq. Ft.		₹ 28,500.00	
Total Value of the property			₹ 3,72,49,500.00 (Including Car Parking)
vi. Realizable Value of the Property			₹ 3,35,24,550.00
vii. Distress / Force Sale Value			₹ 2,97,99,600.00
viii. Insurable Value of the Assets			₹ 25,14,000.00

