

RENTAL VALUE CERTIFICATE

Property under consideration: Residential Flat No. 404, 4th Floor, Tower B2, "9PBR", Pocket E & E, Sector – 60, Village – Nerul, Palm Beach Road, Taluka & District – Thane, Pin Code – 400706, State – Maharashtra, Country - India.

Client Name: Mr. Rohit Pandye (Proposed Purchaser)

Details as per Our Master Valuation Report Reference No. Vastu/SBI/Mumbai/05/2022/24588/40784 dated 27.05.2022.

Boundaries of the property.

North : Palm Beach Road / Service Road
 South : Seawoods Flamingo Refuge Area
 East : Seawoods Estate Phase – 2
 West : Road & Vanashree CHSL

As per our master valuation report Carpet Area of Flat No. 404 is as under:

RERA Carpet Area in Sq. Ft. = 949.00

Exclusive Balcony Area in Sq. Ft. = 24.00

Balcony Area in Sq. Ft. = 110.00

Total Carpet Area in Sq. Ft. = 1,083.00

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for rental valuation, we are of the opinion that,

Particulars	Rent Amount in ₹ (Excluding Outgoing Charges)
Carpet Area	1,083.00 Sq. Ft.
Rent per Sq. Ft.	92.00 (After building completion and for fully furnished flat)
Monthly Rent of the property	₹ 99,636.00 Say ₹ 1,00,000.00 (After building completion and for fully furnished flat)

The rental valuation of the property is based on the characteristics of property and comparables using market approach. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified