



SAA/0811

Dated: November 08, 2021

The Manager,
Bank of Baroda
MMWR, Vileparle

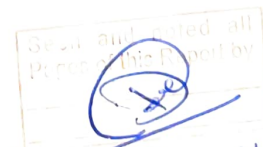
Lati : 19⁰ 09'

Longi : 72⁰ 92'

Sir,

Sub: Valuation Report for Flat No. F-901, 9th floor, "The Trees", Godrej Trees Residences Phase 1 Co-op. Hsg. Soc. Ltd., Phirojsha Nagar, Vikhroli (E), Mumbai 400079, Maharashtra.

I.	GENERAL	
1.	Purpose for which the valuation is made	: Valuation is for Bank Loan.
2.	a) Date of Inspection	: 06.11.2021
	b) Date on which the valuation is made	: 08.11.2021
3.	List of documents produced for perusal	:
	i) Agreement	Memorandum of Understanding dated 28.10.2021
	ii) O.C.	O.C. No. CHE/ES/1721/S/337(NEW) dated 06.02.2019.
4.	Name of the owner(s) and his/their addresses with Phone No. (details of share of each owner in case of joint ownership)	: Avinash Kumar (Proposed purchaser) (Single ownership)
5.	Brief description of the property	: Flat No. F-901, 9 th floor, "The Trees", Godrej Trees Residences Phase 1 Co-op. Hsg. Soc. Ltd., Phirojsha Nagar, Vikhroli (E), Mumbai 400079, Maharashtra. Flat is 3 bed room, hall & kitchen It is 2 Basement + Stilt + 18 floors structure. There are 3 flats on each floor. It is at 3.5 km distance from Vikhroli Railway Station. Landmark: Near Laxmi Baug Garden.
6.	Location of Property	: Vikhroli
	a) Plot No. / Survey No.	: Old C. T. S. No. 51(P), 52(P) and 52/1 to 1 and new C.T.S No.51/B.
	b) Door No.	: Flat No. 901
	c) T.S. No. / Village	: Vikhroli
	d) Ward / Taluka	: Kurla
	e) Mandal / District	: Mumbai Suburban



Avinash C. Nishkam
SAA Head 457871



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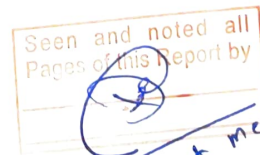
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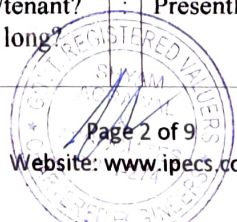


Pradheep Mathan
SMS Head
157871

SAA		
II	Apartment Building	
1	Nature of Apartment	3 BHK Residential flat
2	Location	Vikhroli
	T.S. No.	Old C. T. S. No. 51(P), 52(P) and 52/1 to 17 and new C.T.S No.51/B.
	Block No.	--
	Ward No.	--
	Village/Municipality/ Corporation	Vikhroli
	Door No. Street or Road (Pin Code)	Flat No. 901
3.	Description of the locality residential/ Commercial / Mixed	Residential area
4.	Year of Construction	2019
5.	Number of Floors	It is 2 Basement + Stilt + 18 floors structure
6.	Type of Structure	RCC Structure
7.	Number of Dwelling units in the building	--
8.	Quality of Construction	Fair
9.	Appearance of the Building	Fair
10.	Maintenance of the Building	Fair
11.	Facilities Available	
	Lift	2 lifts.
	Protected Water Supply	Yes
	Underground Sewerage	Yes
	Car Parking - Open/ Covered	2 car parking spaces for flat No. 901 as per agreement.
	Is Compound wall existing?	Yes
	Is pavement laid around the Building	Yes
III	Flat	
1	The floor on which the flat is situated	9 th floor
2	Door No. of the flat	Flat No. 901
3	Specifications of the flat	
	Roof	RCC
	Flooring	Italian marble & wooden flooring
	Doors	Wooden
	Windows	Sliding
	Fittings	Fair
	Finishing	Fair
4	House Tax	Details not available
	Assessment No.	
	Tax paid in the name of	
	Tax amount	
5	Electricity Service Connection no.	Details not available
	Meter Card is in the name of	
6	How is the maintenance of the flat?	Fair
7	Sale Deed executed in the name of	Avinash Kumar
8	What is the undivided area of land as per Sale Deed?	--
9	What is the plinth area of the flat?	Built up area 1291 sq.ft.
10	What is the floor space index (app.)	1.0
11	What is the Carpet Area of the shop?	Carpet area 1076 sq.ft. as per MOU.
12	Is it Posh/ I class / Medium / Ordinary?	Middle class

a) Date of issue and validity of layout of approved map/ plan	As the OC is received it implies that the property is constructed as per approved plan
b) Approved map/plan issuing authority	
c) Whether genuiness or authenticity of approved map/ plan is verified	
d) Any other comments by our empanelled valuers on authenticity of approved plan	

7.	Postal Address of the Property	:	Flat No. F-901, 9 th floor, "The Trees", Godrej Trees Residences Phase 1 Co-op. Hsg. Soc. Ltd., Phirojsha Nagar, Vikhroli (E), Mumbai 400079, Maharashtra.	
8.	City / Town	:	Mumbai	
	Residential Area	:	Residential area	
	Commercial Area	:		
	Industrial Area	:		
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	:	MCGM	
11.	Whether covered under any State / Central Govt. enactments (eg. Urban Land Ceiling Act) for notified under Agency Area / Schedule Area / Cantonment Area	:	Not applicable	
12.	Building boundaries	:	As per deed	
	North	:	} Details not available	
	South	:		
	East	:		
	West	:		
13.	Dimension of the site	:	A	B
		:	Building boundaries (as per site inspection)	Flat boundaries
	North	:	E wing	Staircase
	South	:	G wing	Flat No. 902
	East	:	Internal road	Lobby
14.	West	:	Internal road	Open to air
	Extent of this site	:	A	B
		:	Carpet area 1076 sq.ft. as per MOU.	Carpet area 1055 sq.ft. as per actual measurement.
	14.1	Latitude, Longitude & Co- ordinates of property	Lati : 19° 09' Longi : 72° 92'	
	15.	Extent of the site considered for Valuation (least of 14 A & 14 B)	Carpet area 1076 sq.ft. as per MOU.	
16.	Whether occupied by the owner/tenant? If occupied by tenant since how long? Rent received per month.	:	Presently in possession of seller	



II Apartment Building		
1.	Nature of Apartment	: 3 BHK Residential flat
2.	Location	: Vikhroli
	T.S. No.	: Old C. T. S. No. 51(P), 52(P) and 52/1 to 1 and new C.T.S No.51/B.
	Block No.	: --
	Ward No.	: --
	Village/Municipality/ Corporation	: Vikhroli
	Door No. Street or Road (Pin Code)	: Flat No. 901
3.	Description of the locality residential/ Commercial / Mixed	: Residential area
4.	Year of Construction	: 2019
5.	Number of Floors	: It is 2 Basement + Stilt + 18 floors structure
6.	Type of Structure	: RCC Structure
7.	Number of Dwelling units in the building	: --
8.	Quality of Construction	: Fair
9.	Appearance of the Building	: Fair
10.	Maintenance of the Building	: Fair
11.	Facilities Available	:
	Lift	: 2 lifts.
	Protected Water Supply	: Yes
	Underground Sewerage	: Yes
	Car Parking - Open/ Covered	: 2 car parking spaces for flat No. 901 as per agreement.
	Is Compound wall existing?	: Yes
	Is pavement laid around the Building	: Yes
III Flat		
1	The floor on which the flat is situated	9 th floor
2	Door No. of the flat	Flat No. 901
3	Specifications of the flat	
	Roof	RCC
	Flooring	Italian marble & wooden flooring
	Doors	Wooden
	Windows	Sliding
	Fittings	Fair
	Finishing	Fair
4	House Tax	: Details not available
	Assessment No.	:
	Tax paid in the name of	:
	Tax amount	:
5	Electricity Service Connection no.	: Details not available
	Meter Card is in the name of	:
6	How is the maintenance of the flat?	: Fair
7	Sale Deed executed in the name of	: Avinash Kumar
8	What is the undivided area of land as per Sale Deed?	: --
9	What is the plinth area of the flat?	: Built up area 1291 sq.ft.
10	What is the floor space index (app.)	: 1.0
11	What is the Carpet Area of the shop?	: Carpet area 1076 sq.ft. as per MOU.
12	Is it Posh/ I class / Medium / Ordinary?	: Middle class

13	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14	Is it Owner-occupied or let out?	:	Presently in possession of seller
15	If rented, what is the monthly rent?	:	If rented expected rent will be ₹ 80,000 – 90,000 per month.
IV	MARKETABILITY	:	
1	How is the marketability?	:	Fair
2	What are the factors favouring for an extra Potential Value?	:	Vanita Vikas High School is 400 m & Sapana Hospital is 600 m from site. All other civic amenities are located in vicinity.
3	Any negative factors are observed which affect the market value in general?	:	None
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 atleast two latest deals/transactions with respect to adjacent properties in the areas)	:	Rates are obtained from market sources, company database, web sites and sale instances if available.
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).	:	--
3	Break - up for the rate		Composite rate
	i) Building + Services		₹ 2,500
	ii) Land + Others		₹ 35,500
4	Guideline rate obtained from the Registrar's flat (an evidence thereof to be enclosed)		₹ 17,465 per sq.ft. of built up area for new construction.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate		Depreciation is considered
	Replacement cost of flat with Services(v (3)i)		₹ 4,18,88,000
	Age of the building		02 year
	Life of the building estimated		58 years
	Depreciation percentage assuming the salvage value as 10%		1.5% per year. (Considering total life of building at 60 years and salvage value at 10%)
	Depreciated Ratio of the building		--
b.	Total composite rate arrived for valuation		₹ 38,000 per sq. ft. of carpet area
	Depreciated building rate VI (a)		₹ 2,500
	Rate for Land & other V (3)ii		₹ 35,500
	Total Composite Rate		₹ 38,000




Valuation

We have verified details of specifications, location of premises, connectivity with public transport, market in vicinity, developed residential area, prevailing cost of land, materials. All amenities are available in complex. In my opinion, it is deemed fair to consider carpet area rate of ₹ 38,000 per square foot for valuation.

Value of Flat No.901	= 1076 x 38,000	=	₹ 4,08,88,000
Add value of 2 car parking		=	₹ 10,00,000
Total		=	₹ 4,18,88,000
Market Value In Our Opinion (Rounded off)		=	₹ 4,18,88,000
Realisable Value		=	₹ 3,76,99,000
Forced Sale Value		=	₹ 3,35,10,000
MOU Value (2021)		=	₹ 3,70,00,000
Cost of construction for insurance		=	₹ 32,27,500

Seen and noted all
Pages of this report by




AA

DECLARATION:

I, hereby, declare that:

1. The information furnished above is true and correct to the best of my knowledge and belief;
2. I have no direct or indirect interest in the property being valued;
3. The property was inspected on 06.11.2021
4. My registration with State Chief Commissioner of Income Tax is valid as on date.

Date: - 08.11.2021

Place: Mumbai.

- This report is prepared with available information relying on documents provided to us, and to be used exclusively for the purpose mentioned. We have used best of our judgement and on assumption that 'TITLE' for the property is clear and marketable without any encumbrance and doubts.
- Valuation is based on our experience of similar valuations in this location & current market information gathered during inspection.
- This valuation is purely our opinion & has no legal or contractual obligation on our part.
- Our opinion on market value should also be taken if revaluation is carried out of this property.
- Abnormal market condition like change in govt. policies, natural calamity, pandemic etc. after the date of valuation are not applicable to the valuation report.

SHYAM AGRAWAL

SHYAM AGRAWAL

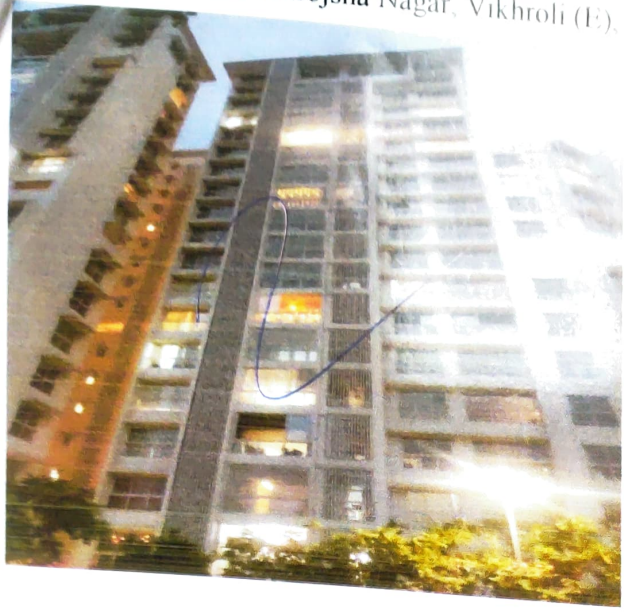
SHYAM AGRAWAL & ASSOCIATES

(Since 1988)

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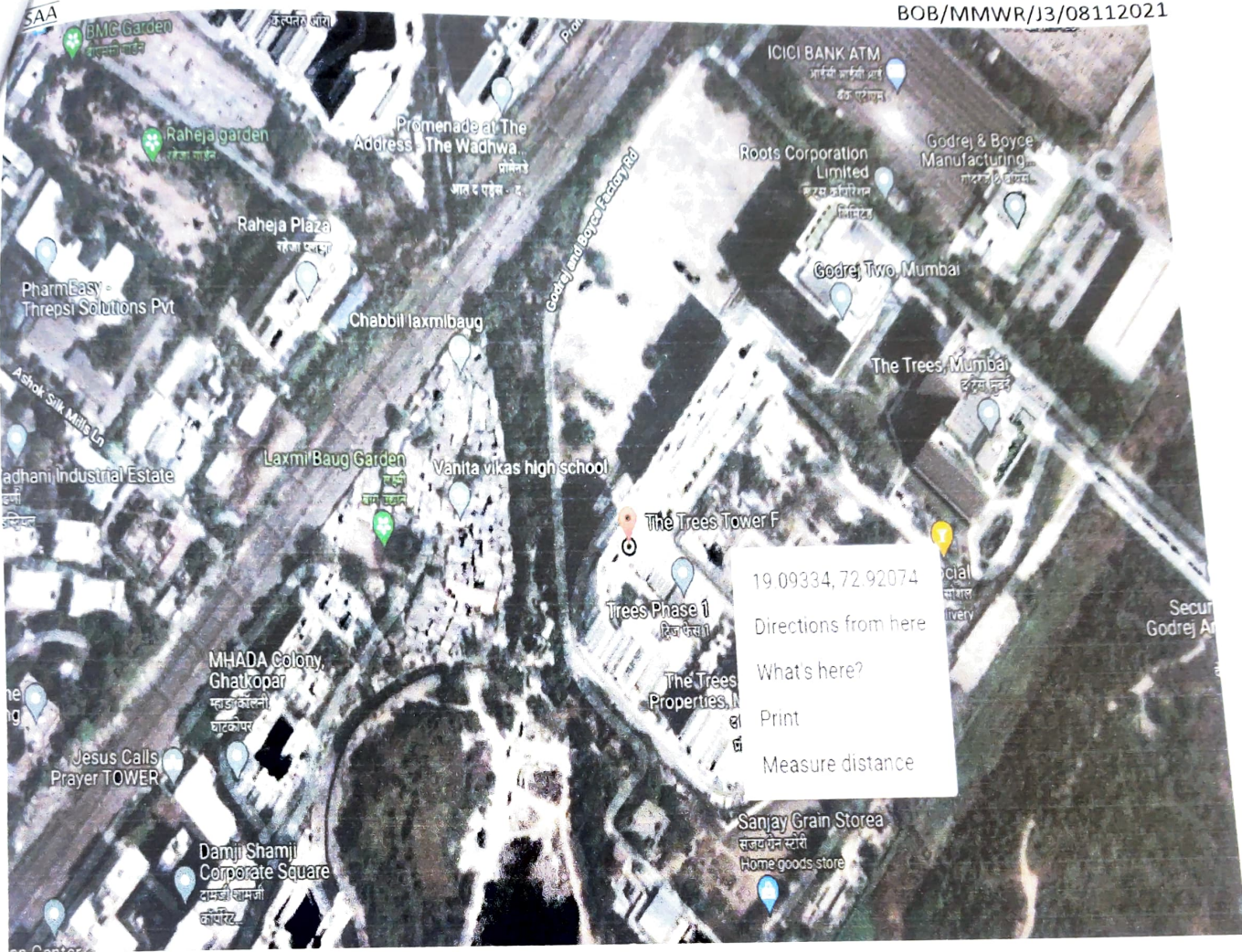
Website: www.ipecs.co.in

SHYAM AGRAWAL
Govt. Approved Valuer
Regn. No. Cat-1/274



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नादणी व मुद्राक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Year: 2021/2022 Annual Statement of Rates Language: English

Selected District: मुंबई (उपनगर)
 Select Village: त्रिगोटी - कृती
 Search By: Survey No Location

Select	वर्णनाम	पूरी वर्ग	निवासी वर्ग	वैशेष	कुल	वैशेषिक	एक (Rs./)
SurveyNo	111/525A-पुभाग: संजुत विक्रम योजना 2034 नुसार नै Natural Area या बाजार विभागात समाविष्ट मिळकती.	25170	0	0	0	0	बोरस मीटर
SurveyNo	111/525-पुभाग: लाल ब्रह्मदूर गांधी मार्गाच्या पश्चिमेकडील मरम मिळकती.	34930	83000	92400	111100	83000	बोरस मीटर
SurveyNo	111/526A-पुभाग: एल बी एस मार्ग व पूर्वकडील रेव्हेन्यूअंतर्गत वामधील मिळकती.	76570	156200	171800	187400	156200	बोरस मीटर
SurveyNo	111/526B-पुभाग: द टिब्र रेव्हेन्यूअंतर्गत फेज 2 नुसारकन्यातीत समाविष्ट मिळकती.	85630	187990	208750	225530	187940	बोरस मीटर
SurveyNo	111/526-पुभाग: एल बी एस मार्ग व द वृताती मार्ग वामधील एल बी एस बांधणीचा पुभाग.	85630	187990	208750	225550	187940	बोरस मीटर

