

Strategic Partner : **dmg** information

**VALUATION REPORT**

**Subject : Valuation Of Property For – IndusInd Bank**

Ref. No. : LF/April/Indus/2024-25		Date : 04 Apr 2024	
<b>A</b>	<b>General Details</b>		
1	Name Of The Customer	Ankit Gems Pvt Ltd	
2	Request Received From	Indusind Bank,Pune, Through Mr. Shubham Shrikant	
3	Name Of Document Holder (As Per Sale Deed)	Mr. Ankit A. Shah And Mrs. Miki A. Shah	
4	Property Address (As Per Request)	B 3701 TRUMP TOWER, OPP HARD ROCK CAF, NEXT TO SHREE SIMANDHAR SWAMI JAIN TEMPLE, WORLI, MUMBAI 400013	
5	Property Address (On-Site Inspection)	Flat No. 3701, 37th Floor, Wing B, Trump Tower, Opp. Hard Rock Caffé, Next To Shree Simandhar Swami Jain Temple, Worli, Mumbai 400013	
6	Property Legal Address (As Per Docs)	Flat No. 3701, 37th Floor, Trump Tower, C.S. No. 464 Of Lower Parel Division, Worli, Senapati Bapat Marg, Mumbai 400 013	
7	Landmark	Opp Hard Rock Cafe	
8	Date Of Inspection	04-Apr-2024	
<b>B</b>	<b>Surrounding Locality Details</b>		
1	Ward No./Municipal Land No/ CTS No	CTS No.464 Of Lower Parel Division	
2	Vicinity	Residential	
3	Classification Of Locality	High	
4	Proximity To Civic Amenities	1	Nearest Railway Station : 1.2 Km From Prabhadevi Railway Station
		2	Nearest Bus Stop : Bombay Dyeing Mills Lower Parel Bus Stop
		3	Nearest Hospital : 2.1 Km From KEM Hospital
5	Condition Of Approach Road	Good And Wide Road	
6	Plot Demarked At Site (Are Boundaries Matching As Per Site Visit) Boundaries	North	: Swami Jain Mandir
		South	: Times Tower
		East	: Lodha Park Side
		West	: Open Space
7	Plot Demarked At Site (Are Boundaries Matching As Per Legal Document) Boundaries	North	: Pandurang Budhkar Marg
		South	: Boundry Walls Of Kamala Hills Limited
		East	: Senapati Bapat Marg And Parel Central Railway Station
		West	: Boundry Walls Of Victoria Hills
8	Property Identified Through	Building Name	
<b>C</b>	<b>Property Details</b>		
1	Description Of Property	Subject Property Is 4 BHK Flat Located On 37th Floor	
2	Type Of Property	Flat	
3	Type Of Usage Of Entire Property	3 Basement	: Parking

		Ground	:	Lobby	
		1st To 6th Floor	:	Podium	
		7th Floor	:	Aminities	
		8th To 78th Floor	:	Residential	
4	Accommodation Details	4BHK + 4 WC/Bath			
5	Additional Amenities				
6	CA As Per Agreement(Sq.Ft)	1461			
7	BUA As Per Agreement(Sq.Ft)	NA			
8	SBUA As Per Agreement(Sq.Ft)	NA			
9	CA As Per Approved Plan(Sq.Ft)	NA			
10	CA As Per Measurement(Sq.Ft)	1406			
11	Area Of Property (Permitted As Per Approved Plan/Building Byelaws)	B'ment	NA	Sq. Ft	NA
		GF	NA	Sq. Ft	NA
		FF	NA	Sq. Ft	NA
		Total		NA	
12	Adherence To Sanction Plan	Plan Not Provided			
13	Deviation From Sanction Plan/Building Byelaws (If Any)	NA			

	Floor	Actual Area	%	Permissible Area	%	Excess Coverage	%
	GF	NA	-	Sq. Ft	-	-	-
	FF	NA	-	Sq. Ft	-	-	-
	SF	NA	-	Sq. Ft	-	-	-
	TF	NA	-	Sq. Ft	-	-	-
14	Risk Of Demolition (Valuers Views) (Low/High/Medium)		<b>Low</b>				
15	Property Currently Occupied By (Owner/Self/Tenant/Vacant)		Nemy Shah ( Owner )				
16	If Occupied, Then Since		Apr 2023				

<b>D</b>	<b>Subject Property Details</b>	
1	Land Freehold Or Leasehold	Free Hold
2	Documents Provided	1. Agreement To Sell Dated 18th Nov 2014 Between Jawala Real Estate Private Limited AND Mr. Ankit A. Shah And Mrs. Miki A. Shah 2. Sale Floor Plan
3	Approval For Drawings From Mun.Authorities/Occupation Certificate. ULC Clearance/FSI Available And Balance For Future Use/FSI From TDR	1. Copy Of Part OC Issued By MCGM Ref No. EB/1342/GS/A/OCC/4/New Of 17 September 2019 Development Work Of Residential Building Comprising Of Wing-4 For Basement 4 (Pt.) + P3 Podium (Pt.) + P4 Podium (Pt.) + P5 Podium (Pt.) +23rd To 71st Floor + 74th To 77th Upper Floors. On Plot Bearing C. S. No./CTS No. 464 Of Division Lower Parel. 2. Copy Of CC Ref No. EEBPC/1342/6/5/A Dated 3rd July, 2007 Issued By MCGM Sanctioned Upto Top Of Basement Valid Upto 2nd July, 2008 Further Extended On Dated 9th July, 2009 Upto 70 Mtr Height Upto Top Of 14th Floor For Wing A On Plot Bearing C. S. No./CTS No. 464 Of Division Lower Parel.



4	Name Of The Co-Operative Housing Society:	Trump Tower
5	Registration No. Of Society:	NA
6	No. Of Shares Held And Certificate No.:	NA
7	Outgoes Per Month :	0

<b>E</b>	<b>Structural Details</b>	
1	Type Of Structure	RCC Frame Structure
2	No. Of Floors	3 Basement + Ground + 1st To 6th Podium + 7th Amenities + 8th To 78th Upper Floors
3	No. Of Wings	2
4	No. Of Flats On Floor	3 Flats Per Floor
5	No. Of Lifts In Each Wing	6
6	Age Of The Property	5 Years
7	Estimated Future Life (Considering 60 Yrs Building Life)	55 Years

	<b>Quality Of Construction</b>			
<b>A</b>	<b>Exteriose</b>			
1	Beam & Column Structure	Average		
2	Appreance Of The Building	Good		
3	Maintenance Of The Building	Good		
4	Common Areas Remarks	Reception	:	Yes
		Staircase	:	Yes
		O/H Water Tank	:	Yes
		Sanitation	:	Yes
<b>B</b>	<b>Interiors</b>			
1	Flooring	Vitrified Tile		
2	Finishing	Good		
3	Roofing & Terracing	Good		

<b>F</b>	<b>Unit Details</b>			
1	Situated On Floor No.	37th Floor		
2	Internal Composition	Flat		
3	Flooring	Vitrified Tile		
4	Quality Of Fittings	Good		
5	Woodwork	Good		

<b>G</b>	<b>Valuation</b>				
1	Drawings And Approvals	-			
2	Area Considered For The Purpose Of Valuation	1461 Sq.Ft. CA (As Per Agreement)			
3	Age Of The Building & Future Life	Age	5 Years	Future Life	55 Years
4	Present Condition Of Property And Structure	Good			
5	Comments On Specifications & Amenities	Good			
6	Market Rental Rates Of Properties In The Vicinity And Surrounding Area	0			



7	Inquiries Made From	Brokers & Liases Foras Research
8	Remarks (If Any)	<p>1) Subject property is 4 BHK self occupied residential flat located at 37th floor in building comprises of 3 Basement + Ground + 1st to 6th Podium + 7th Amenities + 8th to 78th Upper Floor with 7 lift.</p> <p>2) As per physical measurements CA of the subject property is 1406 sq.ft and As per Agreement CA is 1461 Sq.ft.</p> <p>3) We have considered CA as per agreement for this valuation exercise. i.e. 1461 Sq.ft.</p> <p>4) We have not received Copy approved plan. Kindly check prior to disbursement.</p> <p>5) This report is finalized on basis of Agreement for Sale, Index II, sale plan, CC provided by bank and OC Considered as per MCGM portal.</p> <p>6) We have not received any documents in the name of Applicant, so institute kindly verify relationship between M/S Ankit Gems Pvt Ltd AND Mr. Ankit A. Shah and Mrs. Miki A. Shah Before further process.</p> <p>7) As per sale floor plan &amp; on site servant room area has been observed, further Servant room has separate entry and subject property has separate entry door for access. Kindly note the same.</p> <p>8) As per OC wing 4 is mentioned but subject property is situated in B Wing but as per lodha clarification letter &amp; on site trump tower is known as Wing 4 hence OC is considered for this valuation exercise. Kindly note &amp; verify building number at your end before disbursement.</p> <p>9) As per visual inspection on site subject property has distant sea view. Kindly note the same.</p> <p>10) Same case has been done for same institute in July 2020.</p> <p>11) Genuineness of original documents to be verified by bank authorities before disbursement</p>
9	Govt Guideline Value (Ready Reckoner/Circle Rate/ Jantri Rate As For Stamp Duty)	Rs. 5,26,71,918/-

In View Of The Data Available And Basis For Valuation, The Valuation Of The Property Under Reference Will As Under :-				
(1)	For Land & Building			
A	Land Area (Sq.Ft)	Rate Adopted	Land Value	
	NA	NA	NA	
	<b>Valuation In Words</b>	<b>Rupees Eight Crore Forty Eight Lakh Fifty Five Thousand Only</b>		
(II)	For Flat/Shop/Floor			
	<b>Carpet Area</b>	<b>Rate Adopted</b>	<b>Present Value</b>	
	1461 Sq.Ft.	Rs. 55,000/-	Rs. 8,03,55,000/-	
	<b>Name Of Car Parks</b>	<b>No Of Car Parks</b>	<b>Rate Per Car Parking</b>	<b>Value Of Car Park</b>
	PARKING	3	Rs. 15,00,000 /-	<b>Rs. 45,00,000/-</b>
11	Construction Estimate Given By The Customer			
12	Is The Estimate Given By The Customer Valid			
13	Value Of The Property (I.E Mortgage Value)	Rs. 8,48,55,000/-		
14	Forced/Distress Sale Value	Rs. 6,78,84,000/-		
15	Replacement Value For Insurance Purpose	Rs. 1,01,34,000/-		
1	For Sale	Average		
2	For Lease – Estimated Rental Income	Satisfactory		
3	Volatility Of Property Prices	Medium		



**(VII) Disclosure Statement**

1	Statements Of Facts Are True And Correct.
2	Limiting Conditions Have Been Disclosed.
3	We (Valuer) Have No Interest (Present Or Future) In The Transaction Or Property.
4	Compensation Is Not Contingent Upon Rendering A Specified Value.
5	We Have Complied With All Of The Real Estate Appraisal Program Requirements.
6	An Inspection Of The Property Was Performed By Our Site Engineer.
7	No Support Received.

**(VIII) Declaration**

1	I Have Deputed My Representative To Inspect The Property, Who Has Personally Inspected The Property On 04-Apr-2024
2	I Have No Direct Or Indirect Interest In The Property Valued.
3	Information Furnished In The Report Is True And Correct To The Best Of My Knowledge And Belief.
4	Ownership Papers/Sale Deeds May Please Be Verified At Your End To Ascertain The Right Title & Areas.
5	Fair Market Value Indicated In The Report Is An Opinion Of The Value Prevailing On The Date Of The Said Report And Is Based On Market Feedback On Values Of Similar Properties. Client Is Free To Obtain Other Independent Opinions On The Same. Fair, Market Value Of Such Properties/Localities May Increase Or Decrease, Depending On The Future Market Conditions & Scenarios. This Report Does Not Certify Or Confirm Any Ownership Or Title Of The Property That Has Been Valued.
6	No Structural Survey Was Conducted By Us.
7	Validity Of This Report Is For 45 Days From Date.
8	Permissible Area Considered For Valuation Are As Per Bye Laws

Place : Mumbai	For Andheri
Date :04 Apr 2024	



Photographs

BUILDING\Elevation



BUILDING\External 11



BUILDING>Main Door



BUILDING\Living Room



BUILDING\Kitchen



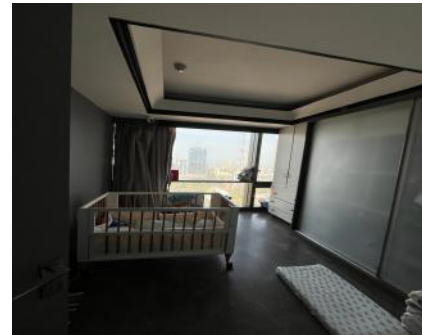
BUILDING\Bed Room 11



BUILDING\Bed 44



BUILDING\Bed22





BUILDING\Bed 33



BUILDING\Servant Room



BUILDING\View



BUILDING\Lift



BUILDING\Approach Road

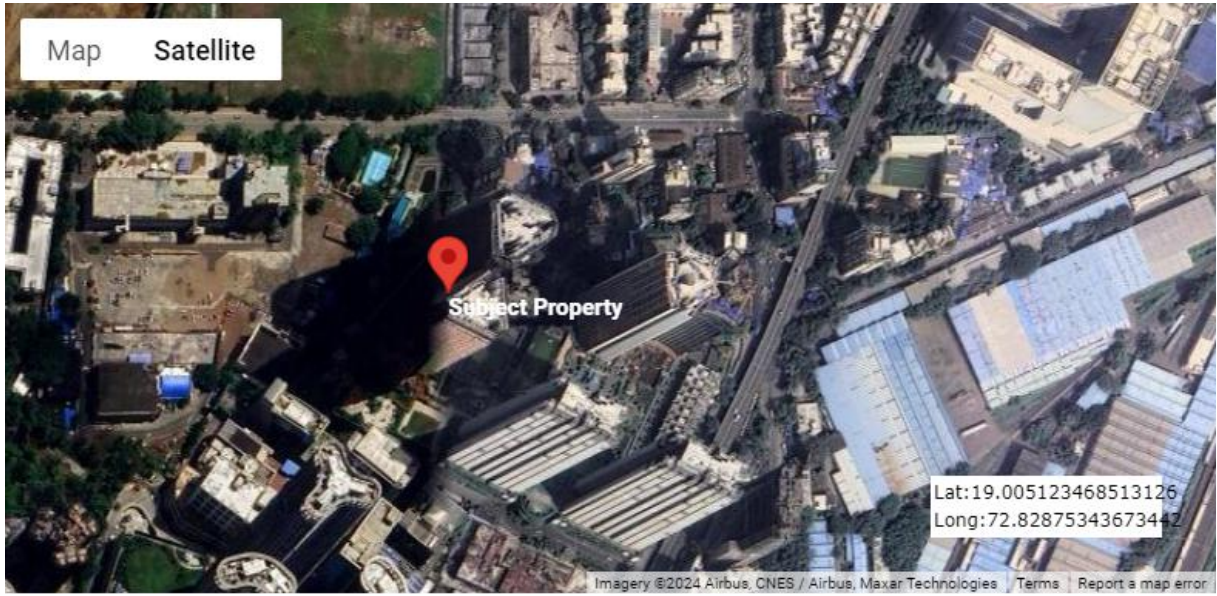


**Geo Co-Ordinates**

Lat. 19.005123468513126

Long. 72.82875343673442

**Location Map**







FLOORPLAN\Boundries

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

**SCHEDULE OF LARGER PROPERTY**

All that piece and parcel of land bearing Cadastral Survey No.464 of Lower Parel Division admeasuring 65,724.12 square metres or thereabouts situated at Senapati Bapat Marg, Lower Parel, Mumbai – 400 013 within Mumbai Municipal Limits, within the Registration District of Mumbai and bounded as follows:

On or towards the North	:	Pandurang Budhkar Marg
On or towards the South	:	Boundary Walls of Kamala Mills Limited
On or towards the East	:	Senapati Bapat Marg and Parel Central Railway Station
On or towards the West	:	Boundaries of Victoria Mills.

FLOORPLAN\Agreement

**AGREEMENT TO SELL**

THIS AGREEMENT TO SELL is made at Mumbai 18<sup>th</sup> day of NOV, 2014

**BETWEEN:**

**JAWALA REAL ESTATE PRIVATE LIMITED** a company incorporated under the Companies Act, 1956 and having its registered office at C-35, 1st floor, Hauz Khas, Nr. Hauz Khas Police Station, New Delhi 110016 hereinafter referred to as "THE COMPANY" (which expression shall unless contrary to the context or meaning thereof, mean and include their successors in title) of the **FIRST PART**.

**AND**

2\_21.11.2014

Mr. Ankit A. Shah and Mrs. Miki A. Shah residing/having its address at 92, Urvashi Building, 661 Jagmohandas Marg, Nepean Sea Road, Mumbai-400006 and assessed to Income Tax under Permanent Account Number (PAN) **AAKPS102P/BDEP558666** hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include (a) in case of an individual, such individual's heirs, executors and administrators and permitted assigns; (b) in case of a Partnership Firm, the partners for the time being thereof, the survivors or the last survivors of them and legal heirs, executors, administrators of last survivor of them; and his/her/their/its permitted assigns, and (c) in case of a Company/Society its successors and permitted assigns, and in all cases all persons claiming by under or through such Purchasers including his/her/their/its successors in interest) of the **OTHER PART**.

(The Company and the Purchaser are hereinafter individually referred to as "Party" and collectively referred to as "Parties").

FLOORPLAN\Schedule

ANNEXURE - 2

(I) Customer Id : 1245337  
 (II) Unit : B-3703  
 (i) Unit : 37th  
 (ii) Floor : 4 BHK Luxe 1  
 (iii) Type of Unit : 1461 sq. ft.  
 (iv) Carpet Area : 3 (Three)  
 (v) Car Parking Spaces :

(III) Building: Trump® Tower Mumbai

(IV) Total Consideration is Rs. 4,65,46,512/-

(V) Payment Schedule

Application money-1	Rs 9,00,000/-
RCC works for Level 27	Rs 80,74,918/-
RCC works for Level 54	Rs 99,74,918/-
Possession for Fit-outs	Rs 2,65,96,676/-

For buildings where construction has commenced and/or completed, all construction related dues need to be completed as demanded

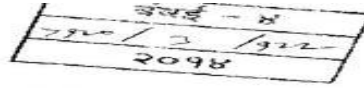
(VI) Date of offer of possession (for Fit-Outs): 31st December 2018

(VII) Address of Purchaser for Notices: 92, Urvashi Building, 661 Jagnohandas Marg, Nepean Sea Road, Mumbai-400006

FLOORPLAN\CC



FLOORPLAN\Agreement



AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai 15<sup>th</sup> day of Nov, 2014

BETWEEN:

JAWALA REAL ESTATE PRIVATE LIMITED a company incorporated under the Companies Act, 1956 and having its registered office at C-35, 1st floor, Hauz Khas, Nr. Hauz Khas Police Station, New Delhi 110016 hereinafter referred to as "THE COMPANY" (which expression shall unless contrary to the context or meaning thereof, mean and include their successors in title) of the First Part.

AND

Handwritten signatures of the parties

2\_21.11.2014

Mr. Ankit A. Shah and Mrs. Miki A. Shah residing/having its address at 92, Urvashi Building, 601 Jangmohandas Marg, Napean Sea Road, Mumbai-400006 and assessed to Income Tax under Permanent Account Number (PAN) AAKPS3102P/BDEPSS866G hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include (a) in case of an individual, such individual's heirs, executors and administrators and permitted assigns; (b) in case of a Partnership Firm, the partners for the time being thereof, the survivors or the last survivors of them and legal heirs, executors, administrators of last survivor of them; and (c) in case of a Company/Society its successors and permitted assigns, and in all cases all persons claiming by under or through such Purchasers including his/her/their/its successors in interest) of the OTHER PART.

(The Company and the Purchaser are hereinafter individually referred to as "Party" and collectively referred to as "Parties").

WHEREAS:-

A. The Company is/shall be constructing the Building (as defined herein) on the Property (as defined herein), being a portion of the said Larger

FLOORPLAN\OC



MUNICIPAL CORPORATION OF GREATER MUMBAI APPENDIX XXII PART OCCUPANCY CERTIFICATE [EB/1342/GS/A/OCC/3/NEW of 14 August 2019]

To, M/s Lodha Developers Ltd, 464, Senapati Bapat Marg, Lower Parel, Mumbai Textile Mill Compound, Mumbai. 400013..

Dear Applicant/Owners,

The Part 6 development work of Residential building comprising of Wing-4 for P3 podium (pt) + P4 podium (pt) + P5 podium (pt) + 7th to 22nd upper floors on plot bearing C.S.No./CTS No. 464 of Division Lower Parel at Senapati Bapat Marg is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV, Licensed Surveyor, Lic. No. 3/167/LS, Shri. Girish Purushotam Dravid, RCC Consultant, Lic. No. STR/D/59 and Shri. Anil Kumar Raman, Site supervisor, Lic.No. R-202/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. EB/1342/GS/A-CFO dated 18 July 2019.

It can be occupied with the following condition/s.

- 1) That all the balance conditions of I.O.D / amended plan approval letters shall be complied with before asking further OC.
2) That the remaining work shall be carried out as per approved amended plans.
3) That all the safety and precautionary measures to safeguard the occupants and neighborhood shall be taken while executing the remaining construction works.

Copy To :

- 1. Asstt. Commissioner, G/South
2. A.A. & C., G/South
3. EE (V), City
4. M.I., G/South
5. A.C.W.W., G/South
6. Architect, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
For information please



Name : JADHAV RAJENDRA ANANDRAO
Designation : Executive Engineer
Organization : Municipal Corporation of Greater Mumbai
Date : 14.Aug.2019 16:36:24

Yours faithfully, Executive Engineer (Building Proposals).

