

VALUATION REPORT OF

IMMOVABLE PROPERTY FOR

MR. PRADIP J. SHAH & MRS. SHWETA P. SHAH

PROPERTY ADDRESS

**FLAT NO. 401, 4TH FLOOR, A WING IN THE BUILDING KNOWN AS MAYFAIR
HERITAGE, BESANT ROAD, SANTACRUZ (W), MUMBAI – 400054.**



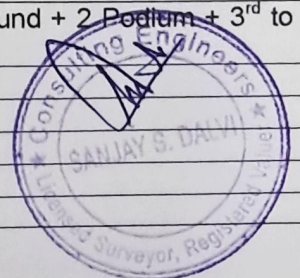
SUBMITTED TO
BANK OF BARODA
OPERA HOUSE BRANCH

Sanjay Shrikant Dalvi**REGISTERED VAUERS, CONSULTING ENGINEERS & SURVEYORS****Office Address: - 307, 3rd Floor, Hanuman Industrial Estate, Near Wadala Ram Mandir, G. D. Ambekar Marg, Wadala (W), Mumbai - 400 031****Phone: +91-99077 78801 / 9152195333 Email Id: - dalvivaluers@gmail.com****BANK OF BARODA****OPERA HOUSE BRANCH****VALUATION REPORT (IN RESPECT OF FLATS)****(To be filled in by the Approved Valuer)****GENERAL**

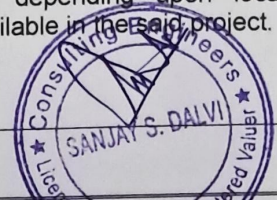
Purpose for which the valuation is made	:	Assessment of Fair Market Value for loan purpose of BANK OF BARODA OPERA HOUSE BRANCH
a) Date of inspection	:	28/01/2025
b) Date on which the valuation is made	:	30/01/2025
List of documents produced for perusal	:	Copy of Agreement for Sale, Index II, Share Certificate & Full Occupancy Certificate
Agreement for Sale	:	Agreement for Sale dated 07/03/2015 between Mayfair Housing Pvt. Ltd. (the Promoter) AND Mr. Pradip J. Shah & Mrs. Shweta P. Shah (the Purchasers).
Index II	:	Index II No. 2458/2015 dated 07/03/2015.
Share Certificate	:	Share Certificate No. 2 dated 01/10/2015 Mr. Pradip J. Shah & Mrs. Shweta P. Shah issued by Society.
Full Occupancy Certificate	:	Full Occupancy Certificate No. CE / 2383 / WS / AH dated 24/09/2014 issued by MCGM.
Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	MR. PRADIP J. SHAH & MRS. SHWETA P. SHAH PROPERTY ADDRESS: FLAT NO. 401, 4TH FLOOR, A WING IN THE BUILDING KNOWN AS MAYFAIR HERITAGE, BESANT ROAD, SANTACRUZ (W), MUMBAI – 400054.
Land mark	:	AXIS BANK
Brief description of the property (Including leasehold/ freehold etc.)	:	Freehold
Total Lease period & remaining period (if leasehold)	:	NA
Brief description of the property	:	The subject property is 4 BHK Situated in High Class area The property is located at approx. 280 M. walkable distance away from Santacruz Railway Station.
Location of property	:	
a) Plot No. / Survey No.	:	F.P. No. 76, T.P.S.-1
b) Door No.	:	Flat No. 401
c) T. S. No. / Village	:	C.T.S. No. H-127, 128 & 129 of Village Bandra H
d) Ward / Taluka	:	Taluka – Bandra H
e) Mandal / District	:	District – Andheri
f) Date of issue and validity of layout of approved map / plan	:	Full Occupancy Certificate No. CE D/2383 / WS / AH dated 24/09/2014 issued by
g) Approved map / plan issuing authority	:	MCGM. As Full Occupancy Certificate Issued



h)	Whether genuineness or authenticity of approved map / plan is verified	available we assumed that the construction is as per sanctioned plan.																		
i)	Any other comments on authenticity of approved plan and construction as per the approved plan	-																		
Postal address of the property		PROPERTY ADDRESS: FLAT NO. 401, 4TH FLOOR, A WING IN THE BUILDING KNOWN AS MAYFAIR HERITAGE, BESANT ROAD, SANTACRUZ (W), MUMBAI - 400054.																		
City / Town		Mumbai																		
Residential Area		Yes																		
Commercial Area		No																		
Industrial Area		No																		
Classification of the area																				
i)	High / Middle / Poor	Middle Class																		
ii)	Urban / Semi Urban / Rural	Urban																		
Coming under Corporation limit / Village Panchayat / Municipality		Under limit of MCGM																		
Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area		NA																		
Dimensions/ Boundaries of the property		<table border="1"> <thead> <tr> <th></th> <th>A</th> <th>B</th> </tr> <tr> <th></th> <th>As per Deed</th> <th>Actuals</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>-</td> <td>One CHSL</td> </tr> <tr> <td>South</td> <td>-</td> <td>Bindu Shopping Centre</td> </tr> <tr> <td>East</td> <td>-</td> <td>Sukhanand Krupa</td> </tr> <tr> <td>West</td> <td>-</td> <td>Besant Road</td> </tr> </tbody> </table>		A	B		As per Deed	Actuals	North	-	One CHSL	South	-	Bindu Shopping Centre	East	-	Sukhanand Krupa	West	-	Besant Road
	A	B																		
	As per Deed	Actuals																		
North	-	One CHSL																		
South	-	Bindu Shopping Centre																		
East	-	Sukhanand Krupa																		
West	-	Besant Road																		
Latitude, Longitude and Coordinates of the site		19.083040, 72.839710																		
Extent of the site		NA																		
Extent of the site considered for valuation (least of 13 A & 13 B)		NA																		
Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.		Owner Occupied																		
APARTMENT BUILDING																				
Nature of the Apartment		Residential																		
Location		Mumbai																		
T. S. No.		F.P. No. 76, T.P.S.-1, C.T.S. No. H-127, 128 & 129 of Village - Bandra H																		
Block No.		Flat No. 401																		
Ward No.		-																		
Village/ Municipality / Corporation		Under limit of MCGM																		
Door No., Street or Road (Pin Code)		Flat No. 401 / Besant Road / 400054.																		
Description of the locality Residential / Commercial / Mixed		Residential																		
Year of Construction		2014 (As per Full Occupancy Certificate)																		
Number of Floors		Single Flats on Each Floors																		
Type of Structure		RCC Frame Structure																		
Number of Dwelling units in the building		Basement + Ground + 2 Podium + 3 rd to 12 th Upper Floors.																		
Quality of Construction		Good																		
Appearance of the Building		Good																		
Maintenance of the Building		Good																		
Facilities Available																				
Lift		Yes, 2 Lifts																		



Protected Water Supply	: Yes
Underground Sewerage	: Yes
Car Parking - Open/ Covered	: No
Is Compound wall existing?	: Yes
Is pavement laid around the building	: Yes
FLAT	
The floor on which the flat is situated	: 4 th Floor
Door No. of the flat	: Flat No. 401
Specifications of the flat	: The subject property is 4 BHK
Roof	: RCC Slab
Flooring	: Italian marble flooring
Doors	: Wooden Doors
Windows	: Aluminum Sliding Windows
Fittings	: Concealed
Finishing	: Good
Maintenance Bill	:
Assessment No.	: Details not provided
Tax paid in the name of	: Details not provided
Tax amount	: Details not provided
Electricity Service Connection no.	: Details not provided
Meter Card is in the name of	: Details not provided
How is the maintenance of the flat?	: Good
Sale Deed executed in the name of	: MR. PRADIP J. SHAH & MRS. SHWETA P. SHAH
What is the undivided area of land as per Sale Deed?	: NA
What is the plinth area of the flat?	: Carpet Area is 1410 Sq. Ft. (Area as per Agreement for Sale) Built Up Area is 1693 Sq. Ft. (Area as per Index II)
What is the floor space index (app.)	: NA
What is the documented Area of the flat?	: Carpet Area is 1410 Sq. Ft. (Area as per Agreement for Sale) Same is considered for the purpose of valuation report.
Measured carpet area	: Carpet Area is 1427 Sq. Ft. (Area as per physical measurement)
Is it Posh/ I class / Medium / Ordinary?	: Middle Class
Is it being used for Residential or Commercial purpose?	: Residential
Is it Owner-occupied or let out?	: Owner Occupied
If rented, what is the monthly rent?	: Not Applicable.
MARKETABILITY	
How is the marketability?	: Good
What are the factors favoring for an extra Potential Value?	: The subject property is in good locality & all amenities available in nearby said property.
Any negative factors are observed which affect the market value in general?	: No
Rate	
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 at least two latest deals/ transactions with respect to adjacent properties in the areas)	: Rs. 40,000/- to Rs. 45,000/- per Sq. Ft. on Carpet Area depending upon location & amenities available in the said project.



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).	: Rs. 42,000 /- per Sq. Ft. on Carpet Area
Break - up for the rate	:
i) Building + Services	: Rs. 3,000 /- per Sq. Ft.
ii) Land + Others	: Rs. 39,000 /- per Sq. Ft.
Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	: Department of Registration & Stamps Government of Maharashtra is Rs. 2,32,720/- per Sq. Mtr. i.e. Rs. 21,620/- per Sq. Ft. on Built-up Area for Residential Flat located at Village - Bandra H

DIVISION / VILLAGE : BANDRA H Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban	Local Body Type	Corporation "A" Class			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Village Boundary to the North, Railway to the East, Ramakrishna Mission Marg to the South, Swami Vivekanand Road (S.V. Road) to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
27	27/160	124770	232730	267640	384200	220660
<small>CTS No. 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 44, 45, 46, 47, 48, 49, 52, 53, 54, 55, 56, 57, 58, 59, 61, 62, 67, 68, 69, 70, 72, 73, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253.</small>						
Compare With Previous Year						

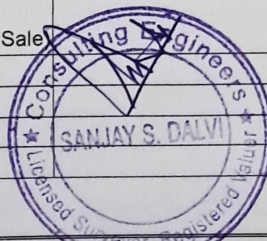
Particulars	Built Up Area (In Sq. Ft.)	Rate (In per Sq. Ft.)	Govt. Value (In Rs.)
Flat No. 401	1693	Rs. 21,620/-	Rs. 3,66,02,660/-

The Govt. Value of the said property is **Rs. 3,66,02,660/-** (In words Rupees Three Crore Sixty Six Lakh Two Thousand Six Hundred Sixty Only).

Registered Value (if available)	:	-
COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
Depreciated building rate	:	
Replacement cost of flat with Services (v (3)i)	:	Rs. 3,000/- per Sq. Ft.
Age of the building	:	11 Years
Life of the building estimated	:	49 Years (Subject to proper repair & Maintain of the Building)
Depreciation percentage assuming the salvage value as 20%	:	20%
Depreciated Ratio of the building	:	As stated above
Total composite rate arrived for valuation	:	
Depreciated building rate VI (a)	:	Rs. 2,400/- per Sq. Ft.
Rate for Land & other V (3) ii	:	Rs. 39,000/- per Sq. Ft.
Total Composite Rate	:	Rs. 41,400/- per Sq. Ft.

Details of valuation

No.	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
	Present value of the flat	Carpet Area 1410 Sq. Ft.	Rs. 41,400/-	Rs. 5,83,74,000/-
	Car Parking			0
	Showcases			0
	Kitchen Arrangements			0
	Superfine Finish			0



Interior Decorations			0
Electricity deposits / electrical fittings, etc.			0
Extra collapsible gates / grillworks etc.			0
Potential value, if any			0
Others			0
As per current stage of work completion the value of the flat (if flat is under construction)			0
After 100% completion final value of flat			0
Total			Rs. 5,83,74,000/-

Value of Flat

Market Value	Rs. 5,83,74,000 /- (Rupees Five Crores Eighty Three Lakhs Seventy Four Thousand Only).
Realizable Value % of Fair Market Value)	Rs. 5,25,36,600 /- (Rupees Five Crores Twenty Five Lakhs Thirty Six Thousand Six Hundred Only).
Stress Value % of Fair Market Value)	Rs. 4,66,99,200 /- (Rupees Four Crores Sixty Six Lakhs Ninety Nine Thousand Two Hundred Only).
Value as per Circle rate/ Govt. rate 2024-25	Rs. 3,66,02,660 /- (In words Rupees Three Crores Sixty Six Lakhs Two Thousand Six Hundred Sixty Only).
Insurance Value	1690 Sq. Ft. X Rs. 2,400/- per Sq. Ft. = Rs. 40,56,000 /- (Rupees Forty Lakhs Fifty Six Thousand Only).
Rental Value	Rs. 1,46,000/- per month (Rupees One Lakh Forty Six Thousand Only)

Remarks:

1. We have released report on the basis of provided documents i.e. Copy of Agreement for Sale, Index II, Share Certificate & Full Occupancy Certificate.
2. Property inspected by Mr. Dharmesh.
3. Property identified by Mrs. Shweta P. Shah (Owner).

*Future value of a flat /apartment under development may be considered in the case of Home Loan only.

(Valuation: Here, the approved valuer should discuss in details his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) salability ii) likely rental value in future and iii) any likely income it may generate may be discussed).

- > Photograph of owner/representative with property in background to be enclosed.
- > Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites
- > Any other important information about the property in question.

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is

Place: Mumbai

Date: 30/01/2025

