

VALUATION REPORT (IN RESPECT OF FLAT)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Bank Loan Purpose.
2	a) Date of inspection : 27.10.2023
	b) Date of which the valuation is made : 31.10.2023
3	<p>List of documents produced for perusal:</p> <p>I) Copy of Agreement for sale Document No.14208/2023 Dated 16.10.2023 between M/s. Romell Real Estate Pvt. Ltd.(The Promoter) And Mr. Mahesh Laxman Madye & Mrs. Nutan Mahesh Madye(The Allottee).</p> <p>II) Copy of Commencement Certificate Document No.CHE / A-0734 / BP (WS) / AR Dated 05.04.1999 issued by Municipal Corporation Of Greater Mumbai.</p> <p>III) Copy of Part Occupancy Certificate Document No.CHE / A-0734 / BP (WS) / AR / OCC / 1 / NEW Dated 16.06.2023 issued by Municipal Corporation Of Greater Mumbai(The Part 1 development work of Residential building comprising of Part Occupation Certificate and BCC to the completed building consisting of Wing 'C' comprising of Stilt + 3rd to 20th upper residential floors (Except flat no. 302, 303, 304, 306, 402, 403, 404, 503, 602, 603, 703, 802, 803).</p> <p>IV) Copy of RERA Certificate Document No.P51800023445 Dated 08.09.2021 issued by Maharashtra Real Estate Regulatory Authority.</p>
4	<p>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. Mahesh Laxman Madye & Mrs. Nutan Mahesh Madye Residential Flat No. 601, 6th Floor, Wing - C, "Romell Allure", Adjacent to Shri Krishna Nagar, Opp. Kajupada Police Chowki, Sawarpada, Village - Dahisar, Borivali (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 066, State - Maharashtra, India.</p> <p><u>Contact Person :</u> Jignesh Solanki (Site Person) Mobile No. 7715827896</p> <p>Joint Ownership Details of ownership share is not available</p>
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 6 th Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Passage + 2 Toilet + Cupboard. (2 BHK) The property is at 1.00 km distance from Metro Station Rashtriya Udyan.
6	Location of property
a)	Plot No. / Survey No. : New Survey No - 200, Hissa No. 1-A(part)
b)	Door No. : Residential Flat No. 601
c)	C.T.S. No. / Village : CTS No - 2161-A, 2161-B, 2161-C & 2161-D, Village - Dahisar
d)	Ward / Taluka : Taluka - Borivali
e)	Mandal / District : District - Mumbai Suburban

f)	Date of issue and validity of layout of approved map / plan	:	As Part Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan.	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
7	Postal address of the property	:	Residential Flat No. 601, 6 th Floor, Wing - C, " Romell Allure ", Adjacent to Shri Krishna Nagar, Opp. Kajupada Police Chowki, Sawarpada, Village - Dahisar, Borivali (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 066, State - Maharashtra, India.	
8	City / Town	:		
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Dahisar Municipal Corporation of Greater Mumbai (MCGM)	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12	Boundaries of the property	:	As per site	As per Document
	North	:	Mumbai Public School	Property bearing CTS No. 2889, 2288, 2286, 2285
	South	:	Road No. 15	Property bearing CTS No. 2089, 2088, 2087, 2086, 2085
	East	:	Nityanand Apartment	Property bearing CTS No. 2165, 2262A & Road
	West	:	Vinayak CHSL	Property bearing CTS No. 2160 Part, 2160/4 & 2160/3
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-

	West	:	-	-
14	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 534.97 (Area as per Site measurement)</p> <p>Carpet Area in Sq. Ft. = 574.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 631.40 (Carpet Area + 10%)</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°14'12.0"N 72°51'59.0"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 574.00 (Area As Per Agreement for sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:	CTS No - 2161-A, 2161-B, 2161-C & 2161-D	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - Dahisar, Municipal Corporation of Greater Mumbai (MCGM)	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 601, 6 th Floor, Wing - C, " Romell Allure ", Adjacent to Shri Krishna Nagar, Opp. Kajupada Police Chowki, Sawarpada, Village - Dahisar, Borivali (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 066, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2023 (As Per Part Occupancy Certificate)	
5.	Number of Floors	:	Stilt + 22 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	6 th Floor is having 7 Flats	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available			
	Lift	:	4 Lifts	
	Protected Water Supply	:	Municipal Water Supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	

	Car parking - Open / Covered	:	Oner Tower Car Parking Space
	Is Compound wall existing?	:	Proposed, Yes
	Is pavement laid around the Building	:	Proposed, Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	6 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 601
3.	Specifications of the Flat		
	Roof	:	R.C.C. slab
	Flooring	:	Vitrified tile flooring
	Doors	:	Teak wood door frame with flush shutters
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	Mr. Mahesh Laxman Madye & Mrs. Nutan Mahesh Madye
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 631.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 534.97 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 574.00 (As Per Area Agreement for sale)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Vacant
15.	If rented, what is the monthly rent?	:	₹ 34,000/- (Expected rented income per month)
IV	MARKETABILITY		

1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3.	Any negative factors are observed which affect the market value in general?	:	No
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 at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 26,300/- to ₹ 28,900/- per Sq. Ft. on Carpet Area ₹ 22,000/- to ₹ 24,100/- per Sq. Ft. on Built Up Area
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).	:	₹ 28,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 25,200/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,35,524/- per Sq. M. i.e. ₹ 12,591/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
5.	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	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,800/- per Sq. Ft.
	Age of the building	:	Less than 1 year
	Life of the building estimated	:	60 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Age of Property below 5 year
	Depreciation Ratio of the building	:	-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,800/- per Sq. Ft.

	Rate for Land & other V (3) ii	:	₹ 25,200/- per Sq. Ft.
	Total Composite Rate	:	₹ 28,000/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	574.00 Sq. Ft.	28,000.00	1,60,72,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking	1	1000000	10,00,000.00
	Total value / Realizable value of the property			1,70,72,000.00
	Insurable value of the property (631.40 X 2,800.00)			17,67,920.00
	Guideline value of the property (631.40 X 12,591.00)			79,49,957.00