

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 : 31.10.2023																
	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 No.13626 / 2023 Dated 23.10.2023 between Kallianpur Nagaraj Premananda Baliga & Veena Nagaraj Baliga (The Developers) And M/s. Macrotech Developers Ltd.(The Purchasers).</p> <p>II) Copy of RERA Certificate No.P51800031346 Dated 23.10.2021.</p> <p>III) Copy of Amended Commencement Certificate No.CHE / A - 4300 / BP (WS) / AR / FCC / 5 / Amend Dated 25.11.2022 issued by Municipal Corporation Of Greater Mumbai.</p> <p>IV) Copy of Architect Plan Dated 01.10.2021 issued by Mr. Shashikant Laxman Jadhav (Architect).</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) : Kallianpur Nagaraj Premananda Baliga & Veena Nagaraj Baliga Residential Flat No. 202, 2nd Floor, Building No .Tower - 3, Lodha Woods, "Lodha Kandivali Project - Tower 3", Plot No. 4, Off. Western Express Highway, Akurli Road, Village - Ackurli, Taluka - Borivali, District - Mumbai Suburban, Kandivali (East) , PIN - 400 101, State - Maharashtra, Country - India.</p> <p><u>Contact Person :</u> Mr. Rajendra (Builder's Person) Mobile No. 7718869840</p> <p>Joint Ownership Details of ownership share is not available</p>																
5	<p>Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 2nd Floor. (2 BHK) As per Architecture plan, the composition of Flat will be 2 Bedroom + Living Room + Dining Area + Kitchen + 2 Toilets + Dry Balcony Area. The property is at 2.7 Km. distance from Railway Station Kandivali.</p> <p>At the time of inspection building was under construction.</p>																
Stage of Construction																	
If under construction, extent of completion																	
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td style="width: 25%;">RCC Footing/Foundation</td> <td style="width: 25%;">Complete</td> <td style="width: 25%;">RCC Plinth</td> <td style="width: 25%;">Complete</td> </tr> <tr> <td>Full Building Rcc</td> <td>Completed upto 20th floor</td> <td>Internal Brick Work</td> <td>Completed upto 14th floor</td> </tr> <tr> <td>External Brick Work</td> <td>Completed upto 14th floor</td> <td>Internal Plastering</td> <td>Completed upto 3rd floor</td> </tr> <tr> <td>Total</td> <td>50% work completed</td> <td></td> <td></td> </tr> </tbody> </table>	RCC Footing/Foundation	Complete	RCC Plinth	Complete	Full Building Rcc	Completed upto 20th floor	Internal Brick Work	Completed upto 14th floor	External Brick Work	Completed upto 14th floor	Internal Plastering	Completed upto 3rd floor	Total	50% work completed		
RCC Footing/Foundation	Complete	RCC Plinth	Complete														
Full Building Rcc	Completed upto 20th floor	Internal Brick Work	Completed upto 14th floor														
External Brick Work	Completed upto 14th floor	Internal Plastering	Completed upto 3rd floor														
Total	50% work completed																
6	Location of property																
a)	Plot No. / Survey No. : Plot No - 4 New Survey No - 85, 86(Part), 87(Part)																
b)	Door No. : Residential Flat No. 202																

c)	C.T.S. No. / Village	:	CTS No - 174C/1, Village - Ackurli	
d)	Ward / Taluka	:	Taluka - Borivali	
e)	Mandal / District	:	District - Mumbai Suburban	
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Architecture Plan dated 01.10.2021 issued by Mr. Shashikant Laxman Jadhav (Architect)	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	Building is under construction	
7	Postal address of the property	:	Residential Flat No. 202, 2 nd Floor, Building No .Tower - 3, Lodha Woods, " Lodha Kandivali Project - Tower 3 ", Plot No. 4, Off. Western Express Highway, Akurli Road, Village - Ackurli, Taluka - Borivali, District - Mumbai Suburban, Kandivali (East) , PIN - 400 101, State - Maharashtra, Country - India.	
8	City / Town	:	City - Kandivali (East)	
	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 - Ackurli 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	:	Under Construction Building	By BRADCO Property, CTS No. 874A & 852B
	South	:	Akurli Road	By 18.3 Mtr. Wide D.P. Road
	East	:	Internal Road	By 18.0 Mtr. Wide D.P. Road
	West	:	Art Guild House - Wing B	By Raheja Willows, CTS No. 174B/1
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. = 764.00 (Area As Per Agreement For Sale)</p> <p>Built Up Area in Sq. Ft. = 840.40 (Carpet Area + 10%)</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°12'1.8"N 72°52'38.8"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 764.00 (Area As Per Agreement For Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:	CTS No - 174C/1	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - Ackurli, Municipal Corporation of Greater Mumbai (MCGM)	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 202, 2 nd Floor, Building No .Tower - 3, Lodha Woods, " Lodha Kandivali Project - Tower 3 ", Plot No. 4, Off. Western Express Highway, Akurli Road, Village - Ackurli, Taluka - Borivali, District - Mumbai Suburban, Kandivali (East) , PIN - 400 101, State - Maharashtra, Country - India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	Building is under construction	
5.	Number of Floors	:	Ground + 23 Upper Floors	
6.	Type of Structure	:	Proposed R.C.C Framed Structure	
7.	Number of Dwelling units in the building	:	Proposed 3 Flats on 2 nd Floor	
8.	Quality of Construction	:	Building is under construction	
9.	Appearance of the Building	:	Building is under construction	
10.	Maintenance of the Building	:	Building is under construction	
11.	Facilities Available			
	Lift	:	Proposed 3 Lifts	

	Protected Water Supply	:	Proposed Municipal Water Supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Along with one 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	:	2 nd Floor
2.	Door No. of the Flat	:	Residential Flat No. 202
3.	Specifications of the Flat		
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door frame with flush doors
	Windows	:	Proposed Powder coated aluminium sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed.
	Finishing	:	Proposed 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?	:	Building is under construction
7.	Sale Deed executed in the name of	:	Kallianpur Nagaraj Premananda Baliga & Veena Nagaraj Baliga
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. = 840.00 (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. = 764.00 (As Per Area Agreement For Sale) Carpet Area in Sq. Ft. = 693.00 EBVT Area in Sq. Ft. = 71.00
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?	:	Building Under Construction

15.	If rented, what is the monthly rent?	:	₹ 50,000/- (Expected rented income per month after completion)
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)	:	₹ 26,200/- to ₹ 28,800/- per Sq. Ft. on Carpet Area ₹ 23,800/- to ₹ 26,200/- 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).	:	₹ 26,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 23,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,38,190/- per Sq. M. i.e. ₹ 12,838/- 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)	:	₹ 3,000/- per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periotic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Building is under construction
	Depreciation Ratio of the building	:	-

b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 3,000/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 23,000/- per Sq. Ft.
	Total Composite Rate	:	₹ 26,000/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	764.00 Sq. Ft.	26,000.00	1,98,64,000.00
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			
	Total value / Realizable value of the property			1,98,64,000.00
	Insurable value of the property (840.40 X 3,000.00)			25,21,200.00
	Guideline value of the property (840.40 X 12,838.00)			1,07,89,055.00