

## VALUATION REPORT (IN RESPECT OF FLAT)

		<b>General</b>	
1	Purpose for which the valuation is made	:	To assess Fair Market Value of the property for Housing Loan Purpose.
2	a)	Date of inspection	: 01.01.1970
	b)	Date of which the valuation is made	: 18.11.2023
3	List of documents produced for perusal: I) Copy of MHADA Provisional Offer Letter Dated 10.08.2023 And 2456/2023(The Allottee) issued by Maharashtra Housing And Area Development Authority. II) Copy of No Objection Certificate Dated 03.11.2023 issued by Maharashtra Housing And Area Development Authority.		
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>Ms. Janhavi Suresh Daware</b> Residential Flat No. 102, 1 <sup>st</sup> Floor, Building No 3, Wing - B, "MHADA Housing Scheme Code No. 350 (LIG)", Village - Antop Hill, Municipality Ward No. F/North, Wadala (East), Mumbai, PIN Code - 400 037, State - Maharashtra, India.  Contact Person : Faizan Khan (Security Guard) Mobile No. 9768809299  Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 1 <sup>st</sup> Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Toilet + Passage + Bathroom. <b>(1 BHK)</b> The property is at 900 Mt. distance from Monorail Antop Hill.
6	Location of property		
	a)	Plot No. / Survey No.	:
	b)	Door No.	: Residential Flat No. 102
	c)	C.T.S. No. / Village	: CTS No - 2/292, 378, 379, 380, 381 & 419, Village - Antop Hill
	d)	Ward / Taluka	: MunicipalityWard No - F/North
	e)	Mandal / District	:
	f)	Date of issue and validity of layout of approved map / plan	: As MHADA itself is planning authority, building construction permission is assumed to be available
	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	: N.A.
7	Postal address of the property	:	Residential Flat No. 102, 1 <sup>st</sup> Floor, Building No 3, Wing - B, "MHADA Housing Scheme Code No. 350 (LIG)", Village - Antop Hill, Municipality Ward No. F/North, Wadala (East), Mumbai, PIN Code - 400 037, State - Maharashtra, India.

8	City / Town	:	City - Mumbai	
	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 - Antop Hill MHADA	
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	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Open Plot	Details not available
	South	:	Slum Area	Details not available
	East	:	Ravji Ganatra Marg	Details not available
	West	:	Open Plot	Details not available
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	:	Carpet Area in Sq. M. = 27.82 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 300.00 (Area As Per MHADA Offer Letter)  Built Up Area in Sq. Ft. = 360.00 (Carpet Area + 20%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°1'33.0"N 72°51'44.0"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 300.00</b> <b>( Area As Per MHADA Offer Letter)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Others	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	

2.	Location		
	C.T.S. No.	:	CTS No - 2/292, 378, 379, 380, 381 & 419
	Block No.	:	-
	Ward No.	:	MunicipalityWard No - F/North
	Village / Municipality / Corporation		Village - Antop Hill, MHADA
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 102, 1 <sup>st</sup> Floor, Building No 3, Wing - B, <b>"MHADA Housing Scheme Code No. 350 (LIG)"</b> , Village - Antop Hill, Municipality Ward No. F/North, Wadala (East), Mumbai, PIN Code - 400 037, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2018 (As per site information)
5.	Number of Floors	:	Stilt + 24 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	1 <sup>st</sup> Floor is having 6 Flats
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Normal
11.	Facilities Available		
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	1 <sup>st</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 102
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Aluminium Sliding Window
	Fittings	:	Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring
	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	:	<b>Ms. Janhavi Suresh Daware</b>
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 undefined = 0.00 (undefined)
10.	What is the floor space index (app.)	:	As per MHADA / MCGM norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. M. = 27.82</b> <b>(As per Area actual site measurement)</b> <b>Carpet Area in Sq. Ft. = 300.00</b> <b>(Area as per Actual Site Measurement)</b> <b>Carpet Area in Sq. Ft. = 300.00</b> <b>(As Per Area MHADA Offer Letter)</b>
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?	:	Others
15.	If rented, what is the monthly rent?	:	₹ 10000/- (Expected rented income per month)
<b>IV</b>	<b>MARKETABILITY</b>		
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
<b>V</b>	<b>Rate</b>		
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)	:	₹ 16,300/- to ₹ 16,400/- per Sq. Ft. on Carpet Area ₹ 13,500/- to ₹ 13,600/- 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).	:	₹ 15,000/- per Sq. M.

3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. M.
	II. Land + others	:	₹ 12,000/- per Sq. M.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,03,570/- per Sq. M. i.e. ₹ 9,622/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,00,752/- per Sq. M. i.e. ₹ 9,360/- per Sq. Ft.
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	:	No justification require as variation is less than 20%
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,000/- per Sq. M.
	Age of the building	:	5 years
	Life of the building estimated	:	55 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	7.50%
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,775/- per Sq. M.
	Rate for Land & other V (3) ii	:	₹ 12,000/- per Sq. M.
	<b>Total Composite Rate</b>	:	<b>₹ 14,775/- per Sq. M.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	300.00 Sq. M.	14,775.00	<b>44,32,500.00</b>
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			
	<b>Total value / Realizable value of the property</b>			<b>44,32,500.00</b>
	<b>Insurable value of the property (360.00 X 3,000.00)</b>			<b>10,80,000.00</b>
	<b>Guideline value of the property (360.00 X 0.00)</b>			<b>3,62,70,720.00</b>

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