

## 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	: 11.12.2023
	b)	Date of which the valuation is made	: 12.12.2023
3	List of documents produced for perusal: I) Copy of Agreement For Sale Document No. Not Mentioned Dated 20.07.1980 between M/s. Pragato Corporation (The Developers) And Shri. Arun Ratilal Mehta (The purchaser). II) Copy of Occupancy Certificate Document No. CE / 4037 / WS / AR Dated 02.02.2008 issued by Municipal Corporation Of Greater Mumbai.		
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>Arun Ratilal Mehta</b>  Residential Flat No. 306, 3 <sup>rd</sup> Floor, " <b>Neel Dhara</b> ", The Neel Dhara CHSL, Opp. Adani Electricity, Devidas Road, Village - Borivali, Borivali (West), Taluka - Borivali, District - Mumbai Suburb, PIN - 400 091, State - Maharashtra, India.  <u>Contact Person :</u> Arun Ratilal Mehta (Owner) Mobile No. 9427145717  sole ownership
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 3 <sup>rd</sup> Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + Cupboard + Toilet + WC. <b>(1 BHK)</b> The property is at 1.5 Km distance from Railway Station Borivali .
6	Location of property		
a)	Plot No. / Survey No.		
b)	Door No.		
c)	C.T.S. No. / Village		
d)	Ward / Taluka		
e)	Mandal / District		
f)	Date of issue and validity of layout of approved map / plan		
g)	Approved map / plan issuing authority		
h)	Whether genuineness or authenticity of approved map/ plan is verified		
i)	Any other comments by our empanelled valuers on authentic of approved plan		

7	Postal address of the property	:	Residential Flat No. 306, 3 <sup>rd</sup> Floor, " <b>Neel Dhara</b> ", The Neel Dhara CHSL , Opp. Adani Electricity , Devidas Road, Village - Boriwali , Borivali (West), Taluka - Boriwali , District - Mumbai Suburb , PIN - 400 091, 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 - Boriwali 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	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Manavi CHSL	Property bearing S. No. 127 & Boundary of Eksar Village
	South	:	Mamta Heights	S. No. 60, H. No. 10
	East	:	Road	Property bearing S. No. 60, H. No. 2 & Nalla
	West	:	Gymkhana Road	S. No. 127 & Partly S. No. 60, H. No. 7
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	<b>As per the Deed</b>	<b>As per Actuals</b>
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14	Extent of the site	:	Carpet Area in Sq. Ft. = 430.08 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 540.00 (Area As Per Agreement For Sale)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°14'15.1"N 72°51'5.8"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built Up Area in Sq. Ft. = 540.00</b> <b>( Area As Per Agreement For Sale)</b>	

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	CTS No - 413 A, 415/1 to 3, 416 & Others
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Boriwali , Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 306, 3 <sup>rd</sup> Floor, " <b>Neel Dhara</b> ", The Neel Dhara CHSL , Opp. Adani Electricity , Devidas Road, Village - Boriwali , Borivali (West), Taluka - Boriwali , District - Mumbai Suburb , PIN - 400 091, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2008 (As per occupancy certificate)
5.	Number of Floors	:	Ground + 6 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	3 <sup>rd</sup> Floor is having 8 Flats
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available		
	Lift	:	1Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open 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	:	3 <sup>rd</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 306
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring

	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering + POP Finish
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>Arun Ratilal Mehta</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 Sq. Ft. = 540.00 (Area as per Agreement For Sale)
10.	What is the floor space index (app.)	:	As per MCGM Norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 430.08</b> <b>(As per Area actual site measurement)</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?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ N.A./- (Expected rented income per month)
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Average
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)	:	₹ 24,800/- to ₹ 25,600/- per Sq. Ft. on Carpet Area ₹ 22,500/- to ₹ 23,200/- 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).	:	₹ 23,200/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 20,400/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,31,450/- per Sq. M. i.e. ₹ 12,212/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,20,166/- per Sq. M. i.e. ₹ 11,164/- per Sq. Ft.
<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)	:	₹ 2,800/- per Sq. Ft.
	Age of the building	:	15 years
	Life of the building estimated	:	45 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	22.50%
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,170/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 20,400/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 22,570/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	540.00 Sq. Ft.	22,570.00	<b>1,21,87,800.00</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			
	<b>Fair market value of the property</b>			<b>1,21,87,800.00</b>
	<b>Insurable value of the property (540.00 X 2,800.00)</b>			<b>15,12,000.00</b>
	<b>Guideline value of the property (540.00 X 11,164.00)</b>			<b>60,28,560.00</b>

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