

VALUATION REPORT (IN RESPECT OF FLAT)

General	
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 : 13.12.2023
	b) Date of which the valuation is made : 14.12.2023
3	List of documents produced for perusal: I) Copy of Index- II Document No.2422 / 2018 Dated 22.02.2018 between Sarvapriya Lising Pvt. Ltd. & Sadguna Reality (The Seller) And Mr. Govind N. Mulchandani (The purchaser). II) Copy of Commencement Certificate Document No.CE / 6732 / BPES / AM / W Dated 22.04.2015 issued by Municipal Corporation Of Greater Mumbai. III) Copy of Memorandum of Understanding Document No.- Dated 11.12.2023 between Mr. Govind N. ulchandani (The Seller) And Mrs. Sangeeta Pradeep Jadhav (The purchaser).
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) : Mr. Govind N. Mulchandani (Proposed Buyer Sangeeta Pradeep Jadhav) Residential Flat No. 601, 6 th Floor, Wing - A, " Raj Ekjyot Sukriti ", Raj Ekjyot Sukriti CHSL, Plot No. 611, V. N. Purav Marg, Village - Chembur, Chembur, Taluka - Kurla, District - Mumbai, PIN - 400 071, State - Maharashtra, India. <u>Contact Person :</u> Mr. Govind N. Mulchandani (Proposed Buyer Mrs. Sangeeta Pradeep Jadhav) (Owner) Mobile No. 9819386540 Sole Ownership
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 1 Bedroom + Living Room + Kitchen + Passage + Toilet. The property is at 1.1 Km distance from Railway Station Chembur .
6	Location of property
a)	Plot No. / Survey No. : Plot No - 611
b)	Door No. : Residential Flat No. 601
c)	C.T.S. No. / Village : CTS No - 431, 431/1 to 15, Village - Chembur
d)	Ward / Taluka : Taluka - Kurla
e)	Mandal / District : District - Mumbai
f)	Date of issue and validity of layout of approved map / plan : Copy of approved plan not provided.
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. 601, 6 th Floor, Wing - A, " Raj Ekjyot Sukriti ", Raj Ekjyot Sukriti CHSL, Plot No. 611, V. N. Purav Marg, Village - Chembur, Chembur, Taluka - Kurla, District - Mumbai, PIN - 400 071, 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 - Chembur 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	:	V. N. Purav Marg	Details not available
	South	:	B - Wing	Details not available
	East	:	Kapar House	Details not available
	West	:	HP Petrol Pump	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. Ft. = 432.59 (Area as per Site measurement) Carpet Area in Sq. Ft. = 453.00 (Area As Per Agreement) Built Up Area in Sq. Ft. = 498.30 (Carpet Area + 10%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°3'13.8"N 72°53'33.8"E	
15	Extent of the site considered for Valuation	:	Carpet Area in Sq. Ft. = 453.00 (Area As Per Agreement)	

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 - 431, 431/1 to 15
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Chembur, Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 601, 6 th Floor, Wing - A, " Raj Ekjyot Sukriti ", Raj Ekjyot Sukriti CHSL, Plot No. 611, V. N. Purav Marg, Village - Chembur, Chembur, Taluka - Kurla, District - Mumbai, PIN - 400 071, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2017 (As per site information)
5.	Number of Floors	:	1 Basement + Ground + 7 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	6 th Floor is having 4 Flat
8.	Quality of Construction	:	Good
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	:	Covered Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	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 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.	:	152954110
	Meter Card is in the name of	:	Mr. Govind N. Mulchandani
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	Mr. Govind N. Mulchandani (Proposed Buyer Sangeeta Pradeep Jadhav)
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. = 498.00 (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. = 432.59 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 453.00 (As Per Area Agreement)
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?	:	₹ N.A. /- (Expected rented income per month)
IV	MARKETABILITY		
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
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)	:	₹ 25,600/- to ₹ 32,000/- per Sq. Ft. on Carpet Area ₹ 21,600/- to ₹ 29,100/- 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).	:	₹ 31,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 28,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 2,05,097/- per Sq. M. i.e. ₹ 19,054/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,99,665/- per Sq. M. i.e. ₹ 18,550/- per Sq. Ft.
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	:	6 years
	Life of the building estimated	:	54 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	9.00%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,730/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 28,500/- per Sq. Ft.
	Total Composite Rate	:	₹ 31,230/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	453.00 Sq. Ft.	31,230.00	1,41,47,190.00
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	800000	8,00,000.00
	Total value of the property			1,49,47,190.00
	Realizable value of the property			1,34,52,471.00
	Distress value of the property			1,19,57,752.00
	Insurable value of the property (498.30 X 3,000.00)			14,94,900.00
	Guideline value of the property (498.30 X 18,550.00)			92,43,465.00

DRAFT