

VALUATION REPORT (IN RESPECT OF FLAT)

		General	
1	Purpose for which the valuation is made	:	To assess Fair Market Value of the property for MSME Loan Purpose.
2	a) Date of inspection	:	09.01.2024
	b) Date of which the valuation is made	:	13.01.2024
3	<p>List of documents produced for perusal:</p> <p>I) Copy of Agreement For Sale Registration No.6768/2016 Dated 27.07.2016 between Bharat Infrastructure & Engineering Pvt. Ltd.(The Promoter) And Mr. Dhaval Atul Barot & Mrs. Chaitali Dhaval Barot(The Purchasers).</p> <p>II) Copy of Part Occupancy Certificate No.CE / 8913 / WS / AK Dated 07.09.2016 issued by Municipal Corporation Of Greater Mumbai.</p> <p>III) Copy of Society Maintenance Bill No.7498 Dated 01.10.2023in the name of Mr. Dhaval Atul Barot & Mrs. Chaitali Dhaval Barot issued by Skyvisgtas Co-op. Hsg. Soc. Ltd..</p> <p>IV) Copy of Commencement Certificate No.CE / 8913 / BSII / WS / AH / AK Dated 02.01.2012 issued by Municipal Corporation Of Greater Mumbai.</p> <p>V) Copy of Share Certificate No.78 Dated 18.09.2019bearing Nos. 0781 to 0790 having 10 Shares of Rs. 50/- each in the name of Mr. Dhaval Atul Barot & Mrs. Chaitali Dhaval Barot issued by Sjyvistas Co-op. Hsg. Soc. Ltd..</p> <p>VI) Copy of Approved Building Plan No.MHADA - 105 / 024 / 2020 Dated 09.03.2020 issued by Municipal Corporation Of Greater Mumbai.</p> <p>VII) Copy of Approved Building Plan Document No.CE / 8913 / BSII / WS / AK Dated 06.09.2016 issued by Municipal Corporation Of Greater Mumbai.</p>		
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)	:	<p>Mr. Dhaval Atul Barot & Mrs. Chaitali Dhaval Barot Residential Flat No. 1702, 14th Floor, Building No C-3, Wing - A, "Skyvistas Co-op. Hsg. Soc. Ltd.", D. N. Nagar Municipal School Road, MHADA Layout, Bhai Bhagat Marg, Village - Andheri, Andheri (West) , Taluka - Andheri, District - Mumbai Suburban, PIN - 400 053, State - Maharashtra, India.</p> <p><u>Contact Person :</u> Mr. Chandrakant Humbe (Representative of Owner) Mobile No. 7021081581</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 14 th Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Toilet + Cupboard + Balcony. (1 BHK) The property is at 450m distance from Andheri Railway Station.
6	Location of property		
a)	Plot No. / Survey No.	:	New Survey No - 106-A (Pt)
b)	Door No.	:	Residential Flat No. 1702
c)	C.T.S. No. / Village	:	CTS No - 195 (pt), Village - Andheri
d)	Ward / Taluka	:	Taluka - Andheri
e)	Mandal / District	:	District - Mumbai Suburban

f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Document No. CE / 8913 / BSII / WS / AK Dated 06.09.2016 issued by MCGM.	
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	:	No	
7	Postal address of the property	:	Residential Flat No. 1702, 14 th Floor, Building No C-3, Wing - A, "Skyvistas Co-op. Hsg. Soc. Ltd.", D. N. Nagar Municipal School Road, MHADA Layout, Bhai Bhagat Marg, Village - Andheri, Andheri (West) , Taluka - Andheri, District - Mumbai Suburban, PIN - 400 053, State - Maharashtra, India.	
8	City / Town	:		
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Higher Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Andheri 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	:	'B' Wing of Sky Vistas	40 Feet Wide Road
	South	:	Internal Road / Shri Harshad C Valia International School	40 Feet Wide Road
	East	:	Barfiwala School Road	60 Feet Wide Road
	West	:	D N Nagar Municipal School Road	60 Feet Wide Road
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. = 910.37 (Area as per Site measurement) Carpet Area in Sq. Ft. = 900.00 (Area As Per Agreement For Sale) Built Up Area in Sq. Ft. = 1080.00 (Carpet Area + 20%)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°7'32.4"N 72°49'44.7"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 900.00 (Area As Per Agreement For Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied Tenant Name : Pavali Gulati (PEEWEE Production LLP)
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	CTS No - 195 (pt)
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Andheri, Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1702, 14 th Floor, Building No C-3, Wing - A, "Skyvistas Co-op. Hsg. Soc. Ltd.", D. N. Nagar Municipal School Road, MHADA Layout, Bhai Bhagat Marg, Village - Andheri, Andheri (West) , Taluka - Andheri, District - Mumbai Suburban, PIN - 400 053, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2016 (As Per Part Occupancy Certificate)
5.	Number of Floors	:	3 Basements + Part Ground + Part Stilt + 3 Podiums + 16 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	14 th Floor is having 6 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	:	2 Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	14 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 1702
3.	Specifications of the Flat		
	Roof	:	R.C.C. slab
	Flooring	:	Wooden 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 + 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	:	Mr. Dhaval Atul Barot & Mrs. Chaitali Dhaval Barot
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. = 1080.00 (Carpet Area + 20%)
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. = 910.37 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 900.00 (As Per Area Agreement For Sale)
12.	Is it Posh / I Class / Medium / Ordinary?	:	I Class
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Tenant Occupied
15.	If rented, what is the monthly rent?	:	₹ 92,000/- (Present 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)	:	₹ 35,600/- to ₹ 47,100/- per Sq. Ft. on Carpet Area ₹ 29,700/- to ₹ 39,300/- 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).	:	₹ 42,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 39,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,55,683/- per Sq. M. i.e. ₹ 14,463/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,48,812/- per Sq. M. i.e. ₹ 13,825/- 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	:	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	:	8 years
	Life of the building estimated	:	52 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	12.00%
	Depreciation Ratio of the building	:	-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,640/- per Sq. Ft.

	Rate for Land & other V (3) ii	:	₹ 39,500/- per Sq. Ft.
	Total Composite Rate	:	₹ 42,140/- per Sq. Ft.
	Remarks	:	As per document flat is on 14th Habitable floor, as per site it is on 17th floor.

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	900.00 Sq. Ft.	42,140.00	3,79,26,000.00
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	2	1500000	30,00,000.00
	Total value of the property			4,09,26,000.00
	Realizable value of the property			3,68,33,400.00
	Distress value of the property			3,27,40,800.00
	Insurable value of the property (1080.00 X 3,000.00)			32,40,000.00
	Guideline value of the property (1080.00 X 13,825.00)			1,49,31,000.00