

VALUATION REPORT (IN RESPECT OF FLAT)

General									
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3	<p>List of documents produced for perusal:</p> <p>I) Copy of Agreement For Sale No.5403 / 2007 Dated 12.05.2007 between M/s. Avani Enterprises(The Seller) And Mr. Hariprasad Gupta (The Purchaser).</p> <p>II) Copy of Occupancy Certificate No.CHE / A - 0422 / BP(WS) / AP Dated 15.04.2015 issued by Municipal Corporation Of Greater Mumbai.</p> <p>III) Copy of Commencement Certificate No.CHE / A -0422 / BP(WS) / AR Dated 02.12.2006 issued by Municipal Corporation Of Greater Mumbai.</p> <p>IV) Copy of Electricity Bill Consumer No.900 0024 0520 dated 06.01.2024 in the name of Mr. Hariprasad Gupta issued by Tata Power. (For Flat No. 402).</p> <p>V) Copy of Society Maintenance Bill No.01131 dated 01.12.2023 in the name of Mr. Hariprasad Gupta issued by Shivam Co-Op. Hsg. Soc. Ltd. (For Flat No. 402).</p> <p>VI) Copy of Society Share Certificate No.11 Dated 03.11.2010 And Mr. Hariprasad Gupta (The Purchaser) issued by Shivam Co-Op. Hsg. Soc. Ltd. (For Flat No. 402).</p>								
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6	Location of property								
a)	Plot No. / Survey No.	:	Plot No - 473, TPS III						
b)	Door No.	:	Residential Flat No. 402						
c)	C.T.S. No. / Village	:	CTS No - 117, Village - Eksar						
d)	Ward / Taluka	:	Taluka - Borivali						
e)	Mandal / District	:	District - Mumbai Suburban						

f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is available it may be assumed that the construction is as per Sanctioned Plan.	
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. 402, 4 th Floor, " Shivam Co-Op. Hsg. Soc. Ltd. ", Plot No. 473, TPS III, 16th Road, Near Ansal Park, Chiku Wadi, Shimpoli, Village - Eksar, Taluka - Borivali, District - Mumbai Suburban, Borivali (West), PIN - 400 092, State - Maharashtra, Country - India.	
8	City / Town	:	City - Borivali (West)	
	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 - Eksar 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	:	Lotus Ansal Vihar CHSL	Details not available
	South	:	Green Ridge Tower	Details not available
	East	:	Happy Home Complex Tower No. 1	Details not available
	West	:	Road No. 16	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. = 888.84 (Area as per Site measurement) Built Up Area in Sq. Ft. = 500.00 (Area As Per Agreement For Sale)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°13'23.9"N 72°50'24.3"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 500.00 (Area As Per Agreement For Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	CTS No - 117
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Eksar, Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 402, 4 th Floor, " Shivam Co-Op. Hsg. Soc. Ltd. ", Plot No. 473, TPS III, 16th Road, Near Ansal Park, Chiku Wadi, Shimpoli, Village - Eksar, Taluka - Borivali, District - Mumbai Suburban, Borivali (West), PIN - 400 092, State - Maharashtra, Country - India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2015 (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	:	4 th Floor is having 3 Flats
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	1Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open 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	:	4 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 402
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 with M. S. Grills
	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.	:	Consumer No. 900 0024 0520
	Meter Card is in the name of	:	Mr. Hariprasad Gupta
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	Mr. Hariprasad Gupta
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. = 500.00 (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?	:	Carpet Area in Sq. Ft. = 888.84 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 867.00 Flower Bed Area in Sq. Ft. = 21.00
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?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ 28,500 Expected rental income per month for Flat No. 402 only.
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)	:	₹ 19,800/- to ₹ 27,200/- per Sq. Ft. on Carpet Area ₹ 18,000/- to ₹ 24,700/- 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).	:	₹ 23,300/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 20,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,34,430/- per Sq. M. i.e. ₹ 12,489/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,27,573/- per Sq. M. i.e. ₹ 11,852/- 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)	:	₹ 2,800/- per Sq. Ft.
	Age of the building	:	9 years
	Life of the building estimated	:	51 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	13.50%
	Depreciation Ratio of the building	:	-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,422/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 20,500/- per Sq. Ft.
	Total Composite Rate	:	₹ 22,922/- per Sq. Ft.

	Remarks	:	<p>i)As per site inspection, Residential Flat Nos. 401 & 402 is internally amalgamated with Single entrance. For the purpose of valuation, we have considered Area of Flat No. 402 as per Agreement for Sale. The said valuation is only for Flat No. 402</p> <p>ii)The Actual Measurement as per site is of amalgamated Flat Nos. 401 & 402.</p>
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Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	500.00 Sq. Ft.	22,922.00	1,14,61,000.00
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			1,14,61,000.00
	Insurable value of the property (500.00 X 2,800.00)			14,00,000.00
	Guideline value of the property (500.00 X 11,852.00)			59,26,000.00