

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 : 26.01.2024
	b) Date of which the valuation is made : 27.01.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale No.547/2024 Dated 10.01.2024 between Mr. Bilal Abdur Rahim Dhunna & Mrs. Nida Shabbir(The The Transferor) And Miss. Tasleembanu Razak Halai & Mr. Razak Bachubhai Halai(The Transferee). II) Copy of Occupancy Certificate No.CE / 109 / WS / AK Dated 30.03.1994 issued by Municipal Corporation Of Greater Mumbai. III) Copy of Society No Objection Letter Dated 17.12.2023 issued by Deepti Shakti Mukti Co-Op. Hsg. Soc. Ltd..
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) : Miss. Tasleembanu Razak Halai & Mr. Razak Bachubhai Halai Residential Flat No. 302, 3 rd Floor, Wing - A, "Shakti ", Deepti Shakti Mukti Co-Op. Hsg. Soc. Ltd., Kalyan Complex, Yari Road, Village - Versova, Taluka - Andheri, Ward No. K (West) , District - Mumbai, Andheri (West), PIN Code - 400 061, State - Maharashtra, India. <u>Contact Person :</u> Mr. Razak Bachubhai Halai (Owner) Mobile No. 9869172992 Joint Ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 3 rd Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Passage + Bathroom + WC. (1 BHK) The property is at 5.4 Km distance from Andheri Railway Station.
6	Location of property
a)	Plot No. / Survey No. :
b)	Door No. : Residential Flat No. 302
c)	C.T.S. No. / Village : CTS No - 1117 (Part), 1118, 1120 & 1121 (Part), Village - Versova
d)	Ward / Taluka : Taluka - Andheri, Ward No. K (West)
e)	Mandal / District : District - Mumbai
f)	Date of issue and validity of layout of approved map / plan : As Occupancy Certificate is received 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. 302, 3 rd Floor, Wing - A, "Shakti ", Deepthi Shakti Mukti Co-Op. Hsg. Soc. Ltd., Kalyan Complex, Yari Road, Village - Versova, Taluka - Andheri, Ward No. K (West) , District - Mumbai, Andheri (West), PIN Code - 400 061, State - Maharashtra, India.	
8	City / Town	:	City - Andheri (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 - Versova 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	:	Riddhi Siddhi Building	Details not available
	South	:	Wing - C	Details not available
	East	:	Niraakaar CHSL	Details not available
	West	:	Yari Road	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. = 446.00 (Area as per Site measurement) Built Up Area in Sq. Ft. = 550.00 (Area As Per Agreement for sale)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°8'16.4"N 72°48'37.5"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 550.00 (Area As Per Agreement for sale)	

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	CTS No - 1117 (Part), 1118, 1120 & 1121 (Part)
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Versova, Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 302, 3 rd Floor, Wing - A, " Shakti ", Deepti Shakti Mukti Co-Op. Hsg. Soc. Ltd., Kalyan Complex, Yari Road, Village - Versova, Taluka - Andheri, Ward No. K (West) , District - Mumbai, Andheri (West), PIN Code - 400 061, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1994 (As per occupancy certificate)
5.	Number of Floors	:	Stilt + 7 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	3 rd 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	:	Stilt 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	:	3 rd Floor
2.	Door No. of the Flat	:	Residential Flat No. 302
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring

	Doors	:	Teak Wood / Glass Door
	Windows	:	Wooden frame openable widow with M. S. Grill
	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	:	Miss. Tasleembanu Razak Halai & Mr. Razak Bachubhai Halai
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. = 550.00 (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. = 446.00 (As per Area actual site measurement)
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?	:	₹ 37000/-
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)	:	₹ 24,700/- to ₹ 33,900/- per Sq. Ft. on Carpet Area ₹ 22,500/- to ₹ 28,200/- 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).	:	₹ 28,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 25,200/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office	:	₹ 2,16,760/- per Sq. M. i.e. ₹ 20,138/- per Sq. Ft.
	Guideline rate(after depreciation)	:	₹ 1,86,754/- per Sq. M. i.e. ₹ 17,350/- per Sq. Ft.
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	:	30 years
	Life of the building estimated	:	30 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	45.00%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,540/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 25,200/- per Sq. Ft.
	Total Composite Rate	:	₹ 26,740/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	550.00 Sq. Ft.	26,740.00	1,47,07,000.00
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 of the property			1,47,07,000.00
	Insurable value of the property (550.00 X 2,800.00)			15,40,000.00
	Guideline value of the property (550.00 X 17,350.00)			95,42,500.00

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