

VALUATION REPORT (IN RESPECT OF FLAT)

| General | | | |
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| 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 | : | 31.01.2024 |
| | b) Date of which the valuation is made | : | 31.01.2024 |
| 3 | List of documents produced for perusal: I) Copy of Agreement for sale No.6751 / 2021 Dated 28.03.2021 between M/s. Dosti Realty Ltd.(The Promoter) And Ms. Shraddha Sitaram Nandoskar & Mr. Sitaram Radhakrishna Nandoskar (The Purchaser). II) Copy of Approved Building Plan No.Not Provided Dated 26.12.2022 issued by Municipal Corporation Of Greater Mumbai (As downloaded from RERA site). III) Copy of Commencement Certificate No.CHE / CTY / 0953 / F / N / 337 (NEW)/ FCC/ 6 / Amend Dated 09.11.2021 issued by Municipal Corporation Of Greater Mumbai (As downloaded from RERA site). IV) Copy of RERA Certificate No.P51900025142 Dated 19.03.2020. | | |
| 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) | : | Ms. Shraddha Sitaram Nandoskar & Mr. Sitaram Radhakrishna Nandoskar Residential Flat No. 2602, 26 th Floor, Wing - B, " Dosti Oceania Building ", Dosti Eastern Bay Phase - 1, Antop Hill, Vidyalankar College Road, Village - Salt Pan Division, Municipality Ward No. F/North Ward, Wadala (East), District - Mumbai, Mumbai, PIN - 400 037, State - Maharashtra, India. <u>Contact Person :</u> Mr. Nilesh Kuwalekar (Customer Relationship Manager) Mobile No. 9167211353 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 26 th Floor. (2 BHK). As per Approved Building Plan, the composition of flat will be 2 Bedrooms + Living / Dining + Kitchen + 2 Toilets. The property is at 2.3 Km. distance from Wadala Railway Station. At the time of inspection building was under construction. |
| Stage of Construction | | | |
| If under construction, extent of completion | | | |
| | RCC Footing/Foundation | Complete | RCC Plinth |
| | Full Building Rcc | Complete | Internal Brick Work |
| | External Brick Work | Complete | Internal Plastering |
| | External Plastering | Complete | Flooring, Tilling, Kitchen Platform |
| | Internal Painting | Complete | External Painting |
| | Total | 82% work completed | |
| 6 | Location of property | | |

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| a) | Plot No. / Survey No. | : | |
| b) | Door No. | : | Residential Flat No. 2602 |
| c) | C.T.S. No. / Village | : | CTS No - 2A/116(Part) & 4/116 , Village - Salt Pan Division |
| d) | Ward / Taluka | : | MunicipalityWard No - F/North Ward |
| e) | Mandal / District | : | District - Mumbai |
| f) | Date of issue and validity of layout of approved map / plan | : | Copy of Approved Building Plan dated 26.12.2022 issued by Municipal Corporation of Greater Mumbai |
| g) | Approved map / plan issuing authority | : | |
| h) | Whether genuineness or authenticity of approved map/ plan is verified | : | No |
| i) | Any other comments by our empanelled valuers on authentic of approved plan | : | Bailing is under construction |
| 7 | Postal address of the property | : | Residential Flat No. 2602, 26 th Floor, Wing - B, " Dosti Oceania Building ", Dosti Eastern Bay Phase - 1, Antop Hill, Vidyalankar College Road, Village - Salt Pan Division , Municipality Ward No. F/North Ward, Wadala (East), District - Mumbai , Mumbai, PIN - 400 037, State - Maharashtra, India. |
| 8 | City / Town | : | City - Mumbai |
| | Residential area | : | Yes |
| | Commercial area | : | No |
| | Industrial area | : | No |
| 9 | Classification of the area | | |
| | i) High / Middle / Poor | | Upper Class |
| | ii) Urban / Semi Urban / Rura | | Urban |
| 10 | Coming under Corporation limit / Village Panchayat / Municipality | : | Village - Salt Pan Division 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 | : | Wing - A By 2/116 & 9/116 of Salt Pan Division & 355 of Matunga Division |
| | South | : | Road By 3/147 of Salt Pan Division |
| | East | : | Internal Road By 116 & 1/116 of Salt Pan Division |
| | West | : | Dosti Olive By 355 & 3A/356 of Matunga Division |
| 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. = 672.85 (Area As Per Agreement) Built Up Area in Sq. Ft. = 740.13 (Carpet Area + 10%) | |
| 14.1 | Latitude, Longitude & Co-ordinates of Flat | : | 19°1'21.3"N 72°52'3.9"E | |
| 15 | Extent of the site considered for Valuation (least of 13A& 13B) | : | Carpet Area in Sq. Ft. = 672.85 (Area As Per Agreement) | |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Building Under Construction | |
| II | APARTMENT BUILDING | | | |
| 1. | Nature of the Apartment | : | Residential | |
| 2. | Location | | | |
| | C.T.S. No. | : | CTS No - 2A/116(Part) & 4/116 | |
| | Block No. | : | - | |
| | Ward No. | : | MunicipalityWard No - F/North Ward | |
| | Village / Municipality / Corporation | | Village - Salt Pan Division , Municipal Corporation of Greater Mumbai (MCGM) | |
| | Door No., Street or Road (Pin Code) | : | Residential Flat No. 2602, 26 th Floor, Wing - B, " Dosti Oceania Building ", Dosti Eastern Bay Phase - 1, Antop Hill, Vidyalankar College Road, Village - Salt Pan Division , Municipality Ward No. F/North Ward, Wadala (East), District - Mumbai , Mumbai, PIN - 400 037, State - Maharashtra, India | |
| 3. | Description of the locality Residential / Commercial / Mixed | : | Residential | |
| 4. | Year of Construction | : | Building is under construction | |
| 5. | Number of Floors | : | 2 Basements + Part Ground + Part Stilt + 44 Upper Floors | |
| 6. | Type of Structure | : | Proposed R.C.C Framed Structure | |
| 7. | Number of Dwelling units in the building | : | Proposed 6 Flats on 26 th Floor | |
| 8. | Quality of Construction | : | Building is under construction | |
| 9. | Appearance of the Building | : | Building is under construction | |
| 10. | Maintenance of the Building | : | Building is under construction | |
| 11. | Facilities Available | | | |

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| | Lift | : | Proposed 5 Lifts |
| | Protected Water Supply | : | Proposed Municipal Water Supply |
| | Underground Sewerage | : | Proposed Connected to Municipal Sewerage System |
| | Car parking - Open / Covered | : | Proposed Along with One Car Parking Space |
| | Is Compound wall existing? | : | Proposed, Yes |
| | Is pavement laid around the Building | : | Proposed, Yes |
| III | Residential Flat | | |
| 1. | The floor in which the Flat is situated | : | 26 th Floor |
| 2. | Door No. of the Flat | : | Residential Flat No. 2602 |
| 3. | Specifications of the Flat | | |
| | Roof | : | Proposed R.C.C. Slab |
| | Flooring | : | Proposed Vitrified tiles flooring |
| | Doors | : | Proposed Teak wood door frame with flush doors |
| | Windows | : | Proposed Powder coated aluminium sliding windows |
| | Fittings | : | Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed. |
| | Finishing | : | Proposed Cement Plastering |
| 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? | : | Building is under construction |
| 7. | Sale Deed executed in the name of | : | Ms. Shraddha Sitaram Nandoskar & Mr. Sitaram Radhakrishna Nandoskar |
| 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. = 740.00 (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. = 672.85 (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? | : | Building Under Construction |

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| 15. | If rented, what is the monthly rent? | : | ₹ 52,000/- Expected rental income per month after completion |
| 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) | : | ₹ 27,000/- to ₹ 34,200/- per Sq. Ft. on Carpet Area ₹ 24,500/- to ₹ 31,100/- 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). | : | ₹ 31,000/- per Sq. Ft. |
| 3. | Break – up for the rate | : | |
| | I. Building + Services | : | ₹ 3,000/- per Sq. Ft. |
| | II. Land + others | : | ₹ 28,000/- per Sq. Ft. |
| 4. | Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed) | : | ₹ 1,19,106/- per Sq. M. i.e. ₹ 11,065/- per Sq. Ft. |
| | Guideline rate(an evidence thereof to be enclosed) | : | N.A. Age of Property below 5 year |
| 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 | : | Building is under construction |
| | Life of the building estimated | : | 60 years (After Completion) Subject to proper, preventive periotic Maintenance & Structure repairs. |
| | Depreciation percentage assuming the salvage value as 10% | : | N.A. Building is under construction |
| | Depreciation Ratio of the building | : | - |

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| b | Total composite rate arrived for Valuation | | |
| | Depreciated building rate VI (a) | : | ₹ 3,000/- per Sq. Ft. |
| | Rate for Land & other V (3) ii | : | ₹ 28,000/- per Sq. Ft. |
| | Total Composite Rate | : | ₹ 31,000/- per Sq. Ft. |
| | Remarks | : | Internal visit not allowed at site. The details about the work progress status has been provided by Customer Relationship Manager Mr. Nilesh Kuwalekar (Contact No. 9167211353). |

Details of Valuation:

| No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|-----|--|----------------|-------------------|-----------------------|
| 1 | Present value of the Flat | 673.00 Sq. Ft. | 31,000.00 | 2,08,63,000.00 |
| 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 After completion | | | 2,08,63,000.00 |
| | Insurable value of the property (740.13 X 3,000.00) | | | 22,20,390.00 |
| | Guideline value of the property (740.13 X 10,731.00) | | | 79,42,335.00 |