

VALUATION REPORT (IN RESPECT OF FLAT)

General									
1	<table border="0" style="width: 100%;"> <tr> <td style="width: 40%;">Purpose for which the valuation is made</td> <td style="width: 5%; text-align: center;">:</td> <td>To assess Fair Market Value of the property for Bank Loan Purpose.</td> </tr> </table>	Purpose for which the valuation is made	:	To assess Fair Market Value of the property for Bank Loan Purpose.					
Purpose for which the valuation is made	:	To assess Fair Market Value of the property for Bank Loan Purpose.							
2	<table border="0" style="width: 100%;"> <tr> <td style="width: 5%;">a)</td> <td style="width: 35%;">Date of inspection</td> <td style="width: 5%; text-align: center;">:</td> <td>01.02.2024</td> </tr> <tr> <td>b)</td> <td>Date of which the valuation is made</td> <td style="text-align: center;">:</td> <td>02.02.2024</td> </tr> </table>	a)	Date of inspection	:	01.02.2024	b)	Date of which the valuation is made	:	02.02.2024
a)	Date of inspection	:	01.02.2024						
b)	Date of which the valuation is made	:	02.02.2024						
3	<p>List of documents produced for perusal:</p> <ul style="list-style-type: none"> I) Copy of Agreement For Sale Document No.1716/2024 Dated 19.01.2024 between M/s. Kabra & Associates(The Promoter) And Mrs. Priyanka Pravin Kumtha(The Allottee). II) Copy of Cost Sheet. III) Copy of RERA Certificate Document No.P51800030391 Dated 17.08.2021 issued by Maharashtra Real Estate Regulatory Authority. IV) Copy of Commencement Certificate Document No.P-3304/2019/(73 And Other)/P/S Ward/PAHADI GOREGAON-W/FCC/6/Amend Dated 19.08.2019 issued by Municipal Corporation Of Greater Mumbai. V) Copy of Part Occupancy Certificate Document No.P-3304/2019/(73 And Other)/P/S Ward/PAHADI GOREGAON-W/OCC/1/New Dated 30.06.2023 issued by Municipal Corporation Of Greater Mumbai (The Part development work of Resi+comm building comprising of Wing D - Ground + 2 upper floors for commercial user as shops only).. 								
4	<table border="0" style="width: 100%;"> <tr> <td style="width: 40%;">Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)</td> <td style="width: 5%; text-align: center;">:</td> <td> <p>Mrs. Priyanka Pravin Kumtha Residential Flat No. 403, 4th Floor, Wing - A, "Kabra Diamante", Belwalkarwadi, M. G. Road, Village - Pahadi Goregaon West, Municipality Ward No. P/S Ward, Goregaon (West), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN Code - 400 104, State - Maharashtra, India.</p> <p><u>Contact Person :</u> Mr. Hanumant Babar (Sales Executive) Mobile No. 7400247000</p> <p>Sole Ownership</p> </td> </tr> </table>	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>Mrs. Priyanka Pravin Kumtha Residential Flat No. 403, 4th Floor, Wing - A, "Kabra Diamante", Belwalkarwadi, M. G. Road, Village - Pahadi Goregaon West, Municipality Ward No. P/S Ward, Goregaon (West), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN Code - 400 104, State - Maharashtra, India.</p> <p><u>Contact Person :</u> Mr. Hanumant Babar (Sales Executive) Mobile No. 7400247000</p> <p>Sole Ownership</p>					
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>Mrs. Priyanka Pravin Kumtha Residential Flat No. 403, 4th Floor, Wing - A, "Kabra Diamante", Belwalkarwadi, M. G. Road, Village - Pahadi Goregaon West, Municipality Ward No. P/S Ward, Goregaon (West), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN Code - 400 104, State - Maharashtra, India.</p> <p><u>Contact Person :</u> Mr. Hanumant Babar (Sales Executive) Mobile No. 7400247000</p> <p>Sole Ownership</p>							
5	<table border="0" style="width: 100%;"> <tr> <td style="width: 40%;">Brief description of the property (Including Leasehold / freehold etc.)</td> <td style="width: 5%; text-align: center;">:</td> <td> <p>The property is a Residential Flat located on 4th Floor. (2 BHK) The property is at 1.4 Km. distance from Goregaon Railway Station.</p> <p>At the time of inspection building was under construction.</p> </td> </tr> </table>	Brief description of the property (Including Leasehold / freehold etc.)	:	<p>The property is a Residential Flat located on 4th Floor. (2 BHK) The property is at 1.4 Km. distance from Goregaon Railway Station.</p> <p>At the time of inspection building was under construction.</p>					
Brief description of the property (Including Leasehold / freehold etc.)	:	<p>The property is a Residential Flat located on 4th Floor. (2 BHK) The property is at 1.4 Km. distance from Goregaon Railway Station.</p> <p>At the time of inspection building was under construction.</p>							
Stage of Construction									
If under construction, extent of completion									

	RCC Footing/Foundation	Complete	RCC Plinth	Complete
	Full Building Rcc	Complete	Internal Brick Work	Complete
	External Brick Work	Complete	Internal Plastering	Complete
	External Plastering	Complete	Door	Complete
	Window	Complete	Flooring, Tilling, Kitchen Platform	Complete
	Internal Painting	Complete	External Painting	Complete
	Electrification, Plumbing, Sanitary Installation	Complete	Lift Installation	Complete
	Total	96% work completed		
6	Location of property			
a)	Plot No. / Survey No.	:		
b)	Door No.	:	Residential Flat No. 403	
c)	C.T.S. No. / Village	:	CTS No - 73, 73/1 to 65, Village - Pahadi Goregaon West	
d)	Ward / Taluka	:	MunicipalityWard No - P/S Ward Taluka - Borivali	
e)	Mandal / District	:	District - Mumbai Suburban District	
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan were not provided and not verified	
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. 403, 4 th Floor, Wing - A, " Kabra Diamante ", Belwalkarwadi, M. G. Road, Village - Pahadi Goregaon West, Municipality Ward No. P/S Ward, Goregaon (West), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN Code - 400 104, 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		Middle Class	
	ii) Urban / Semi Urban / Rura		Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Pahadi Goregaon West 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	:	Road & Wadhwa Anmol Fortune	By Road
	South	:	Mahatma Gandhi Road	By 18.30 Mt. wide M.G.Road
	East	:	Kiran Industrial Estate	By Kiran Industrial Estate
	West	:	Aadishakti CHSL	By Plot bearing CTS No. 59
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	:	<p>Carpet Area in Sq. Ft. = 613.00 (Area As Per Agreement For Sale)</p> <p>Built Up Area in Sq. Ft. = 674.30 (Carpet Area + 10%)</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°9'49.6"N 72°50'34.2"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 613.00 (Area As Per Agreement For Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:	CTS No - 73, 73/1 to 65	
	Block No.	:	-	
	Ward No.	:	MunicipalityWard No - P/S Ward	
	Village / Municipality / Corporation	:	Village - Pahadi Goregaon West, Municipal Corporation of Greater Mumbai (MCGM)	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 403, 4 th Floor, Wing - A, " Kabra Diamante ", Belwalkarwadi, M. G. Road, Village - Pahadi Goregaon West, Municipality Ward No. P/S Ward, Goregaon (West), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN Code - 400 104, State - Maharashtra, India	

3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	Building is under construction
5.	Number of Floors	:	Stilt + 2 Podium + 19 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Proposed 4 Flats on 4 th Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Building Under Construction
10.	Maintenance of the Building	:	Building Under Construction
11.	Facilities Available		
	Lift	:	Proposed 3 Lifts
	Protected Water Supply	:	Proposed Municipal Water Supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	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	:	4 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 403
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	:	Building Under Construction
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 Under Construction
7.	Sale Deed executed in the name of	:	Mrs. Priyanka Pravin Kumtha

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 undefined = 0.00 (undefined)
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. = 613.00 (As Per Area Agreement For Sale)
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
15.	If rented, what is the monthly rent?	:	₹ 46,000/- Expected rental 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)	:	₹ 29,400/- to ₹ 33,600/- per Sq. Ft. on Carpet Area ₹ 26,700/- to ₹ 30,600/- 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).	:	₹ 30,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 27,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,60,470/- per Sq. M. i.e. ₹ 14,908/- 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		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 3,000/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 27,000/- per Sq. Ft.
	Total Composite Rate	:	₹ 30,000/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	613.00 Sq. Ft.	30,000.00	1,83,90,000.00
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 After completion			1,83,90,000.00
	Realizable value of the property			1,65,51,000.00
	Distress value of the property			1,47,12,000.00
	Insurable value of the property (674.30 X 3,000.00)			20,22,900.00
	Guideline value of the property (674.30 X 14,908.00)			1,00,52,464.00