

## 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	: 29.02.2024
	b) Date of which the valuation is made	: 29.02.2024
3	List of documents produced for perusal: I) Copy of Draft Agreement for sale between Dr. Ganesh S. Mohrir & Dr. Rasika Ganesh Mohrir (The Transferor) And Mr. Sourabh Vats & Mrs. Sweta Parashar (The Transferee) in the month of Feb'2024. II) Copy of Amended Commencement Certificate No.2006 / 04 / TMC / TDD / 108 Dated 12.07.2011 issued by Thane Municipal Corporation. III) Copy of Property Tax property no.TMC232410011148 for the year 2023 in the name of Shri. Naresh Ratan Manera & other (Land Owner). IV) Copy of Society Maintenance Bill No.RB / Q4 / 106 / 23 - 24 dated 31.01.2024 in the name of Dr. Ganesh S. Mohrir. V) Copy of Previous Valuation Report Dated 23.02.2024 in the name of Mr. Sourabh Vats & Mrs. Sweta Parashar issued by Mr. Vinod P. Talathi (Govt. Approved Valuers, Chartered Engineers) .	
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)	: <u>Name of Owner :</u> <b>Dr. Ganesh S. Mohrir &amp; Dr. Rasika Ganesh Mohrir</b> <u>Name of Proposed Purchaser :</u> <b>Mr. Sourabh Vats &amp; Mrs. Sweta Parashar</b>  Residential Flat No. 1405, 14 <sup>th</sup> Floor, Wing - A, " <b>Rosa Bella Co-Op. Hsg. Soc. Ltd.</b> ", Opp. Suraj Water Park , Ghodbunder Road, Village - Kavesar , Thane (West), Taluka - Thane , District - Thane , Thane , PIN - 400 615, State - Maharashtra, Country - India.  <u>Contact Person :</u> Mr. Sourabh Vats (Owner ) Mobile No. 9417136624  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 14 <sup>th</sup> Floor. <b>(2 BHK)</b> As per attached sale plan of the draft agreement the composition of the flat is 2 Bedroom + Hall + Kitchen + 2 Toilets. The property is at 9.3 Km. distance from Thane Railway Station.
6	Location of property	
a)	Plot No. / Survey No.	: New Survey No - 199/8, 201, 202
b)	Door No.	: Residential Flat No. 1405
c)	C.T.S. No. / Village	: Village - Kavesar
d)	Ward / Taluka	: Taluka - Thane
e)	Mandal / District	: District - Thane

f)	Date of issue and validity of layout of approved map / plan	:	Copy of approved building plan was not verified & not approved.	
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. 1405, 14 <sup>th</sup> Floor, Wing - A, " <b>Rosa Bella Co-Op. Hsg. Soc. Ltd.</b> ", Opp. Suraj Water Park , Ghodbunder Road, Village - Kavesar , Thane (West), Taluka - Thane , District - Thane , Thane , PIN - 400 615, State - Maharashtra, Country - India.	
8	City / Town	:	City - Thane	
	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 - Kavesar Thane Municipal Corporation	
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	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Open Plot	Details not available
	South	:	Ghodbunder Service Road	Details not available
	East	:	Wagbil Road	Details not available
	West	:	Internal Road	Details not available
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	<b>As per the Deed</b>	<b>As per Actuals</b>
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-

14	Extent of the site	:	Carpet Area in Sq. Ft. = 724.00 (Area As Per Draft Agreement for sale)  Built Up Area in Sq. Ft. = 796.40 (Carpet Area + 10%)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°15'22.9"N 72°58'20.6"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 724.00</b> <b>( Area As Per Other)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	External Site Visit Only
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Kavesar , Thane Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1405, 14 <sup>th</sup> Floor, Wing - A, " <b>Rosa Bella Co-Op. Hsg. Soc. Ltd.</b> ", Opp. Suraj Water Park , Ghodbunder Road, Village - Kavesar , Thane (West), Taluka - Thane , District - Thane , Thane , PIN - 400 615, State - Maharashtra, Country - India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2016 (Approx.)
5.	Number of Floors	:	Stilt + 1 Podium + 29 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	14 <sup>th</sup> Floor is having 8 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	:	Along with Podium Car Parking Space
	Is Compound wall existing?	:	Yes

	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	14 <sup>th</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 1405
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Site visit not done
	Doors	:	Site visit not done
	Windows	:	Site visit not done
	Fittings	:	Site visit not done
	Finishing	:	Site visit not done
4.	House Tax		
	Assessment No.	:	Property No. TMC232410011148
	Tax paid in the name of	:	Shri. Naresh Ratan Manera & other (Land Owner)
	Tax amount	:	Rs. 9641/-
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?	:	Site visit not done
7.	Sale Deed executed in the name of	:	<b>Name of Owner :</b> <b>Dr. Ganesh S. Mohrir &amp; Dr. Rasika Ganesh Mohrir</b> <b>Name of Proposed Purchaser :</b> <b>Mr. Sourabh Vats &amp; Mrs. Sweta Parashar</b>
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. = 869.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per TMC norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 724.00</b> <b>(As Per Area Draft Agreement for sale)</b>
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?	:	External Site Visit Only
15.	If rented, what is the monthly rent?	:	₹ 28,900/- (Expected rental income per month)
<b>IV</b>	<b>MARKETABILITY</b>		
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
<b>V</b>	<b>Rate</b>		
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)	:	₹ 19,200/- to ₹ 19,900/- per Sq. Ft. on Carpet Area ₹ 16,000/- to ₹ 16,600/- 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).	:	₹ 19,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 16,700/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,30,680/- per Sq. M. i.e. ₹ 12,141/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,22,186/- per Sq. M. i.e. ₹ 11,351/- 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.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,800/- 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>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,464/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 16,700/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 19,164/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	724.00 Sq. Ft.	19,164.00	<b>1,38,74,736.00</b>
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			
	<b>Total value / Realizable value of the property</b>			<b>1,38,74,736.00</b>
	<b>Insurable value of the property (796.40 X 2,800.00)</b>			<b>22,29,920.00</b>
	<b>Guideline value of the property (868.80 X 11,351.00)</b>			<b>98,61,749.00</b>