

## 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 : 01.03.2024
	b) Date of which the valuation is made : 01.03.2024
3	List of documents produced for perusal: I) Copy of Agreement For Sale No.3663 /8/45 Dated 14.02.2024 between Mr. Sunil S. Modi & Mrs. Nisha Sunil Modi(The The Transferor) And Mrs. Mandira Rajesh Jadav, Mr. Rajesh Lallubhai Jadav, Mr. Brijesh Rajesh Jadav(The The Transferee). II) Copy of Part Occupancy Certificate No.CHE / 9430 / BP (WS) / AP Dated 30.11.2012 issued by BRIHANMUMBAI MAHANAGARPALIKA. III) Copy of Commencement Certificate No.CHE / 9430 / BP (WS) / AP / AR Dated 21.06.2007 issued by BRIHANMUMBAI MAHANAGARPALIKA.
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) : <b>Mrs. Mandira Rajesh Jadav, Mr. Rajesh Lallubahi Jadav &amp; Mr. Brijesh Rajesh Jadav</b>  Residential Flat No. 3, 24 <sup>th</sup> Floor, Wing - A, " <b>Imperial Heights Co-operative Housing Society Limited</b> ", Plot No. 2A, Behind Goregaon Bus Depot, Near BEST Colony, Village - Goregaon, Goregaon (West), Taluka - Borivali, Mumbai, Mumbai – 400 104, State - Maharashtra, India.  <u>Contact Person :</u> Mrs. Mandira Rajesh Jadav (Owner) Mobile No. 9820034948  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 24 <sup>th</sup> Floor. The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + Dining + 2 Toilet. <b>(3 BHK)</b> The property is at 1 Km distance from Goregaon (West) Metro Station.
6	Location of property
a)	Plot No. / Survey No. : Plot No - 2ANew Survey No - 6 (Part)
b)	Door No. : Residential Flat No. 3
c)	C.T.S. No. / Village : CTS No - 1 (Part), Village - Goregaon
d)	Ward / Taluka : Taluka - Borivali
e)	Mandal / District :
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. 3, 24 <sup>th</sup> Floor, Wing - A, " <b>Imperial Heights Co-operative Housing Society Limited</b> ", Plot No. 2A, Behind Goregaon Bus Depot, Near BEST Colony, Village - Goregaon, Goregaon (West), Taluka - Borivali, Mumbai, Mumbai – 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	:	Semi Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Goregaon 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	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	R D Number 6 Road	Details not available
	South	:	Kanchan Building	Details not available
	East	:	Sanghamitra CHS, Motilal Nagar 1	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. = 1022.34 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 1025.00 (Area As Per Agreement For Sale)  Built Up Area in Sq. Ft. = 1230.00 (Carpet Area + 20%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°9'10.0"N 72°50'24.5"E	

15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 1025.00 ( Area As Per Agreement For Sale)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	CTS No - 1 (Part)
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Goregaon, Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 3, 24 <sup>th</sup> Floor, Wing - A, " <b>Imperial Heights Co-operative Housing Society Limited</b> ", Plot No. 2A, Behind Goregaon Bus Depot, Near BEST Colony, Village - Goregaon, Goregaon (West), Taluka - Borivali, Mumbai, Mumbai – 400 104, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2012 (As per occupancy certificate)
5.	Number of Floors	:	Stilt + 3 Podiums + 44 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	24 <sup>th</sup> Floor is having 5 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	:	Car Parking Space No. 214 & 214 T in Podium 2 Levell
	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	:	24 <sup>th</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 3
3.	Specifications of the Flat		

	Roof	:	R. C. C. Slab
	Flooring	:	Italian Marble Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Aluminium Sliding Window
	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	:	<b>Mrs. Mandira Rajesh Jadav, Mr. Rajesh Lallubahi Jadav &amp; Mr. Brijesh Rajesh Jadav</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 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?	:	<b>Carpet Area in Sq. Ft. = 1022.34 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 1025.00 (As Per Area 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?	:	Vacant
15.	If rented, what is the monthly rent?	:	₹ 77000/-
<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 developing 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)	:	₹ 28,600/- to ₹ 34,500/- per Sq. Ft. on Carpet Area ₹ 23,900/- to ₹ 28,700/- 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).	:	₹ 30,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 27,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office	:	₹ 1,87,956/- per Sq. M. i.e. ₹ 17,462/- per Sq. Ft.
	Guideline rate(after depreciation)	:	₹ 1,75,439/- per Sq. M. i.e. ₹ 16,299/- per Sq. Ft.
<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)	:	₹ 3,000/- per Sq. Ft.
	Age of the building	:	12 years
	Life of the building estimated	:	48 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	18.00%
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,460/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 27,500/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 29,960/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1025.00 Sq. Ft.	29,960.00	<b>3,07,09,000.00</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 of the property</b>			<b>3,07,09,000.00</b>
	<b>Realizable value of the property</b>			<b>2,76,38,100.00</b>
	<b>Distress value of the property</b>			<b>2,45,67,200.00</b>
	<b>Insurable value of the property (1230.00 X 3,000.00)</b>			<b>36,90,000.00</b>
	<b>Guideline value of the property (1230.00 X 16,299.00)</b>			<b>2,00,47,770.00</b>

DRAFT