

VALUATION REPORT (IN RESPECT OF FLAT)

General			
1	Purpose for which the valuation is made	:	To assess Fair Market Value of the property for Bank Loan Purpose.
2	a) Date of inspection	:	08.04.2024
	b) Date of which the valuation is made	:	08.04.2024
3	List of documents produced for perusal: I) Copy of Further Commencement Certificate Dated 28.06.2023 issued by Mumbai Housing and Area Development Board No. MH/EE/(BP)/GM/MHADA-1/404/2023/FCC/1/Amend. II) Copy of Cost Sheet. III) Copy of Proposed Purchaser AADHAR Card No.293330846448. IV) Copy of Proposed Purchaser AADHAR Card No.340734039700. V) Copy of RERA Certificate No.P51900031165 Dated 11.10.2021 issued by Maharashtra Real Estate Regulatory Authority.		
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> Agnel Developers <u>Name of Proposed Purchaser :</u> Shamsher Singh & Gurpreet Mann Residential Flat No. A/1602, 16 th Floor, Building No Towe 'A', "The Views", Pant Nagar, MHADA Colony, Off. Eastern Express Highway, Village - Ghatkopar, Ghatkopar (East), Mumbai, Taluka - Kurla, District - Mumbai Suburban, PIN - 400 075, State - Maharashtra, India. <u>Contact Person :</u> Mr. Mahesh (R.M) Mobile No. 9152925219 company 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 16 th Floor. As per Cost Sheet it is 3 BHK flat The property is at 1.6 km. distance from Ghatkopar 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 Complete
	Full Building Rcc	Completed upto 10th floor	Internal Brick Work Completed upto 10th floor
	External Brick Work	Completed upto 10th floor	Internal Plastering Completed upto 10th floor
	External Plastering	Completed upto 10th floor	
	Total	34% work completed	
6	Location of property		

a)	Plot No. / Survey No.	:	
b)	Door No.	:	Residential Flat No. A/1602
c)	C.T.S. No. / Village	:	CTS No - 194A/9/10 & 194A/9/11, Village - Ghatkopar
d)	Ward / Taluka	:	Taluka - Kurla
e)	Mandal / District	:	District - Mumbai Suburban
f)	Date of issue and validity of layout of approved map / plan	:	Approved Building Plan were not provided and not verified.
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	:	No
7	Postal address of the property	:	Residential Flat No. A/1602, 16 th Floor, Building No Towe 'A', "The Views", Pant Nagar, MHADA Colony, Off. Eastern Express Highway, Village - Ghatkopar, Ghatkopar (East), Mumbai, Taluka - Kurla, District - Mumbai Suburban, PIN - 400 075, State - Maharashtra, India.
8	City / Town	:	
	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 - Ghatkopar 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	:	'D' Wing of The Views Information not available
	South	:	Sales Office Information not available
	East	:	Slum Area Information not available
	West	:	'B' Wing of The Views Information 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	:	<p>Carpet Area in Sq. Ft. = 1056.00 (Area As Per Cost Sheet)</p> <p>Built Up Area in Sq. Ft. = 1161.60 (Carpet Area + 10%)</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°4'50.4"N 72°54'59.6"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 1056.00 (Area As Per Cost Sheet)	
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 - 194A/9/10 & 194A/9/11	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - Ghatkopar, Municipal Corporation of Greater Mumbai (MCGM)	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. A/1602, 16 th Floor, Building No Towe 'A', "The Views" , Pant Nagar, MHADA Colony, Off. Eastern Express Highway, Village - Ghatkopar, Ghatkopar (East), Mumbai, Taluka - Kurla, District - Mumbai Suburban, PIN - 400 075, 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 + Stilt + 21 Upper Floors	
6.	Type of Structure	:	Proposed R.C.C Framed Structure	
7.	Number of Dwelling units in the building	:	Proposed 7 Flats on 16 th Floor	
8.	Quality of Construction	:	Building Under Construction	
9.	Appearance of the Building	:	Building Under Construction	
10.	Maintenance of the Building	:	Building Under Construction	
11.	Facilities Available			
	Lift	:	Proposed 4 Lifts	
	Protected Water Supply	:	Proposed Municipal Water Supply	

	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed 1 Covered 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	:	16 th Floor
2.	Door No. of the Flat	:	Residential Flat No. A/1602
3.	Specifications of the Flat		
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Vitrified Tile 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.	:	Information not available
	Tax paid in the name of	:	Information not available
	Tax amount	:	Information not available
5.	Electricity Service connection No.	:	Information not available
	Meter Card is in the name of	:	Information not available
6.	How is the maintenance of the Flat?	:	Building Under Construction
7.	Sale Deed executed in the name of	:	Name of Owner : Agnel Developers Name of Proposed Purchaser : Shamsher Singh & Gurpreet Mann
8.	What is the undivided area of land as per Sale Deed?	:	Information not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 1162.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per MHADA norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 1056.00 (As Per Area Cost Sheet)
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?	:	₹ 1,05,000/- 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)	:	₹ 25344/- to ₹ 38063/- per Sq. Ft. on Carpet Area ₹ 23040/- to ₹ 34603/- 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).	:	₹ 33,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 30,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,88,078/- per Sq. M. i.e. ₹ 17,473/- 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	:	₹ 30,000/- per Sq. Ft.
	Total Composite Rate	:	₹ 33,000/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1056.00 Sq. Ft.	33,000.00	3,48,48,000.00
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			3,48,48,000.00
	Distress value of the property			2,78,78,400.00
	Insurable value of the property (1161.60 X 3,000.00)			34,84,800.00
	Guideline value of the property (1161.60 X 17,473.00)			2,02,96,637.00