

## 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 : 01.05.2024						
	b) Date of which the valuation is made : 02.05.2024						
3	<p>List of documents produced for perusal:</p> <p>I) Copy of Approved Building Plan Document No.SRA / ENG / 3838 / N / STGL / AP Dated 13.07.2023 issued by Slum Rehabilitation Authority (SRA).</p> <p>II) Copy of Agreement for sale Document No.3221/2024 Dated 15.02.2024 between L&amp; T Avenue Realty LLP(The Promoter) And Mr. Akshay Verma(The Allottee).</p> <p>III) Copy of Commencement Certificate Document No.SRA / ENG / 3838 / N / STGL / AP Dated 31.05.2017 issued by Slum Rehabilitation Authority (SRA).</p> <p>IV) Copy of RERA Certificate No.P51800005456 Dated 30.05.2024 issued by Maharashtra Real Estate Regulatory Authority.</p>						
4	<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) : <b>Mr. Akshay Verma</b> Residential Flat No. 1704, 17<sup>th</sup> Floor, Wing - A, "<b>Centrona Nova-A</b>", Eastern Express Highway, Kamraj Nagar, Village - Ghatkopar, Ghatkopar East, Taluka - Kurla, District - Mumbai Suburban, Mumbai, 400077, State - Maharashtra, India.</p> <p><u>Contact Person :</u> Manan Koram (CRM) Mobile No. 7666646404</p> <p>Sole Ownership</p>						
5	<p>Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 17<sup>th</sup> Floor. <b>(1 BHK)</b> As per Agreement Sale Plan, the composition of flat is 1 Bedroom + Living Room + Kitchen + 2 Toilets. The property is at 3.8 Km distance from Ghatkopar Railway Station.</p> <p><b>At the time of inspection building was under construction.</b></p>						
<b>Stage of Construction</b>							
<b>If under construction, extent of completion</b>							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">RCC Footing/Foundation</td> <td style="width: 30%; text-align: center;"><b>InProgress</b></td> <td style="width: 20%;"></td> </tr> <tr> <td><b>Total</b></td> <td style="text-align: center;"><b>0% work completed</b></td> <td></td> </tr> </table>	RCC Footing/Foundation	<b>InProgress</b>		<b>Total</b>	<b>0% work completed</b>	
RCC Footing/Foundation	<b>InProgress</b>						
<b>Total</b>	<b>0% work completed</b>						
6	Location of property						
a)	Plot No. / Survey No. :						
b)	Door No. : Residential Flat No. 1704						
c)	C.T.S. No. / Village : CTS No - 194 B (Part), 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	:	Copy of Approved Building Plan Document No. SRA / ENG / 3838 / N / STGL /AP Dated 13.07.2023 issued by Slum Rehabilitation Authority.	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
7	Postal address of the property	:	Residential Flat No. 1704, 17 <sup>th</sup> Floor, Wing - A, " <b>Centrona Nova-A</b> ", Eastern Express Highway, Kamraj Nagar, Village - Ghatkopar, Ghatkopar East, Taluka - Kurla, District - Mumbai Suburban, Mumbai, 400077, 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 - Ghatkopar Slum Rehabilitation Authority	
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	:	Eastern Express Highway	Kamraj nagar Road
	South	:	Rising City project	Centrona Zest B Building
	East	:	SRA Project being developed by Neelam Realtors	Centrona Nova B & Internal Road
	West	:	Rajput House	Eastern Express Highway
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. = 430.00 (Area As Per Agreement)  Built Up Area in Sq. Ft. = 473.00 (Carpet Area + 10%)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°4'20.8"N 72°54'41.5"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 430.00 ( Area As Per Agreement)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	CTS No - 194 B (Part)
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Ghatkopar, Slum Rehabilitation Authority
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1704, 17 <sup>th</sup> Floor, Wing - A, " <b>Centrona Nova-A</b> ", Eastern Express Highway, Kamraj Nagar, Village - Ghatkopar, Ghatkopar East, Taluka - Kurla, District - Mumbai Suburban, Mumbai, 400077, 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 + Ground + 26 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Proposed 9 Flats on 17 <sup>th</sup> 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 6 Lifts
	Protected Water Supply	:	Proposed Municipal Water Supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with 1 Car Parking Space No. 15
	Is Compound wall existing?	:	Building Under Construction
	Is pavement laid around the Building	:	Proposed, Yes

III	Residential Flat		
1.	The floor in which the Flat is situated	:	17 <sup>th</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 1704
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. Concealed wiring
	Finishing	:	Building Under Construction
4.	House Tax		
	Assessment No.	:	Building Under Construction
	Tax paid in the name of	:	Building Under Construction
	Tax amount	:	Building Under Construction
5.	Electricity Service connection No.	:	Building Under Construction
	Meter Card is in the name of	:	Building Under Construction
6.	How is the maintenance of the Flat?	:	Building Under Construction
7.	Sale Deed executed in the name of	:	<b>Mr. Akshay Verma</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. = 473.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per SRA norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 430.00 (As Per Area Agreement)</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?	:	Building Under Construction
15.	If rented, what is the monthly rent?	:	23,700/- (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

<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)	:	₹ 26288/- to ₹ 28373/- per Sq. Ft. on Carpet Area ₹ 23898/- to ₹ 25793/- 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).	:	₹ 26,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 23,500/- 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 are Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact that even RR Rates Decided by Government Differ.
<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	:	Building is under construction
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periodic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Building is under construction
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 3,000/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 23,500/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 26,500/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	430.00 Sq. Ft.	26,500.00	<b>1,13,95,000.00</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 / Realizable value of the property After completion</b>			<b>1,13,95,000.00</b>
	<b>Distress value of the property</b>			<b>91,16,000.00</b>
	<b>Insurable value of the property (473.00 X 3,000.00)</b>			<b>14,19,000.00</b>
	<b>Guideline value of the property (473.00 X 17,473.00)</b>			<b>82,64,729.00</b>