

## VALUATION REPORT (IN RESPECT OF FLAT)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for MSME Loan Purpose.
2	a) Date of inspection : 27.05.2024
	b) Date of which the valuation is made : 28.05.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale No.6787/2019 Dated 24.07.2019 between Mr. Manish Manoj Singh(The Transferor) And Mr. Ashvinder Chowdhary(The Transferee). II) Copy of Commencement Certificate No.SRA / ENG / 2143 / PN / PL / AP Dated 10.08.2011 issued by Slum Rehabilitation Authority (SRA). III) Copy of Occupancy Certificate No.SRA / ENG / 2143 / PN / PL & STGL / AP Dated 23.12.2015 issued by Slum Rehabilitation Authority (SRA).
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>Mr. Ashvinder Chowdhary</b> Residential Flat No. 4408, 44 <sup>th</sup> Floor, Wing - A, " <b>Omkar Altamonte Tower - A Co-Op. Hsg. Soc. Ltd.</b> ", Near Shantaram Talao, Off. Western Express Highway, Konkani Pada, Village - Malad (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 097, State - Maharashtra, India.  <u>Contact Person :</u> Mr. Bhagat (Finance Director) Mobile No. 9873162096  Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 44 <sup>th</sup> Floor. The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + 3 Toilet. The property is at 850 Mts distance from Kurar Metro Station.
6	Location of property
a)	Plot No. / Survey No. :
b)	Door No. : Residential Flat No. 4408
c)	C.T.S. No. / Village : CTS No - 812 (Part), 813, 821(Part), 844, Village - Malad (East)
d)	Ward / Taluka : Taluka - Borivali
e)	Mandal / District : District - Mumbai Suburban
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. 4408, 44 <sup>th</sup> Floor, Wing - A, " <b>Omkar Altamonte Tower - A Co-Op. Hsg. Soc. Ltd.</b> ", Near Shantaram Talao, Off. Western Express Highway, Konkani Pada, Village - Malad (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 097, 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 - Malad (East) 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	:	Slum Area	Details not available
	South	:	Janki Niwas Building	Details not available
	East	:	Slum Area	Details not available
	West	:	Omkar SRA Building	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. = 1262.38 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 1230.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 1476.00 (Carpet Area + 20%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°11'0.2"N 72°51'41.4"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 1230.00</b> <b>( 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.	:	Tenant Occupied Tenant Name : Richa Chaturvedi
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	CTS No - 812 (Part), 813, 821(Part), 844
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Malad (East), Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 4408, 44 <sup>th</sup> Floor, Wing - A, " <b>Omkar Altamonte Tower - A Co-Op. Hsg. Soc. Ltd.</b> ", Near Shantaram Talao, Off. Western Express Highway, Konkani Pada, Village - Malad (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 097, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2015 (As per occupancy certificate)
5.	Number of Floors	:	Stilt + 3 Amenity Floors + 45 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	44 <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	:	7 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	2 Car Parking
	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	:	44 <sup>th</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 4408
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring

	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Proposed Powder coated aluminium sliding windows
	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>Mr. Ashvinder Chowdhary</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. = 1476.00 (Carpet Area + 20%)
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. = 1262.38</b> <b>(As per Area actual site measurement)</b> <b>Carpet Area in Sq. Ft. = 1230.00</b> <b>(As Per Area Agreement for sale)</b> <b>Carpet Area in Sq. Ft. = 1,175.00</b> <b>Flower Bed &amp; Other area in Sq. Ft. = 55.00</b>
12.	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Tenant Occupied
15.	If rented, what is the monthly rent?	:	Rs. 90,000/- Present 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 at 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)	:	₹ 26933/- to ₹ 29938/- per Sq. Ft. on Carpet Area ₹ 22444/- to ₹ 24949/- 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).	:	₹ 28,100/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 25,100/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 2,02,404/- per Sq. M. i.e. ₹ 18,804/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,90,705/- per Sq. M. i.e. ₹ 17,717/- 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 are Fixed by respective State Government for computing Stamp Duty / Rgstrn. 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	:	9 years
	Life of the building estimated	:	51 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	13.50%
	Depreciation Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,595/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 25,100/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 27,695/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
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1	Present value of the Flat	1230.00 Sq. Ft.	27,695.00	<b>3,40,64,850.00</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	2	1000000	20,00,000.00
	<b>Total value of the property</b>			<b>3,60,64,850.00</b>
	<b>Realizable value of the property</b>			<b>3,24,58,365.00</b>
	<b>Distress value of the property</b>			<b>2,88,51,880.00</b>
	<b>Insurable value of the property (1476.00 X 3,000.00)</b>			<b>44,28,000.00</b>
	<b>Guideline value of the property (1476.00 X 17,717.00)</b>			<b>2,61,50,292.00</b>