

## VALUATION REPORT (IN RESPECT OF FLAT)

General									
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3	<p>List of documents produced for perusal:</p> <p>I) Copy of Agreement for sale Registration No.17948/2022 Dated 06.10.2022 between Shree Sukhakarta Developers Private Limited(The Promoter) And Mrs. Leena Chaitanya Dabholkar &amp; Mr. Chaitanya Hemant Dabholkar(The Allottee).</p> <p>II) Copy of Commencement Certificate Document No.FS / MCGM / 0051 / 20060825 / AP / S3 Dated 02.11.2020 issued by Slum Rehabilitation Authority (SRA).</p> <p>III) Copy of Occupancy Certificate No.SRA / ENG / 3042 / FS / MCGM Dated 20.12.2023 issued by Slum Rehabilitation Authority (SRA).</p> <p>IV) Copy of RERA Certificate No.P51900019946 Dated 09.09.2021 issued by Maharashtra Real Estate Regulatory Authority.</p>								
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6	Location of property								
a)	Plot No. / Survey No.	:							
b)	Door No.	:	Residential Flat No. 3404						
c)	C.T.S. No. / Village	:	CTS No - 177(pt), 180(pt), 183(pt), 184(pt), 185(pt), 186(pt), 187(pt), 188(pt), 189(pt), 190(pt), 192(pt), 193(pt), 195(pt), 196(pt), 197(pt), 198(pt), 202(pt), 215(pt), 221(pt) of Dadar Naigaon in Sewree Wadala Estate Schemment No. 57, C. S. No. 804(pt), 805(pt), 808(pt), 809, 810, 811(pt) & 812(pt), for Mamta Sahakari Grihanirman Sanstha CHS (Ltd), Village - Dadar Naigaon Division						

d)	Ward / Taluka	:	MunicipalityWard No - F/S Taluka - Mumbai	
e)	Mandal / District	:	District - Mumbai	
f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received 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	:	No	
7	Postal address of the property	:	Residential Flat No. 3404, 34 <sup>th</sup> Floor, Building No 3, " <b>Ruparel Nova</b> ", G. D. Ambekar Marg, Jerbai Wadia Road, Near Bhoiwada Hindu Cremation Ground, Village - Dadar Naigaon Division, Municipality Ward No. F/S, Taluka - Mumbai, District - Mumbai, Dadar (East), PIN - 400 012, State - Maharashtra, India.	
8	City / Town	:	City - Dadar (East)	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Higher Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Dadar Naigaon Division 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	:	Bhoiwada Samshan Bhoomi Road	By Hindu Cemetery C. S. No. 826
	South	:	Slum Area	By Jerbaiwadia Road
	East	:	Mamta SRA Building	By T. B. Hospital C. S. No. 991
	West	:	Slum Area	By Sanatorium C. s. No. 185
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	:	<p>Carpet Area in Sq. Ft. = 368.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 404.80 (Carpet Area + 10%)</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°0'23.9"N 72°51'0.6"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 368.00 ( 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.	:	External Site Visit Only	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:	<p>CTS No - 177(pt), 180(pt), 183(pt), 184(pt), 185(pt), 186(pt), 187(pt), 188(pt), 189(pt), 190(pt), 192(pt), 193(pt), 195(pt), 196(pt), 197(pt), 198(pt), 202(pt), 215(pt), 221(pt) of Dadar Naigaon in Sewree Wadala Estate Schement No. 57, C. S. No. 804(pt), 805(pt), 808(pt), 809, 810, 811(pt) &amp; 812(pt), for Mamta Sahakari Grihanirman Sanstha CHS (Ltd)</p>	
	Block No.	:	-	
	Ward No.	:	MunicipalityWard No - F/S	
	Village / Municipality / Corporation		<p>Village - Dadar Naigaon Division, Municipal Corporation of Greater Mumbai (MCGM)</p>	
	Door No., Street or Road (Pin Code)	:	<p>Residential Flat No. 3404, 34<sup>th</sup> Floor, Building No 3, "<b>Ruparel Nova</b>", G. D. Ambekar Marg, Jerbai Wadia Road, Near Bhoiwada Hindu Cremation Ground, Village - Dadar Naigaon Division, Municipality Ward No. F/S, Taluka - Mumbai, District - Mumbai, Dadar (East), PIN - 400 012, State - Maharashtra, India</p>	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2023 (As per occupancy certificate)	
5.	Number of Floors	:	Stilt + 42 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	34 <sup>th</sup> Floor is having 5 Flats	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	New Building	

11.	Facilities Available		
	Lift	:	3 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	One Automated 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	:	34 <sup>th</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 3404
3.	Specifications of the Flat		
	Roof	:	R.C.C. slab
	Flooring	:	External site visit only
	Doors	:	External site visit only
	Windows	:	External site visit only
	Fittings	:	External site visit only
	Finishing	:	External site visit only
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?	:	External site visit only
7.	Sale Deed executed in the name of	:	<b>Mrs. Leena Chaitanya Dabholkar &amp; Mrs. Chaitanya Hemant Dabholkar</b>
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. = 405.00 (Carpet Area + 10%)
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. = 368.00 (As Per Area Agreement for sale)</b>
12.	Is it Posh / I Class / Medium / Ordinary?	:	I Class
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?	:	33,000/- (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)	:	₹ 30923/- to ₹ 41033/- per Sq. Ft. on Carpet Area ₹ 28112/- to ₹ 37303/- 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).	:	₹ 39,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 36,200/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,94,820/- per Sq. M. i.e. ₹ 18,099/- 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.
<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	:	1 year
	Life of the building estimated	:	59 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Age of Property below 5 year
	Depreciation Ratio of the building	:	-

<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,800/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 36,200/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 39,000/- per Sq. Ft.</b>
	<b>Remarks</b>	:	<b>As per site inspection, the said flat was locked, hence internal details are not available.</b>

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	368.00 Sq. Ft.	39,000.00	<b>1,43,52,000.00</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	1	1500000	15,00,000.00
	<b>Total value / Realizable value of the property</b>			<b>1,58,52,000.00</b>
	<b>Insurable value of the property (404.80 X 2,800.00)</b>			<b>11,33,440.00</b>
	<b>Guideline value of the property (404.80 X 18,099.00)</b>			<b>73,26,475.00</b>