

## VALUATION REPORT (IN RESPECT OF FLAT)

<b>General</b>			
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	:	21.06.2024
	b) Date of which the valuation is made	:	22.06.2024
3	List of documents produced for perusal: I) Copy of RERA Certificate No.P51800055987 Dated 02.05.2024 issued by Maharashtra Real Estate Regulatory Authority. II) Copy of Commencement Certificate No.CHE/ES/2335/S/337(NEW)/FCC/3/Amend Dated 14.03.2024 issued by Municipal Corporation of Greater Mumbai. III) Copy of Approved Building Plan No.CHE/ES/2335/S/337(NEW)/IOD/1/NEW Dated 27.02.2024 issued by Municipal Corporation of Greater Mumbai. IV) Copy of Draft Agreement for sale between Larsen And Toubro Limited(The Promoter) And Mr. Abhishek Raj(The Allottee). V) Copy of Aadhaar Card No.968207265080In the Name of Mr.Abhishek Raj.		
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> <b>Larsen And Toubro Limited</b> <u>Name of Proposed Purchaser :</u> <b>Mr. Abhishek Raj</b>  Residential Flat No. 503, 5 <sup>th</sup> Floor, Building No T1, Wing - B, "Cygnus", L & T Realty Elixir Reserve, L & T Gate No. 1, Saki Vihar Road, Village - Paspoli, Municipality Ward No. S, Taluka - Kurla, District - Mumbai Suburban, Powai Estate, Mumbai, PIN - 400 072, State - Maharashtra, India.  <u>Contact Person :</u> Mr. Pramod (Sales Person) Mobile No. 9167552528  Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 5 <sup>th</sup> Floor. As per Approved Building Plan, the composition of residential flat is Living / Dining + Kitchen + 1 Master Bedrooms + 2 Bedrooms + 4 Toilets + Passage + Balconies(i.e. 3 BHK with 4 Toilets) The property is at 3.2 km. distance from Saki Naka Metro Station. <b>At the time of inspection building was under construction.</b>
<b>Stage of Construction</b>			
<b>If under construction, extent of completion</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. 503	
c)	C.T.S. No. / Village	:	CTS No - 87 (Pt), Village - Paspoli	
d)	Ward / Taluka	:	Municipality Ward No - S 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 No. CHE / ES / 2335 / S / 337 (NEW) / IOD / 1 / NEW dated 12.09.2022 issued by MCGM	
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. 503, 5 <sup>th</sup> Floor, Building No T1, Wing - B, "Cygnus", L & T Realty Elixir Reserve, L & T Gate No. 1, Saki Vihar Road, Village - Paspoli, Municipality Ward No. S, Taluka - Kurla, District - Mumbai Suburban, Powai Estate, Mumbai, PIN - 400 072, State - Maharashtra, India.	
8	City / Town	:	City - Powai Estate, 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 - Paspoli 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	:	Open Land	CTS No. 87(pt) of Village Paspoli
	South	:	Internal Road	CTS No. 87(pt) of Village Paspoli
	East	:	Saki Vihar Road	CTS No. 87(pt) of Village paspoli / Saki Vihar Road
	West	:	A.M. Naik School	CTS No. 97(pt) of Village Paspoli
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	:	Built Up Area in Sq. Ft. = 1392.00 (Area As Per Draft Agreement for sale)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°7'41.5"N 72°53'39.5"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built Up Area in Sq. Ft. = 1392.00</b> <b>( Area As Per Any Other Document)</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 - 87 (Pt)	
	Block No.	:	-	
	Ward No.	:	MunicipalityWard No - S	
	Village / Municipality / Corporation		Village - Paspoli, Municipal Corporation of Greater Mumbai (MCGM)	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 503, 5 <sup>th</sup> Floor, Building No T1, Wing - B, <b>"Cygnus"</b> , L & T Realty Elixir Reserve, L & T Gate No. 1, Saki Vihar Road, Village - Paspoli, Municipality Ward No. S, Taluka - Kurla, District - Mumbai Suburban, Powai Estate, Mumbai, PIN - 400 072, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	Building is under construction	
5.	Number of Floors	:	3 Basements + Stilt + 1 Podium + 1 Amenity Floor + 22 Upper Floors	
6.	Type of Structure	:	Proposed R.C.C Framed Structure	
7.	Number of Dwelling units in the building	:	Proposed 4 Flats on 5 <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 4 Lifts	

	Protected Water Supply	:	Proposed Municipal Water Supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Covered Parking Space
	Is Compound wall existing?	:	Building Under Construction
	Is pavement laid around the Building	:	Proposed, Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	5 <sup>th</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 503
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. 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	:	<b>Name of Owner :</b> <b>Larsen And Toubro Limited</b> <b>Name of Proposed Purchaser :</b> <b>Mr. Abhishek Raj</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 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?	:	
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Proposed Residential Purpose
14.	Is it Owner-occupied or let out?	:	Building Under Construction

15.	If rented, what is the monthly rent?	:	1,07,300/- (Expected rental income per month after completion of construction works)
<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)	:	₹ 34562/- to ₹ 41350/- per Sq. Ft. on Carpet Area ₹ 31420/- to ₹ 37591/- 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).	:	₹ 37,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 34,200/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 65,100/- per Sq. M. i.e. ₹ 6,048/- 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 / 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)	:	₹ 2,800/- 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)	:	₹ 2,800/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 34,200/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 37,000/- per Sq. Ft.</b>
	<b>Remarks</b>	:	<b>As building is under construction, internal site inspection not allowed at site. As informed by Mr. Pramod, (Sales Person, Mobile No. 9167552528) land excavation work is under progress.</b>

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1392.00 Sq. Ft.	37,000.00	<b>5,15,04,000.00</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>5,15,04,000.00</b>
	<b>Insurable value of the property (1392.00 X 2,800.00)</b>			<b>38,97,600.00</b>
	<b>Guideline value of the property (1392.00 X 5,874.00)</b>			<b>84,18,816.00</b>