

VALUATION REPORT (IN RESPECT OF FLAT)

General									
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3	<p>List of documents produced for perusal:</p> <ul style="list-style-type: none"> I) Copy of Estimate Documents Dated 16.03.2024. II) Copy of Builder Letter Dated 10.04.2024. III) Copy of Cost Sheet Dated 16.03.2024. IV) Copy of RERA Certificate Document No.P51800055142 Dated 04.03.2024 issued by Maharashtra Real Estate Regulatory Authority. V) Copy of Commencement Certificate Document No.CHE / ES / 4409 / S / 337 (NEW) / CC / 1 / Amend Dated 23.01.2024 issued by Municipal Corporation of Greater Mumbai. VI) Copy of Approved Building Plan Document No.- Dated 08.12.2023 issued by Municipal Corporation of Greater Mumbai. 								
4	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 45%; vertical-align: top;"> Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) </td> <td style="width: 5%; vertical-align: top;">:</td> <td style="vertical-align: top;"> <p><u>Name of Owner :</u> Godrej & Boyce Manufacturing Company Limited</p> <p><u>Name of Proposed Purchaser :</u> Mrs. Kripa Rama Rao & Mrs. Prasanta Kumar Mallick</p> <p>Residential Flat No. 1606, 16th Floor, Building No Tower No. C1, "Godrej Vistas", Plot No. I-B-I, Pirojshanagar, Village - Vikroli, Municipality Ward No. S - Ward, Mumbai, Taluka - Kurla, District - Mumbai Suburban District, PIN Code - 400 079, State - Maharashtra, India.</p> <p><u>Contact Person :</u> Ms. Meghna Banka (Site Person) Mobile No. 9702481590</p> <p>Proposed Purchaser - Joint Ownership Details of ownership share is not available</p> </td> </tr> </table>	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p><u>Name of Owner :</u> Godrej & Boyce Manufacturing Company Limited</p> <p><u>Name of Proposed Purchaser :</u> Mrs. Kripa Rama Rao & Mrs. Prasanta Kumar Mallick</p> <p>Residential Flat No. 1606, 16th Floor, Building No Tower No. C1, "Godrej Vistas", Plot No. I-B-I, Pirojshanagar, Village - Vikroli, Municipality Ward No. S - Ward, Mumbai, Taluka - Kurla, District - Mumbai Suburban District, PIN Code - 400 079, State - Maharashtra, India.</p> <p><u>Contact Person :</u> Ms. Meghna Banka (Site Person) Mobile No. 9702481590</p> <p>Proposed Purchaser - Joint Ownership Details of ownership share is not available</p>					
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Stage of Construction									
If under construction, extent of completion									
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6	Location of property								

a)	Plot No. / Survey No.	:	Plot No - I-B-I	
b)	Door No.	:	Residential Flat No. 1606	
c)	C.T.S. No. / Village	:	CTS No - 8A/1/1, 8A/1/2, 8A/2, 8A/3, 8A/4 (Pt), 8A/5, 8A/6, 8A/7, 8A/9, 56 (Pt), 92 (Pt) & 205 (Pt) , Village - Vikroli	
d)	Ward / Taluka	:	MunicipalityWard No - S - Ward Taluka - Kurla	
e)	Mandal / District	:	District - Mumbai Suburban District	
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Document No.- Dated 08.12.2023 issued by Municipal Corporation of Greater Mumbai digitally signed by Suhas Vasant Nemane	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A., Building under construction	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.	
7	Postal address of the property	:	Residential Flat No. 1606, 16 th Floor, Building No Tower No. C1, " Godrej Vistas ", Plot No. I-B-I, Pirojshanagar, Village - Vikroli, Municipality Ward No. S - Ward, Mumbai, Taluka - Kurla, District - Mumbai Suburban District, PIN Code - 400 079, 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 - Vikroli 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	:	Internal Road	Details not available
	South	:	Godrej Road & Godrej Platinum Tower	Details not available
	East	:	Service Road & Eastern Express Highway	Details not available
	West	:	BMC Garden	Details 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	:	Carpet Area in Sq. Ft. = 844.00 (Area As Per Cost Sheet) Built Up Area in Sq. Ft. = 928.40 (Carpet Area + 10%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°6'12.2"N 72°55'44.6"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 844.00 (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 - 8A/1/1, 8A/1/2, 8A/2, 8A/3, 8A/4 (Pt), 8A/5, 8A/6, 8A/7, 8A/9, 56 (Pt), 92 (Pt) & 205 (Pt)	
	Block No.	:	-	
	Ward No.	:	MunicipalityWard No - S - Ward	
	Village / Municipality / Corporation		Village - Vikroli, Municipal Corporation of Greater Mumbai (MCGM)	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1606, 16 th Floor, Building No Tower No. C1, " Godrej Vistas ", Plot No. I-B-I, Pirojshanagar, Village - Vikroli, Municipality Ward No. S - Ward, Mumbai, Taluka - Kurla, District - Mumbai Suburban District, PIN Code - 400 079, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	Building is under construction	
5.	Number of Floors	:	4 Basements + Proposed Ground + 1 Podium + 31 Upper Floors	
6.	Type of Structure	:	Proposed R.C.C Framed Structure	
7.	Number of Dwelling units in the building	:	Proposed 6 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 6 Lifts
	Protected Water Supply	:	Proposed Municipal Water Supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Along with One Basement Car Parking No. B2, Parking Slot B2-S31
	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. 1606
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	:	Building Under Construction
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?	:	Building Under Construction
7.	Sale Deed executed in the name of	:	Name of Owner : Godrej & Boyce Manufacturing Company Limited Name of Proposed Purchaser : Mrs. Kripa Rama Rao & Mrs. Prasanta Kumar Mallick
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 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?	:	Carpet Area in Sq. Ft. = 844.00 (As Per Area Cost Sheet) RERA Carpet Area in Sq. Ft. = 778.00 Exclusive Area in Sq. Ft. = 66.00 Total Carpet Area in Sq. Ft. = 844.00 (Area as per Cost Sheet)
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?	:	76,000/- 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)	:	₹ 34901/- to ₹ 37395/- per Sq. Ft. on Carpet Area ₹ 31728/- to ₹ 33995/- 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).	:	₹ 36,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 33,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 2,24,422/- per Sq. M. i.e. ₹ 20,850/- 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 / Rgstn. 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 periodic 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	:	₹ 33,000/- per Sq. Ft.
	Total Composite Rate	:	₹ 36,000/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	844.00 Sq. Ft.	36,000.00	3,03,84,000.00
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 of the property After completion			3,03,84,000.00
	Realizable value of the property			2,73,45,600.00
	Distress value of the property			2,43,07,200.00
	Insurable value of the property (928.40 X 3,000.00)			27,85,200.00
	Guideline value of the property (928.40 X 20,850.00)			1,93,57,140.00