

VALUATION REPORT (IN RESPECT OF FLAT)

General			
1	Purpose for which the valuation is made	:	To assess Fair Market Value of the property for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Purpose.
2	a) Date of inspection	:	05.07.2024
	b) Date of which the valuation is made	:	05.07.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale (4 pages from the document) Dated 12.05.2022 between Sejal Shakti Realtors LLP(The Developers) And Mrs. Vidya Virendra Jadhav(The purchaser). II) Copy of RERA Certificate No.P51900021040 Dated 31.05.2019 issued by Maharashtra Real Estate Regulatory Authority. III) Copy of Commencement Certificate No.N / STGOVT / 0064 / 20140719 / AP / SB - 2 Dated 22.05.2019 issued by Municipal Corporation of Greater Mumbai.		
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)	:	Mrs. Vidya Virendra Jadhav Residential Flat No. 207, 2 nd Floor, Building No 1B, " Siddha Sky Phase - 1 ", Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No. 4 , Village - Sion Division, Koliwada, Mumbai, District - Mumbai City, PIN - 400 037, State - Maharashtra, India. <u>Contact Person :</u> Mr. Deepak (CRM) Mobile No. 8828031879 Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 2 nd Floor. The Composition of flat is having 1 Bedroom + Living Room + Kitchen + 2 Toilets. (i.e. 1 BHK + 2 Toilets) The property is at 350 Mts. distance from GTB Nagar Monorail. At the time of inspection building was under construction.
Stage of Construction			
If under construction, extent of completion			
	RCC Footing/Foundation	Complete	RCC Plinth
	Full Building Rcc	Completed upto 41st floor	Internal Brick Work
	External Brick Work	Completed upto 41st floor	Internal Plastering
	External Plastering	Completed upto 41st floor	Flooring, Tilling, Kitchen Platform
	Total	71% work completed	
6	Location of property		
a)	Plot No. / Survey No.	:	
b)	Door No.	:	Residential Flat No. 207

c)	C.T.S. No. / Village	:	CTS No - 6 (pt), 16 (pt) to 21 (pt) of Salt Pan Division & C.S. No. 12 (pt) of sion Division, Village - Sion Division	
d)	Ward / Taluka	:		
e)	Mandal / District	:	District - Mumbai City	
f)	Date of issue and validity of layout of approved map / plan	:	N.A. Copy of Approved Building plan were not provided & not Verified.	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Building under Constrution	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.	
7	Postal address of the property	:	Residential Flat No. 207, 2 nd Floor, Building No 1B, " Siddha Sky Phase - 1 ", Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No. 4 , Village - Sion Division, Koliwada, Mumbai, District - Mumbai City, PIN - 400 037, 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 - Sion 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	Boundaries of the property	:	As per site	As per Document
	North	:	Truck Terminal Road	Details Not Available
	South	:	Mala Singh Marg & Slum Area	Details Not Available
	East	:	Arman Tower	Details Not Available
	West	:	Mara Singh Marg	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	:	<p>Carpet Area in Sq. Ft. = 404.00 (Area As Per Agreement for sale (4 pages from the document))</p> <p>Built Up Area in Sq. Ft. = 444.40 (Carpet Area + 10%)</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°2'11.5"N 72°52'11.2"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 404.00 (Area As Per Agreement for sale (4 pages from the document))	
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 - 6 (pt), 16 (pt) to 21 (pt) of Salt Pan Division & C.S. No. 12 (pt) of sion Division	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - Sion Division, Municipal Corporation of Greater Mumbai (MCGM)	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 207, 2 nd Floor, Building No 1B, " Siddha Sky Phase - 1 ", Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No. 4 , Village - Sion Division, Koliwada, Mumbai, District - Mumbai City, PIN - 400 037, 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 + Stilt + 1 Podium + 37 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	Proposed 10 Flats on 2 nd Floor	
8.	Quality of Construction	:	Good	
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	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Along with One Car Parking Space
	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	:	2 nd Floor
2.	Door No. of the Flat	:	Residential Flat No. 207
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Internal Visit not allowed
	Doors	:	Internal Visit not allowed
	Windows	:	Internal Visit not allowed
	Fittings	:	Internal Visit not allowed
	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	:	Mrs. Vidya Virendra Jadhav
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. = 444.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per MCGM Norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 404.00 (As Per Area Agreement for sale (4 pages from the document))
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?	:	22,700/- (Expected rental income per month after completion of construction works)

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)	:	₹ 26192/- to ₹ 27782/- per Sq. Ft. on Carpet Area ₹ 23811/- to ₹ 25257/- 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).	:	₹ 27,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 24,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,41,250/- per Sq. M. i.e. ₹ 13,123/- 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.
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	:	₹ 24,000/- per Sq. Ft.
	Total Composite Rate	:	₹ 27,000/- per Sq. Ft.
	Remarks	:	Builder has not allowed for site Internal Inspection & photographs. The details about the flat status have been provided by Mr. Deepak (CRM) Mobile No. 8828031879

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	404.00 Sq. Ft.	27,000.00	1,09,08,000.00
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			1,09,08,000.00
	Realizable value of the property			92,71,800.00
	Distress value of the property			76,35,600.00
	Insurable value of the property (444.40 X 3,000.00)			13,33,200.00
	Guideline value of the property (444.40 X 13,123.00)			58,31,861.00