

## VALUATION REPORT (IN RESPECT OF FLAT)

General			
1	Purpose for which the valuation is made	:	To assess Fair Market Value of the property for Housing Loan Purpose.
2	a) Date of inspection	:	16.07.2024
	b) Date of which the valuation is made	:	17.07.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale No.13075 / 2024 Dated 12.06.2024 between M/s. Natasha Developers Pvt. Ltd.(The Developers) And Mrs. Yugesh Ravindra Kadam & Ms. Priyal Balkrishna Khamkar Nee Mrs. Priyal Yugesh Kadam (The Purchasers). II) Copy of Approved Building Plan No.MHADA - 9 / 1294 / 2023 Dated 13.06.2023 issued by Maharashtra Housing And Area Development Authority (As downloaded from RERA site). III) Copy of Commencement Certificate No.MH / EE / (BP) / GM/ MHADA- 9 / 1859 / 2023 / CC / 1 / New Dated 31.08.2023 issued by Maharashtra Housing And Area Development Authority. IV) Copy of RERA Certificate No.P51800054035 Dated 27.12.2023 issued by Maharashtra Real Estate Regulatory Authority.		
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>Mrs. Yugesh Ravindra Kadam &amp; Ms. Priyal Balkrishna Khamkar Nee Mrs. Priyal Yugesh Kadam</b> Residential Flat No. 304, 3 <sup>rd</sup> Floor, "Natasha Avana", Proposed Re-development of the Building No. 3 known as Kannamwar Nagar Isha Was Co op Hsg. Soc. Ltd., Kannamwar Nagar, Hariyali, Vikhroli (East), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 083, State - Maharashtra, Country - India.  <u>Contact Person :</u> Mr. Sachin Surve (Sales Person ) Mobile No. 9920918819  Joint Ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 3 <sup>rd</sup> Floor. As per Approved Building Plan, the composition of Flat will be 1 Bedroom + Living Room + Kitchen + W.C + Bat. (i.e. 1BHK) The property is at 900 Mtrs. distance from Vikhroli Railway 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	Complete	RCC Plinth
	<b>Total</b>	<b>10% work completed</b>	<b>Complete</b>
6	Location of property		
a)	Plot No. / Survey No.	:	
b)	Door No.	:	Residential Flat No. 304

c)	C.T.S. No. / Village	:	CTS No - 356	
d)	Ward / Taluka	:	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. MHADA - 9 / 1294 / 2023 dated 13.06.2023 issued by MHADA.	
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	:	Building is under construction	
7	Postal address of the property	:	Residential Flat No. 304, 3 <sup>rd</sup> Floor, " <b>Natasha Avana</b> ", Proposed Re-development of the Building No. 3 known as Kannamwar Nagar Isha Was Co op Hsg. Soc. Ltd., Kannamwar Nagar, Hariyali, Vikhroli (East), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 083, State - Maharashtra, Country - 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	:	MHADA	
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	:	Building No. 4	Building No. 4
	South	:	Building No. 2	Building No. 2
	East	:	Eastern Express Highway	Eastern Express Highway
	West	:	Atmaram Surve Marg	40 Mtrs. Wide Road
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	:	Flat No. 5	Building is under construction
	South	:	Marginal Space	Building is under construction
	East	:	Flat No. 3	Building is under construction

	West	:	Marginal Space	Building is under construction
14	Extent of the site	:	Carpet Area in Sq. Ft. = 374.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 411.40 (Carpet Area + 10%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°6'42.2"N 72°56'2.3"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 374.00</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.	:	Building is under construction	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:	CTS No - 356	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation		, MHADA	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 304, 3 <sup>rd</sup> Floor, " <b>Natasha Avana</b> ", Proposed Re-development of the Building No. 3 known as Kannamwar Nagar Isha Was Co op Hsg. Soc. Ltd., Kannamwar Nagar, Hariyali, Vikhroli (East), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 083, State - Maharashtra, Country - India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	Building is under construction	
5.	Number of Floors	:	Stilt + 22 Upper Floors	
6.	Type of Structure	:	Proposed R.C.C Framed Structure	
7.	Number of Dwelling units in the building	:	Proposed 5 Flats on 3 <sup>rd</sup> Floor	
8.	Quality of Construction	:	Building is under construction	
9.	Appearance of the Building	:	Building is under construction	
10.	Maintenance of the Building	:	Building is under construction	
11.	Facilities Available			
	Lift	:	Proposed 1Lift	
	Protected Water Supply	:	Proposed Municipal Water Supply	
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System	

	Car parking - Open / Covered	:	Proposed One Car Parking Space
	Is Compound wall existing?	:	Proposed, Yes
	Is pavement laid around the Building	:	Proposed, Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	3 <sup>rd</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 304
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.	:	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 is under construction
7.	Sale Deed executed in the name of	:	<b>Mrs. Yugesh Ravindra Kadam &amp; Ms. Priyal Balkrishna Khamkar Nee Mrs. Priyal Yugesh Kadam</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. = 411.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per MHADA norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 374.00 (As Per Area Agreement for sale)</b>
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 is under construction
15.	If rented, what is the monthly rent?	:	15,200/- (Expected rental income per month after completion of construction works)
<b>IV</b>	<b>MARKETABILITY</b>		

1.	How is the marketability?	:	Average
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)	:	₹ 18812/- to ₹ 19792/- per Sq. Ft. on Carpet Area ₹ 17102/- to ₹ 17993/- 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).	:	₹ 19,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 16,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,39,830/- per Sq. M. i.e. ₹ 12,991/- 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)	:	₹ 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 periotic 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)	:	₹ 3,000/- per Sq. Ft.

	Rate for Land & other V (3) ii	:	₹ 16,500/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 19,500/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	374.00 Sq. Ft.	19,500.00	<b>72,93,000.00</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 of the property After completion</b>			<b>72,93,000.00</b>
	<b>Realizable value of the property</b>			<b>71,47,140.00</b>
	<b>Distress value of the property</b>			<b>58,34,400.00</b>
	<b>Insurable value of the property (411.40 X 3,000.00)</b>			<b>12,34,200.00</b>
	<b>Guideline value of the property (411.40 X 12,991.00)</b>			<b>53,44,497.00</b>