

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 Draft Agreement for sale between M/s. Skylark Buildcon Pvt. Ltd. & M/s. Moon Rays Pvt. Ltd. (The Promoter) And Shri. Sasidhar Chinta (The Allottee) in the year 2024. II) Copy of Occupancy Certificate No.SRA / ENG / 1292 / GS / ML & PL / AP Dated 29.06.2022 issued by Slum Rehabilitation Authority (SRA)(i.e. from 34th to 63th Floor + 64th Terrace Floor). III) Copy of Commencement Certificate No.SRA / ENG / 1292 / GS / ML / AP Dated 26.04.2017 issued by Slum Rehabilitation Authority (SRA) (As downloaded from RERA site). IV) Copy of RERA Certificate No.P51900012115 Dated 18.05.2020 issued by Maharashtra Real Estate Regulatory Authority (As downloaded from RERA site). V) Copy of Title Search Report Document No.SK/UBI/MS Marg Br/LSR 376/24-25 Dated 20.07.2024 issued by Sangeeta Karkera (Advocate in High Court). VI) Copy of Approved Building Plan No.SRA / ENG / 1292 / GS / ML & PL / AP Dated 31.12.2023 issued by Slum Rehabilitation Authority (SRA). 								
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6	Location of property								
a)	Plot No. / Survey No.	:	Plot No - 1076, 1077 & 1078 of TPS - IV of Mahim Division						
b)	Door No.	:	Residential Flat No. A-36						
c)	C.T.S. No. / Village	:	CTS No - 286(Part) & 912 of Lower Parel Division, Village - Lower Parel & Mahim Division						
d)	Ward / Taluka	:	Municipality Ward No - G/S						

e)	Mandal / District	:	District - Mumbai	
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan No. SRA / ENG / 1292 / GS / ML & PL / AP dated 31.12.2023 issued by SRA.	
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. A-36, 36 th Floor, Wing - A, " Three Sixty West ", Plot No. 1076, 1077 & 1078 of TPS - IV of Mahim Division, Dr. Annie Besant Road, Village - Lower Parel & Mahim Division, Municipality Ward No. G/S, Prabhadevi, District - Mumbai, PIN - 400 025, 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 - Lower Parel & Mahim Division Slum Rehabilitation Authority	
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	:	Brila Aurora	Final Plot Nos. 1079 of TPS IV Mahim Division
	South	:	Oberoi 360 Road	The Proposed DP Road (22.80 meters wide)
	East	:	SRA Building	Final Plot No. 1077 of TPS IV Mahim Division
	West	:	Dr. Annie Besant Road	Annie Besant Road
	Flat	:	As per site	As per Document
	North	:	Marginal Space	Details not available
	South	:	Lift	Details not available
	East	:	Marginal Space	Details not available
	West	:	Marginal Space	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	:	Details not available	Marginal Space
	South	:	Details not available	Lift
	East	:	Details not available	Marginal Space
	West	:	Details not available	Marginal Space
14	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 14911.00 (Area As Per Draft Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 16402.10 (Carpet Area + 10%)</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°0'40.0"N 72°49'24.0"E	
15	Extent of the site considered for Valuation	:	Carpet Area in Sq. Ft. = 14911.00 (Area As Per Draft Agreement for sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:	CTS No - 286(Part) & 912 of Lower Parel Division	
	Block No.	:	-	
	Ward No.	:	Municipality Ward No - G/S	
	Village / Municipality / Corporation		Village - Lower Parel & Mahim Division , Slum Rehabilitation Authority	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. A-36, 36 th Floor, Wing - A, " Three Sixty West ", Plot No. 1076, 1077 & 1078 of TPS - IV of Mahim Division, Dr. Annie Besant Road, Village - Lower Parel & Mahim Division , Municipality Ward No. G/S, Prabhadevi, District - Mumbai , PIN - 400 025, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2022 (As per occupancy certificate)	
5.	Number of Floors	:	4 Basements + Lower Ground Floor + 63 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	36 th Floor is having 1 Flat	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	

10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	6 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with 7 Car Parking Spaces
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	36 th Floor
2.	Door No. of the Flat	:	Residential Flat No. A-36
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Flat is in raw condition
	Doors	:	Flat is in raw condition
	Windows	:	Flat is in raw condition
	Fittings	:	Flat is in raw condition
	Finishing	:	Flat is in raw condition
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?	:	Flat was in raw condition
7.	Sale Deed executed in the name of	:	<u>Name of Owner :</u> M/s. Skylark Buildcon Pvt. Ltd. & M/s. Moon Rays Pvt. Ltd. <u>Name of Proposed Purchaser :</u> Shri. Sasidhar Chinta
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. = 16402.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per SRA norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 14911.00 (As Per Area Draft Agreement for sale)

12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Vacant
15.	If rented, what is the monthly rent?	:	₹ 29,46,100/- (Expected rental income per month)
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)	:	₹ 98611/- to ₹ 109208/- per Sq. Ft. on Carpet Area ₹ 89647/- to ₹ 99280/- 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).	:	₹ 91,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 88,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 4,86,384/- per Sq. M. i.e. ₹ 45,187/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
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	:	2 years
	Life of the building estimated	:	58 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	Total composite rate arrived for Valuation		

	Depreciated building rate VI (a)	:	₹ 3,000/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 88,500/- per Sq. Ft.
	Total Composite Rate	:	₹ 94,000/- per Sq. Ft.
	Remarks	:	As per site information the flat is sold as bare shell unit. Interior work has to be done by the individual flat owner at his own cost and requirement.

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	14911.00 Sq. Ft.	91,500.00	1,36,43,56,500.00
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	884	36500	3,22,66,000.00
10	Others / Car Parking	7	2500000	1,75,00,000.00
	Total value of the property			1,41,41,22,500.00
	Realizable value of the property			1,27,27,10,250.00
	Distress value of the property			1,13,12,98,000.00
	Insurable value of the property (16402.10 X 3,000.00)			4,92,06,300.00
	Guideline value of the property (16402.10 X 45,187.00)			74,11,61,693.00