

VALUATION REPORT (IN RESPECT OF FLAT)

| | | General | |
|----|--|-------------------------------------|---|
| 1 | Purpose for which the valuation is made | : | To assess Fair Market Value of the property for MSME Loan Purpose. |
| 2 | a) | Date of inspection | : 23.07.2024 |
| | b) | Date of which the valuation is made | : 31.07.2024 |
| 3 | List of documents produced for perusal: I) Copy of Agreement for sale No.- between M/s. L. P. Builders(The Promoter) And Arun Ganpat Guram & Mrs. Aparna Arun Guram(The Purchaser)Made in 1987. II) Copy of Share Certificate No.37bearing Nos. 181 to 185 having 5 Shares of Rs. 50/- each dated 10/08/1991 in the name of Shri. Arun Ganapat Guram issued by K. K. Towers Co-op. Hsg. soc. Ltd.. | | |
| 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) | : | Shri. Arun Ganpat Guram & Mrs. Aparna Arun Guram Residential Flat No. 702, 7 th Floor, Wing - A, " K. K. Towers Co-op. Hsg. Soc. Ltd. ", Manoranjan Enclave, Plot No. 3, Parel Tank Road, Dr. S. S. Rao Road, Village - Parel - Sewri Division, District - Mumbai, Lower Parel, Mumbai, PIN - 400 012, State - Maharashtra, India. <u>Contact Person :</u> Shri. Arun Ganpat Guram (Owner) Mobile No. 9820083232 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 7 th Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Toilet + Passage. (1 BHK) + Balcony + Flowerbed Area. The property is at 1.8 km. distance from Lower Parel Railway Station. |
| 6 | Location of property | | |
| a) | Plot No. / Survey No. | : | Plot No - 3 |
| b) | Door No. | : | Residential Flat No. 702 |
| c) | C.T.S. No. / Village | : | CTS No - 191, 1/191, 4/109, Village - Parel - Sewri Division |
| d) | Ward / Taluka | : | |
| e) | Mandal / District | : | District - Mumbai |
| f) | Date of issue and validity of layout of approved map / plan | : | Approved Building Plan were not provided and not verified. |
| g) | Approved map / plan issuing authority | : | |
| h) | Whether genuineness or authenticity of approved map/ plan is verified | : | No |
| i) | Any other comments by our empanelled valuers on authentic of approved plan | : | No |

| | | | | |
|----|---|---|---|--|
| 7 | Postal address of the property | : | Residential Flat No. 702, 7 th Floor, Wing - A, " K. K. Towers Co-op. Hsg. Soc. Ltd. ", Manoranjan Enclave, Plot No. 3, Parel Tank Road, Dr. S. S. Rao Road, Village - Parel - Sewri Division, District - Mumbai, Lower Parel, Mumbai, PIN - 400 012, State - Maharashtra, India. | |
| 8 | City / Town | : | City - Lower Parel, 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 - Parel - Sewri 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 | : | Parking Space | Plot No. 4 of C.S. 191 (Parel Sewri Division) and also the property bearing C.S. No. 108 (pt) of the Parel Sewri Division of the Govt. Mint. |
| | South | : | Parking & Internal Road | Land bearing C.S. No. 108(pt) belonging to the Govt. Mint. |
| | East | : | Open Space, Water Tank & Internal Road | G. D. Ambekar Marg (Parel Tank Road) |
| | West | : | The Sankleshas Building | Plot No. 6 of C.S. 191 (Parel Sewri Division) |
| 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 | : | Information not available | Flat No. 701 |
| | South | : | Information not available | Open Space |
| | East | : | Information not available | Open Space |
| | West | : | v | Flat NO. 703 |

| | | | |
|-----------|--|---|--|
| 14 | Extent of the site | : | Carpet Area in Sq. Ft. = 567.44 (Area as per Site measurement) Carpet Area in Sq. Ft. = 500.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 600.00 (Carpet Area + 20%) |
| 14.1 | Latitude, Longitude & Co-ordinates of Flat | : | 18°59'44.5"N 72°50'39.0"E |
| 15 | Extent of the site considered for Valuation (least of 13A& 13B) | : | Carpet Area in Sq. Ft. = 500.00 (Area As Per Agreement for sale) |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Owner Occupied |
| II | APARTMENT BUILDING | | |
| 1. | Nature of the Apartment | : | Residential |
| 2. | Location | | |
| | C.T.S. No. | : | CTS No - 191, 1/191, 4/109 |
| | Block No. | : | - |
| | Ward No. | : | - |
| | Village / Municipality / Corporation | | Village - Parel - Sewri Division, Municipal Corporation of Greater Mumbai (MCGM) |
| | Door No., Street or Road (Pin Code) | : | Residential Flat No. 702, 7 th Floor, Wing - A, " K. K. Towers Co-op. Hsg. Soc. Ltd. ", Manoranjan Enclave, Plot No. 3, Parel Tank Road, Dr. S. S. Rao Road, Village - Parel - Sewri Division, District - Mumbai, Lower Parel, Mumbai, PIN - 400 012, State - Maharashtra, India |
| 3. | Description of the locality Residential / Commercial / Mixed | : | Residential |
| 4. | Year of Construction | : | 1990 (As per site information) |
| 5. | Number of Floors | : | Ground + 7 Upper Floors |
| 6. | Type of Structure | : | R.C.C. Framed Structure |
| 7. | Number of Dwelling units in the building | : | 7 th Floor is having 3 Flats |
| 8. | Quality of Construction | : | Normal |
| 9. | Appearance of the Building | : | Normal |
| 10. | Maintenance of the Building | : | Normal |
| 11. | Facilities Available | | |
| | Lift | : | 2 Lifts |
| | Protected Water Supply | : | Municipal Water Supply |
| | Underground Sewerage | : | Connected to Municipal Sewerage System |
| | Car parking - Open / Covered | : | Open Parking Space |

| | | | |
|------------|---|---|--|
| | Is Compound wall existing? | : | Yes |
| | Is pavement laid around the Building | : | Yes |
| III | Residential Flat | | |
| 1. | The floor in which the Flat is situated | : | 7 th Floor |
| 2. | Door No. of the Flat | : | Residential Flat No. 702 |
| 3. | Specifications of the Flat | | |
| | Roof | : | R.C.C. slab |
| | Flooring | : | Vitrified tiles flooring |
| | Doors | : | Teak wood door frame with flush shutters |
| | Windows | : | Powder coated Aluminum sliding windows |
| | Fittings | : | Concealed plumbing with C.P. fittings. Electrical wiring with concealed |
| | Finishing | : | Cement Plastering + POP Finish |
| 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? | : | Good |
| 7. | Sale Deed executed in the name of | : | Shri. Arun Ganpat Guram & Mrs. Aparna Arun Guram |
| 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 Sq. Ft. = 600.00 (Carpet Area + 20%) |
| 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. = 567.44 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 491.72 Balcony Area in Sq. Ft. = 33.23 Flowerbed Area in Sq. Ft. = 42.49 Carpet Area in Sq. Ft. = 500.00 (As Per Area 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? | : | Owner Occupied |
| 15. | If rented, what is the monthly rent? | : | 48,500/- (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) | : | ₹ 44924/- to ₹ 48276/- per Sq. Ft. on Carpet Area ₹ 37437/- to ₹ 38750/- 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). | : | ₹ 48,000/- per Sq. Ft. |
| 3. | Break – up for the rate | : | |
| | I. Building + Services | : | ₹ 2,800/- per Sq. Ft. |
| | II. Land + others | : | ₹ 45,200/- per Sq. Ft. |
| 4. | Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed) | : | ₹ 1,97,240/- per Sq. M. i.e. ₹ 18,324/- per Sq. Ft. |
| | Guideline rate(an evidence thereof to be enclosed) | : | ₹ 1,60,428/- per Sq. M. i.e. ₹ 14,904/- per Sq. Ft. |
| 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) | : | ₹ 2,800/- per Sq. Ft. |
| | Age of the building | : | 34 years |
| | Life of the building estimated | : | 26 years Subject to proper, preventive periodic maintenance & structural repairs. |
| | Depreciation percentage assuming the salvage value as 10% | : | 51.00% |
| | Depreciation Ratio of the building | : | - |
| b | Total composite rate arrived for Valuation | | |

| | | | |
|--|----------------------------------|---|-------------------------------|
| | Depreciated building rate VI (a) | : | ₹ 1,372/- per Sq. Ft. |
| | Rate for Land & other V (3) ii | : | ₹ 45,200/- per Sq. Ft. |
| | Total Composite Rate | : | ₹ 46,572/- per Sq. Ft. |
| | Remarks | : | |

Details of Valuation:

| No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|-----|---|----------------|-------------------|-----------------------|
| 1 | Present value of the Flat | 500.00 Sq. Ft. | 46,572.00 | 2,32,86,000.00 |
| 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 / Fair market value of the property | | | 2,32,86,000.00 |
| | Realizable value of the property | | | 2,09,57,400.00 |
| | Distress value of the property | | | 1,86,28,800.00 |
| | Insurable value of the property (600.00 X 2,800.00) | | | 16,80,000.00 |
| | Guideline value of the property (600.00 X 14,904.00) | | | 93,05,400.00 |