

## VALUATION REPORT (IN RESPECT OF FLAT)

		<b>General</b>	
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	:	29.08.2024
	b) Date of which the valuation is made	:	13.09.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale Registration No.2761/2009 Dated 26.03.2009 between Mr. Sudhir Dinakaran Kartha & Mrs. Ritu Sudhir Kartha(The Vendor) And Dr. (Mrs.) Purnima Savio D'souza(The Purchaser). II) Copy of Commencement Certificate No. SRA/ENG/725/HW/GL/AP Dated 04.01.2002 issued by Slum Rehabilitation Authority (SRA). III) Copy of Gazette Copy Dated 13.07.2010.		
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>Dr. (Mrs.) Purnima Savio D'souza (Dr. Purnima Mhatre)</b>  Residential Flat No. 1303-1304, 13 <sup>th</sup> Floor, Building No A-3, "Lok Nirman Co-op. Hsg. Soc. Ltd.", Dr. Ambedkar Road, Off Carter Road, Village - Bandra, Taluka - Andheri, District - Mumbai Suburban, Khar (West), Mumbai, PIN - 400 052, State - Maharashtra, India.  <u>Contact Person :</u> Mr. Savio D'souza (Owner's Husband) Mobile No. 9920062322  Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 13 <sup>th</sup> Floor. The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + 3 Toilet + 2 Passage. <b>(3 BHK)</b> The property is at 1.7 km. distance from Khar Road Railway Station.
6	Location of property		
a)	Plot No. / Survey No.	:	
b)	Door No.	:	Residential Flat No. 1303-1304
c)	C.T.S. No. / Village	:	CTS No - E-86/14A & E-86/15, Village - Bandra
d)	Ward / Taluka	:	Taluka - Andheri
e)	Mandal / District	:	District - Mumbai Suburban
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. 1303-1304, 13 <sup>th</sup> Floor, Building No A-3, "Lok Nirman Co-op. Hsg. Soc. Ltd.", Dr. Ambedkar Road, Off Carter Road, Village - Bandra, Taluka - Andheri, District - Mumbai Suburban, Khar (West), Mumbai, PIN - 400 052, State - Maharashtra, India.	
8	City / Town	:	City - Khar (West), 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 - Bandra 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	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Building A-2 (Litigation Property)	Information not available
	South	:	Dr. Ambedkar Road	Information not available
	East	:	St. Elias 20th Road	Information not available
	West	:	Firdous Apartment	Information not available
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	<b>As per the Deed</b>	<b>As per Actuals</b>
	North	:	Information not available	Marginal Space
	South	:	Information not available	Passage & Lift
	East	:	Information not available	Staircase
	West	:	Information not available	Marginal Space
14	Extent of the site	:	Carpet Area in Sq. Ft. = 1347.16 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 1168.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 1401.60 (Carpet Area + 20%) Built Up Area in Sq. Ft. = 1740.00 (Area As Per Agreement for sale)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°4'20.7"N 72°49'39.3"E	

15	Extent of the site considered for Valuation	:	<b>Carpet Area in Sq. Ft. = 1168.00 ( 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.	:	Owner Occupied
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	CTS No - E-86/14A & E-86/15
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Bandra, Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1303-1304, 13 <sup>th</sup> Floor, Building No A-3, <b>"Lok Nirman Co-op. Hsg. Soc. Ltd."</b> , Dr. Ambedkar Road, Off Carter Road, Village - Bandra, Taluka - Andheri, District - Mumbai Suburban, Khar (West), Mumbai, PIN - 400 052, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2004 (As per site information)
5.	Number of Floors	:	2 Basements + Stilt + 16 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	13 <sup>th</sup> Floor is having 2 Flats
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered pARKING sPACE
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	13 <sup>th</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 1303-1304
3.	Specifications of the Flat		

	Roof	:	R.C.C. slab
	Flooring	:	Italian Marble 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	:	<b>Dr. (Mrs.) Purnima Savio D'souza (Dr. Purnima Mhatre)</b>
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. = 1402.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 1347.16 (Area As per actual site measurement)</b>  <b>Carpet Area in Sq. Ft. = 1168.00 (As Per Area Agreement for sale)</b> <b>Flat No. 1303 - 728.00 Sq. Ft.</b> <b>Flat No. 1304 - 440.00 Sq. Ft.</b>  <b>Flat No. 1303 - 1,074.00 Sq. Ft.</b> <b>Flat No. 1304 - 666.00 Sq. Ft.</b>
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?	:	₹ 1,05,000/- (Expected rental income per month)
<b>IV</b>	<b>MARKETABILITY</b>		
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)	:	₹ 42106/- to ₹ 48673/- per Sq. Ft. on Carpet Area ₹ 35088/- to ₹ 40561/- 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).	:	₹ 44,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,900/- per Sq. Ft.
	II. Land + others	:	₹ 41,100/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office	:	₹ 3,70,106/- per Sq. M. i.e. ₹ 34,384/- per Sq. Ft.
	Guideline rate(after depreciation)	:	₹ 3,30,541/- per Sq. M. i.e. ₹ 30,708/- per Sq. Ft.
<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)	:	₹ 2,900/- per Sq. Ft.
	Age of the building	:	20 years
	Life of the building estimated	:	40 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	30.00%
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,030/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 41,100/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 43,130/- per Sq. Ft.</b>

<b>Remarks</b>	: 1. As per site inspection, Flat No. 1303 &1304 are internally amalgamated with single entrance to form a single flat. 2. As per Site Inspection, Actual Carpet area of Amalgamated Flat is 1347.16 Sq. Ft. is more than Carpet area 1168.00 Sq. Ft. mentioned in the agreement provided to us. We have considered area mentioned in the Agreement for valuation. 3. Occupation Certificate not yet issued to the building. There are some dispute with builder in the court. 4. The property is surrounded by slum. 5. Due to negative factors the flats in the said building are sold at lower side.
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**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1168.00 Sq. Ft.	43,130.00	<b>5,03,75,840.00</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</b>			<b>5,03,75,840.00</b>
	<b>Realizable value of the property</b>			<b>4,28,19,464.00</b>
	<b>Distress value of the property</b>			<b>3,52,63,088.00</b>
	<b>Insurable value of the property (1740.00 X 2,900.00)</b>			<b>50,46,000.00</b>
	<b>Guideline value of the property (1740.00 X 30,708.00)</b>			<b>5,34,31,920.00</b>