

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 : 03.09.2024
	b) Date of which the valuation is made : 06.09.2024
3	List of documents produced for perusal: I) Copy of Agreement Registration No.3683/2014 Dated 09.06.2014 between Neelkamal Realtors Suburban Private Limited(The Developers) And Mr. Manoj Kumar K. Pillai & Mrs. Sheeja M. Pillai(The Purchaser). II) Copy of Commencement Certificate No. M.B./MNP/NR/3565/2010-11 Dated 31.12.2010 issued by Mira Bhayander Municipal Corporation. III) Copy of Layout PlanNo. MBMNP/NR/3565/2010-11 dated 31/12/2010 issued by Mira - Bhayandar Municipal Corporation.. IV) Copy of RERA Certificate No.P51700003433 Dated 09.09.2021 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) : Mr. Manoj Kumar K. Pillai & Mrs. Sheeja M. Pillai Residential Flat No. 703, 7 th Floor, Building No 21, " DB Ozone ", Village - Mahajanwadi, Taluka - Thane, District - Thane, Mira Road (East), PIN - 400 068, State - Maharashtra, India. <u>Contact Person :</u> Ms. Snehal Rahule (Tenant) Mobile No. 9970866084 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 + 3 Passage + 2 Toilet. (1 BHK) + Balcony Area. The property is at 2.3 km. distance from Dahisar Railway Station.
6	Location of property
a)	Plot No. / Survey No. : New Survey No - 18/3, 20/7, 20/8, 20/9, 20/13, 20/16(pt), 19/2, 19/3, 19/5 to 9, 19/10A, 19/11 to 13, 21/2, 21/3(pt), 22/4 & 5, 20/1A,18/1, 18/2, 19/1, 12/2(pt), 19/4, 17/17A, 17/18, 17/19, 17/20, 17/22, 17/24A, 17/25, 12/2(pt)
b)	Door No. : Residential Flat No. 703
c)	C.T.S. No. / Village : CTS No - 4509 to 4513, 4517, 4547, 4548, 4572 to 4575, 4604, 4609 to 4611, 4652, 4691, 4692, 4702, 4710 to 4721, 4724 to 4732, Village - Mahajanwadi
d)	Ward / Taluka : Taluka - Thane
e)	Mandal / District : District - Thane

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. 703, 7 th Floor, Building No 21, "DB Ozone ", Village - Mahajanwadi, Taluka - Thane, District - Thane, Mira Road (East), PIN - 400 068, State - Maharashtra, India.	
8	City / Town	:	City - Mira Road (East)	
	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 - Mahajanwadi Mira Bhayander Municipal Corporation	
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	:	Building No. 16	CTS No. 4382
	South	:	Parking Area	By Property described in Second Schedule
	East	:	Residential Building	By Old Survey No. 260(pt) corresponding New Survey No. 12/2 of Village Mahajanwadi, Taluka & District Thane
	West	:	Residential Building	Western Express Highwya
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. 704
	South	:	Information not available	Passage
	East	:	Information not available	Wall / Marginal Space
	West	:	Information not available	Entrance

14	Extent of the site	:	Carpet Area in Sq. Ft. = 400.43 (Area as per Site measurement) Carpet Area in Sq. Ft. = 408.00 (Area As Per Agreement) Built Up Area in Sq. Ft. = 489.60 (Carpet Area + 20%)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°15'40.2"N 72°52'26.5"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 408.00 (Area As Per Agreement)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied Tenant Name : Ms. Snehal Rahule, from 6 months
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	CTS No - 4509 to 4513, 4517, 4547, 4548, 4572 to 4575, 4604, 4609 to 4611, 4652, 4691, 4692, 4702, 4710 to 4721, 4724 to 4732
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Mahajanwadi, Mira Bhayander Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 703, 7 th Floor, Building No 21, " DB Ozone ", Village - Mahajanwadi, Taluka - Thane, District - Thane, Mira Road (East), PIN - 400 068, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2009 (As per site information)
5.	Number of Floors	:	1 Basement + Ground + 1 Podium + 21 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	7 th Floor is having 6 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
III	Residential Flat		
1.	The floor in which the Flat is situated	:	7 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 703
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
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	:	Mr. Manoj Kumar K. Pillai & Mrs. Sheeja M. Pillai
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 undefined = 0.00 (undefined)
10.	What is the floor space index (app.)	:	As per MBMC norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 400.43 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 365.06 Balcony Area in Sq. Ft. = 35.37 Carpet Area in Sq. Ft. = 408.00 (As Per Area Agreement)
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?	:	Tenant Occupied
15.	If rented, what is the monthly rent?	:	₹ 15,000/- Present 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)	:	₹ 10738/- to ₹ 15117/- per Sq. Ft. on Carpet Area ₹ 8948/- to ₹ 12597/- 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).	:	₹ 13,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 10,700/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 64,575/- per Sq. M. i.e. ₹ 5,999/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 58,234/- per Sq. M. i.e. ₹ 5,410/- per Sq. Ft.
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	:	15 years
	Life of the building estimated	:	45 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	22.50%
	Depreciation Ratio of the building	:	-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,170/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 10,700/- per Sq. Ft.
	Total Composite Rate	:	₹ 12,870/- per Sq. Ft.
	Remarks	:	As per site information, Occupancy Certificate not yet receive. Part possession has given by Builder.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	408.00 Sq. Ft.	12,870.00	52,50,960.00
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			
	Fair market value of the property			52,50,960.00
	Realizable value of the property			47,25,864.00
	Distress value of the property			42,00,768.00
	Insurable value of the property (489.60 X 2,800.00)			13,70,880.00
	Guideline value of the property (489.60 X 5,410.00)			26,48,736.00