

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 : 18.09.2024
	b) Date of which the valuation is made : 24.09.2024
3	List of documents produced for perusal: I) Copy of Unregistered agreement for sale Dated 14.08.2006 between M/s. Shubh Enterprises(The The Builders) And Mr. Shripad Bhiwadji Dhure(The The Tenant). II) Copy of Allotment Letter Dated 12.06.2014 between M/s. Shubh Enterprises(The The Builders) And Mr. Shripad Bhiwadji Dhure(The The Tenant). III) Copy of Society Allotment Letter Dated 27.05.2014 between Shiv Bhumi Co-op. Hsg. Soc. Ltd.(The Society) And Mr. Shripad Bhiwadji Dhure(The The Tenant). IV) Copy of Electricity Bill Consumer No.9000 0062 3937 Dated 20.07.2024. V) Copy of Occupancy Certificate No.SRA / ENG / 2284 / KE / PL / AP Dated 22.11.2016 issued by Slum Rehabilitation Authority (SRA).
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. Shripad Bhiwadji Dhure Residential Flat No. 404, 4 th Floor, Building No 9, " Shiv Bhumi Co-op. Hsg. Soc. Ltd. ", Shankarwadi, Aliyar Jung Mahamarg, Near Shankar Mandir, Village - Mogra, Jogeshwari (East), Taluka - Andheri, Mumbai, 400060, State - Maharashtra, India. <u>Contact Person :</u> Mrs. Kasturi Dhure (Wife of Owner) Mobile No. 9920305420 Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 4 th Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + WC + Bathroom + Passage. (1 BHK) As per site inspection, 1RK flat converted into 1BHK Flat. The property is at 1.7 Km. distance from Jogeshwari Railway Station.
6	Location of property
a)	Plot No. / Survey No. :
b)	Door No. : Residential Flat No. 404
c)	C.T.S. No. / Village : CTS No - 330(Part), 330/136 to 535, 331, 331/1 to 20, Village - Mogra
d)	Ward / Taluka : Taluka - Andheri
e)	Mandal / District :
f)	Date of issue and validity of layout of approved map / plan : Copy of approved building plans were not provided and not verified
g)	Approved map / plan issuing authority :

h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
7	Postal address of the property	:	Residential Flat No. 404, 4 th Floor, Building No 9, " Shiv Bhumi Co-op. Hsg. Soc. Ltd. ", Shankarwadi, Aliyar Jung Mahamarg, Near Shankar Mandir, Village - Mogra, Jogeshwari (East), Taluka - Andheri, Mumbai, 400060, State - Maharashtra, India.	
8	City / Town	:	City - 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 - Mogra 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	:	Shivbhumi Building No. 8	Details not available
	South	:	Slum Area	Details not available
	East	:	Residential Building	Details not available
	West	:	Under Construction Project	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	Flat No. 405
	South	:	Details not available	Building Marginal Space
	East	:	Details not available	Passage
	West	:	Details not available	Entrance
14	Extent of the site	:	Carpet Area in Sq. Ft. = 289.87 (Area as per Site measurement) Carpet Area in Sq. Ft. = 225.00 (Area As Per Agreement) Built Up Area in Sq. Ft. = 270.00 (Carpet Area + 20%)	

14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°7'47.3"N 72°51'24.7"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 225.00 (Area As Per Agreement)
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 - 330(Part), 330/136 to 535, 331, 331/1 to 20
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Mogra, Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 404, 4 th Floor, Building No 9, " Shiv Bhumi Co-op. Hsg. Soc. Ltd. ", Shankarwadi, Aliyar Jung Mahamarg, Near Shankar Mandir, Village - Mogra, Jogeshwari (East), Taluka - Andheri, Mumbai, 400060, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2016 (As per occupancy certificate)
5.	Number of Floors	:	Ground + 8 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 th Floor is having 8 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	:	Open Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	4 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 404

3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Aluminium Sliding Windows with window grills
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	Details not provided
	Tax paid in the name of	:	Details not provided
	Tax amount	:	Details not provided
5.	Electricity Service connection No.	:	Electricity Bill Consumer No. 9000 0062 3937
	Meter Card is in the name of	:	Mr. Shripad Bhiwaji Dhure
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	Mr. Shripad Bhiwadji Dhure
8.	What is the undivided area of land as per Sale Deed?	:	N.A.
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 270.00 (Carpet Area + 20%)
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. = 289.87 (Area As per actual site measurement) Carpet Area in Sq. Ft. = 225.00 (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?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ 8,600/- (Expected rental income per month)
IV	MARKETABILITY		
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?	:	N.A.
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)	:	₹ 17455/- to ₹ 19112/- per Sq. Ft. on Carpet Area ₹ 13914/- to ₹ 16349/- 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).	:	₹ 18,700/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 16,200/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,56,460/- per Sq. M. i.e. ₹ 14,536/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,49,540/- per Sq. M. i.e. ₹ 13,893/- per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,500/- per Sq. Ft.
	Age of the building	:	8 years
	Life of the building estimated	:	52 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	12.00%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,200/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 16,200/- per Sq. Ft.
	Total Composite Rate	:	₹ 18,400/- per Sq. Ft.
	Remarks	:	1. As per site inspection, 1RK flat converted into 1BHK flat. 2. Actual Total Carpet Area - 290.00 Sq. Ft. is more than Carpet Area 225.00 Sq. Ft. mentioned in the unregistered agreement. We have considered area mentioned in the documents. 3. We have not considered the other area for valuation purpose as same has not been mentioned in the agreement. Also approved building plan for the same is not available for verification.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	225.00 Sq. Ft.	18,400.00	41,40,000.00
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			
	Fair market value of the property			41,40,000.00
	Realizable value of the property			37,26,000.00
	Distress value of the property			33,12,000.00
	Insurable value of the property (270.00 X 2,500.00)			6,75,000.00
	Guideline value of the property (270.00 X 13,893.00)			37,51,110.00