

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	:	11.10.2024
	b) Date of which the valuation is made	:	11.10.2024
3	List of documents produced for perusal: I) Copy of Draft Agreement between Mistry Construction Company Pvt. Ltd.(The Promoter) And Mrs. Seema Pandey(The Purchaser). II) Copy of RERA Certificate No.P51700033690 Dated 02.03.2022 issued by Maharashtra Real Estate Regulatory Authority. III) Copy of Commencement Certificate No.CIDCO/BP-15516/TPO(NM & K)/2017/8159 Dated 05.02.2021 issued by CIDCO. IV) Copy of Cost Sheet Dated 07.09.2024.		
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)	:	<u>Name of Owner :</u> Mistry Construction Company Pvt. Ltd. <u>Name of Proposed Purchaser :</u> Mrs. Seema Pandey & Mr. Rohit Pandey Residential Flat No. 404, 4 th Floor, Building No Tower B2, "9PBR - Tower B2", Plot No. D & E, Sector 60, Village - Nerul, Taluka - Thane, District - Thane, Navi Mumbai, 400706, State - Maharashtra, India. <u>Contact Person :</u> Dakshata Nikale (Sales Person) Mobile No. 7738508347 Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 4 th Floor. As per site information the composition of Flat is 2.5 Bedroom + Living Room + Kitchen + 2 Toilets. The property is at 4.2 Km. distance from Seawoods - Darave Railway Station. At the time of inspection building was under construction.
Stage of Construction			
If under construction, extent of completion			
	RCC Footing/Foundation	Complete	RCC Plinth Complete
	Full Building Rcc	Completed upto 9th floor	Internal Brick Work Completed upto 9th floor
	External Brick Work	Completed upto 9th floor	
	Total	40% work completed	
6	Location of property		
a)	Plot No. / Survey No.	:	Plot No - D & E
b)	Door No.	:	Residential Flat No. 404

c)	C.T.S. No. / Village	:	Village - Nerul	
d)	Ward / Taluka	:	Taluka - Thane	
e)	Mandal / District	:	District - Thane	
f)	Date of issue and validity of layout of approved map / plan	:	Copy of 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	:	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 Tower B2, "9PBR - Tower B2", Plot No. D & E, Sector 60, Village - Nerul, Taluka - Thane, District - Thane, Navi Mumbai, 400706, State - Maharashtra, India.	
8	City / Town	:	City - Navi 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 - Nerul CIDCO	
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	:	Palm Beach Road	15 M. Wide Service Road
	South	:	Tower C1	Fire Ramp & Tower C1
	East	:	Seawoods NRI Complex	Seawoods NRI Complex
	West	:	Tower B1	Tower B1
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	Details not available
	South	:	Details not available	Details not available
	East	:	Details not available	Details not available
	West	:	Details not available	Details not available

14	Extent of the site	:	Carpet Area in Sq. Ft. = 1083.00 (Area As Per Draft Agreement) Built Up Area in Sq. Ft. = 1191.30 (Carpet Area + 10%)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°0'29.0"N 73°0'48.1"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 1083.00 (Area As Per Draft Agreement)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Nerul, CIDCO
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 404, 4 th Floor, Building No Tower B2, "9PBR - Tower B2", Plot No. D & E, Sector 60, Village - Nerul, Taluka - Thane, District - Thane, Navi Mumbai, 400706, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	Building is under construction
5.	Number of Floors	:	2 Basements + Part Ground + Part Stilt + 12 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Proposed 6 Flats on 4 th Floor
8.	Quality of Construction	:	Building Under Construction
9.	Appearance of the Building	:	Building Under Construction
10.	Maintenance of the Building	:	Building Under Construction
11.	Facilities Available		
	Lift	:	Proposed 2 Lifts
	Protected Water Supply	:	CIDCO
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	One Tandem Car Parking
	Is Compound wall existing?	:	Building Under Construction
	Is pavement laid around the Building	:	Building Under Construction

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	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door frame with flush doors
	Windows	:	Proposed Powder coated aluminium sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed.
	Finishing	:	Proposed Cement Plastering
4.	House Tax		
	Assessment No.	:	Building Under Construction
	Tax paid in the name of	:	Building Under Construction
	Tax amount	:	Building Under Construction
5.	Electricity Service connection No.	:	Building Under Construction
	Meter Card is in the name of	:	Building Under Construction
6.	How is the maintenance of the Flat?	:	Building Under Construction
7.	Sale Deed executed in the name of	:	Name of Owner : Mistry Construction Company Pvt. Ltd. Name of Proposed Purchaser : Mrs. Seema Pandey & Mr. Rohit Pandey
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. = 1191.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per CIDCO norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 1083.00 (Area As Per Draft Agreement)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Proposed Residential Purpose
14.	Is it Owner-occupied or let out?	:	Building Under Construction
15.	If rented, what is the monthly rent?	:	Rs. 1,00,000/- Fully Furnished Flat After building completed and possession.
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)	:	₹ 31750/- to ₹ 35141/- per Sq. Ft. on Carpet Area ₹ 28863/- to ₹ 31946/- 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).	:	₹ 31,900/- per Sq. Ft. on Carpet Area
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 29,400/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,55,400/- per Sq. M. i.e. ₹ 14,437/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
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 / Rgstrn. 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)	:	₹ 2,500/- per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periotic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Building is under construction
	Depreciation Ratio of the building	:	-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,500/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 29,400/- per Sq. Ft.
	Total Composite Rate	:	₹ 31,900/- per Sq. Ft.

	Remarks	:	Internal visit not allowed at site. The details about the work progress status has been provided by Sales Person Dakshata Nikale (Contact No. 7738508347).
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Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1083.00 Sq. Ft.	31,900.00	3,45,47,700.00
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	1	1500000	15,00,000.00
Total value / Realizable value of the property After completion				3,60,47,700.00
Insurable value of the property (1191.30 X 2,500.00)				29,78,250.00
Guideline value of the property (1191.30 X 13,989.00)				1,71,98,798.00