

VALUATION REPORT (IN RESPECT OF FLAT)

| | | General | |
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| 1 | Purpose for which the valuation is made | : | To assess Fair Market Value of the property for Bank Loan Purpose. |
| 2 | a) | Date of inspection | : 12.12.2024 |
| | b) | Date of which the valuation is made | : 13.12.2024 |
| 3 | List of documents produced for perusal: I) Copy of Agreement For Sale No.23316 / 2024 Dated 04.12.2024 between Mr. Nitin Nagesh Chittal(The Transferor) And Mr. Suman Mahendra Bera & Mrs. Sipra Mahendra Bera (The Transferee). II) Copy of Full Occupation Certificate No.95 / 135 / TMC / TDD / APL / 00047 Dated 31.07.2023 issued by Thane Municipal Corporation for 15th to 24th upper Floors and Building Type U-5 No.4 - Stilt + 1st to 3rd floor podium + 1st floor to 24th floors.. III) Copy of Car Parking Allotment Letter Dated 07.12.2023. IV) Copy of Part Occupancy Certificate No.95 / 135 / TMC / TDD / 68 Dated 09.02.2022 issued by Thane Municipal Corporation for Building Type U-3 No. 2 Stilt + 3 Floor Podium + 1st floor to 14 floors. | | |
| 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. Suman Mahendra Bera & Mrs. Sipra Mahendra Bera Residential Flat No. 1206, 12 th Floor, Building No 2, "Riverwood Park Emerald Tower Co-Op. Hsg. Soc. Ltd. ", Kalyan Shill Road, Village - Sagarli, Dombivali (East), Taluka - Thane, District - Thane, PIN - 421 204, State - Maharashtra, Country - India. <u>Contact Person :</u> Mr. Shrikant Patil (Sales Person) Mobile No. 9152980475 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 12 th Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet. (2 BHK) The property is at 2.7 Km. distance from Nilje Railway Station. |
| 6 | Location of property | | |
| | a) | Plot No. / Survey No. | : New Survey No - 26, Hissa No. 2 & 3 |
| | b) | Door No. | : Residential Flat No. 1206 |
| | c) | C.T.S. No. / Village | : Village - Sagarli |
| | d) | Ward / Taluka | : Taluka - Thane |
| | e) | Mandal / District | : District - Thane |
| | f) | Date of issue and validity of layout of approved map / plan | : As Occupancy Certificate is received, we assumed that the construction is as per Sanction Plan. |
| | g) | Approved map / plan issuing authority | : |
| | h) | Whether genuineness or authenticity of approved map/ plan is verified | : N.A. |

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| i) | Any other comments by our empanelled valuers on authentic of approved plan | : | N.A. | |
| 7 | Postal address of the property | : | Residential Flat No. 1206, 12 th Floor, Building No 2, "Riverwood Park Emerald Tower Co-Op. Hsg. Soc. Ltd. ", Kalyan Shill Road, Village - Sagarli, Dombivali (East), Taluka - Thane, District - Thane, PIN - 421 204, State - Maharashtra, Country - India. | |
| 8 | City / Town | : | | |
| | 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 - Sagarli Thane 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 | : | Internal Road | Details not available |
| | South | : | River Wood Park Road | Details not available |
| | East | : | Internal Road & Leesia Home Apartment | Details not available |
| | West | : | Internal Road | 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. 1207 |
| | South | : | Details not available | Marginal Space |
| | East | : | Details not available | Flat No. 1205 |
| | West | : | Details not available | Marginal Space |
| 14 | Extent of the site | : | Carpet Area in Sq. Ft. = 618.22 (Area as per Site measurement) Carpet Area in Sq. Ft. = 607.00 (Area As Per Agreement For Sale) Built Up Area in Sq. Ft. = 667.70 (Carpet Area + 10%) | |
| 14.1 | Latitude, Longitude & Co-ordinates of Flat | : | 19°9'38.8"N 73°4'16.6"E | |

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| 15 | Extent of the site considered for Valuation (least of 13A& 13B) | : | Carpet Area in Sq. Ft. = 607.00 (Area As Per Agreement For Sale) |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Vacant |
| II | APARTMENT BUILDING | | |
| 1. | Nature of the Apartment | : | Residential |
| 2. | Location | | |
| | C.T.S. No. | : | |
| | Block No. | : | - |
| | Ward No. | : | - |
| | Village / Municipality / Corporation | | Village - Sagarli, Thane Municipal Corporation |
| | Door No., Street or Road (Pin Code) | : | Residential Flat No. 1206, 12 th Floor, Building No 2, "Riverwood Park Emerald Tower Co-Op. Hsg. Soc. Ltd. " , Kalyan Shill Road, Village - Sagarli, Dombivali (East), Taluka - Thane, District - Thane, PIN - 421 204, State - Maharashtra, Country - India |
| 3. | Description of the locality Residential / Commercial / Mixed | : | Residential |
| 4. | Year of Construction | : | 2022 (As Per Part Occupancy Certificate) |
| 5. | Number of Floors | : | Stilt + 3 Podiums + 24 Upper Floors |
| 6. | Type of Structure | : | R.C.C. Framed Structure |
| 7. | Number of Dwelling units in the building | : | 12 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 | : | 4 Lifts |
| | Protected Water Supply | : | Municipal Water Supply |
| | Underground Sewerage | : | Connected to Municipal Sewerage System |
| | Car parking - Open / Covered | : | Along with One Stilt Car 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 | : | 12 th Floor |
| 2. | Door No. of the Flat | : | Residential Flat No. 1206 |
| 3. | Specifications of the Flat | | |

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| | Roof | : | R. C. C. Slab |
| | Flooring | : | Vitrified Tile Flooring |
| | Doors | : | Teak Wood / Glass Door |
| | Windows | : | Powder coated Aluminum sliding windows with M. S. Grills |
| | Fittings | : | Concealed plumbing with C.P. fittings. Electrical wiring with concealed |
| | Finishing | : | Cement Plastering + POP Finish |
| 4. | House Tax | | |
| | Assessment No. | : | Details not available |
| | Tax paid in the name of | : | Details not available |
| | Tax amount | : | Details not available |
| 5. | Electricity Service connection No. | : | Details not available |
| | Meter Card is in the name of | : | Details not available |
| 6. | How is the maintenance of the Flat? | : | Good |
| 7. | Sale Deed executed in the name of | : | Mr. Suman Mahendra Bera & Mrs. Sipra Mahendra Bera |
| 8. | What is the undivided area of land as per Sale Deed? | : | Details not available |
| 9. | What is the plinth area of the Flat? | : | Built Up Area in Sq. Ft. = 668.00 (Carpet Area + 10%) |
| 10. | What is the floor space index (app.) | : | As per TMC norms |
| 11. | What is the Carpet area of the Flat? | : | Carpet Area in Sq. Ft. = 618.22 (Area As per actual site measurement) Carpet Area in Sq. Ft. = 526.00 Cupboard Area in Sq. Ft. = 28.00 Flower Bed Area in Sq. Ft. = 64.00 Carpet Area in Sq. Ft. = 607.00 (Area As Per Agreement For Sale) RERA Carpet Area in Sq. Ft. = 570.00 Enclosed Balcony Area in Sq. Ft. = 37.00 |
| 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? | : | Vacant |
| 15. | If rented, what is the monthly rent? | : | 14,300/- (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? | : | No |

| V | Rate | | |
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| 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) | : | ₹ 9620/- to ₹ 10397/- per Sq. Ft. on Carpet Area ₹ 8017/- to ₹ 8665/- 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). | : | ₹ 10,000/- per Sq. Ft. on Carpet Area |
| 3. | Break – up for the rate | : | |
| | I. Building + Services | : | ₹ 2,600/- per Sq. Ft. |
| | II. Land + others | : | ₹ 7,400/- per Sq. Ft. |
| 4. | Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed) | : | ₹ 64,130/- per Sq. M. i.e. ₹ 5,958/- 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 are Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differ. |
| VI | COMPOSITE RATE ADOPTED AFTER DEPRECIATION | | |
| a | Depreciated building rate | | |
| | Replacement cost of Flat with Services (v(3)i) | : | ₹ 2,600/- per Sq. Ft. |
| | Age of the building | : | 2 years |
| | Life of the building estimated | : | 58 years Subject to proper, preventive periodic maintenance & structural repairs. |
| | Depreciation percentage assuming the salvage value as 10% | : | N.A. Age of Property below 5 year |
| | Depreciation Ratio of the building | : | - |
| b | Total composite rate arrived for Valuation | | |
| | Depreciated building rate VI (a) | : | ₹ 2,600/- per Sq. Ft. |
| | Rate for Land & other V (3) ii | : | ₹ 7,400/- per Sq. Ft. |
| | Total Composite Rate | : | ₹ 10,000/- per Sq. Ft. |
| | Remarks | : | |

Details of Valuation:

| No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|-----|--|----------------|-------------------|---------------------|
| 1 | Present value of the Flat | 607.00 Sq. Ft. | 10,000.00 | 60,70,000.00 |
| 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 | 1 | 800000 | 8,00,000.00 |
| | Total value / Fair market value of the property | | | 68,70,000.00 |
| | Realizable value of the property | | | 67,32,600.00 |
| | Distress value of the property | | | 54,96,000.00 |
| | Insurable value of the property (667.70 X 2,600.00) | | | 17,36,020.00 |
| | Guideline value of the property (667.70 X 5,958.00) | | | 39,78,157.00 |