

VALUATION REPORT (IN RESPECT OF FLAT)

| | | General | |
|----|---|----------------|--|
| 1 | Purpose for which the valuation is made | : | To assess Fair Market Value of the property for Market Value Purpose. |
| 2 | a) Date of inspection | : | 19.12.2024 |
| | b) Date of which the valuation is made | : | 19.12.2024 |
| 3 | List of documents produced for perusal: I) Copy of Memorandum Recording Sale No.1041 / 2004 Dated 10.02.2004 between Mr. Arun Jain (The Seller) And Mr. Ramsingh Motilal Agarwal & Mrs. Sheila Ramsingh Agarwal(The Purchasers). II) Copy of Occupancy Certificate No.EB / 1181 / A Dated 29.05.1977 issued by Municipal Corporation of Greater Mumbai. | | |
| 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. Ramsingh Motilal Agarwal & Mrs. Sheila Ramsingh Agarwal Residential Flat No. 1B, 1 st Floor, Wing - B, "Andromeda Co-Op. Hsg. Soc. Ltd. ", 89, Worli Seaface, Village - Worli Division, Taluka - Mumbai , District - Mumbai Main, PIN - 400 025, State - Maharashtra, Country - India. <u>Contact Person :</u> Mr. Raja Ram (Servent) Mobile No. 9967971527 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 1 st Floor. The composition of Residential Flat is 4 Bedroom + Living Room + Kitchen + Dining + Passage + 3 Toilet + Servent Room. (4 BHK) As per site visit, Flat No. 1A & 1B is internally Amalgamated. The property is at 4.4 Km. distance from Prabhadevi Railway Station. |
| 6 | Location of property | | |
| a) | Plot No. / Survey No. | : | New Survey No - 3344, Cadastral Survey No. 747A & 1/747 |
| b) | Door No. | : | Residential Flat No. 1B |
| c) | C.T.S. No. / Village | : | Village - Worli Division |
| d) | Ward / Taluka | : | Taluka - Mumbai |
| e) | Mandal / District | : | District - Mumbai Main |
| 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. |
| i) | Any other comments by our empanelled valuers on authentic of approved plan | : | N.A. |

| | | | | |
|------|---|---|---|------------------------|
| 7 | Postal address of the property | : | Residential Flat No. 1B, 1 st Floor, Wing - B, " Andromeda Co-Op. Hsg. Soc. Ltd. ", 89, Worli Seaface, Village - Worli Division, Taluka - Mumbai , District - Mumbai Main, PIN - 400 025, 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 | : | Higher Class | |
| | ii) Urban / Semi Urban / Rura | : | Urban | |
| 10 | Coming under Corporation limit / Village Panchayat / Municipality | : | Village - Worli Division 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 | : | Jatia Sadan Apartment | Details not available |
| | South | : | Pitale Prasad Apartment | Details not available |
| | East | : | Worli Police Camp | Details not available |
| | West | : | Abdul Gaffar Khan 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 | : | - | - |
| | South | : | - | - |
| | East | : | - | - |
| | West | : | - | - |
| 14 | Extent of the site | : | Carpet Area in Sq. Ft. = 2632.03 (Area as per Site measurement) Carpet Area in Sq. Ft. = 1204.00 (Area As Per Agreement For Sale) Built Up Area in Sq. Ft. = 1444.80 (Carpet Area + 20%) Built Up Area in Sq. Ft. = 1505.00 (Area As Per Agreement For Sale) | |
| 14.1 | Latitude, Longitude & Co-ordinates of Flat | : | 19°0'19.6"N 72°48'50.8"E | |
| 15 | Extent of the site considered for Valuation (least of 13A& 13B) | : | Carpet Area in Sq. Ft. = 1204.00 (Area As Per Agreement For Sale) | |

| | | | |
|------------|--|---|--|
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Owner Occupied |
| II | APARTMENT BUILDING | | |
| 1. | Nature of the Apartment | : | Residential |
| 2. | Location | | |
| | C.T.S. No. | : | |
| | Block No. | : | - |
| | Ward No. | : | - |
| | Village / Municipality / Corporation | | Village - Worli Division, Municipal Corporation of Greater Mumbai (MCGM) |
| | Door No., Street or Road (Pin Code) | : | Residential Flat No. 1B, 1 st Floor, Wing - B, " Andromeda Co-Op. Hsg. Soc. Ltd. ", 89, Worli Seaface, Village - Worli Division, Taluka - Mumbai , District - Mumbai Main, PIN - 400 025, State - Maharashtra, Country - India |
| 3. | Description of the locality Residential / Commercial / Mixed | : | Residential |
| 4. | Year of Construction | : | 1977 (As per occupancy certificate) |
| 5. | Number of Floors | : | Stilt + 8 Upper Floors |
| 6. | Type of Structure | : | R.C.C. Framed Structure |
| 7. | Number of Dwelling units in the building | : | 1 st Floor is having 1 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 | : | 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 | : | 1 st Floor |
| 2. | Door No. of the Flat | : | Residential Flat No. 1B |
| 3. | Specifications of the Flat | | |
| | 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. Ramsingh Motilal Agarwal & Mrs. Sheila Ramsingh Agarwal |
| 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. = 1445.00 (Carpet Area + 20%) |
| 10. | What is the floor space index (app.) | : | As per local norms |
| 11. | What is the Carpet area of the Flat? | : | Carpet Area in Sq. Ft. = 2632.03 (Area As per actual site measurement) Carpet Area in Sq. Ft. = 1204.00 (Area As Per Agreement For Sale) |
| 12. | Is it Posh / I Class / Medium / Ordinary? | : | Posh |
| 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? | : | ₹ 2,38,300/- (Expected 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) | : | ₹ 90593/- to ₹ 121819/- per Sq. Ft. on Carpet Area ₹ 75494/- to ₹ 101516/- 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). | : | ₹ 95,000/- per Sq. Ft. |
| 3. | Break – up for the rate | : | |
| | I. Building + Services | : | ₹ 300/- per Sq. Ft. |
| | II. Land + others | : | ₹ 94,700/- per Sq. Ft. |
| 4. | Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed) | : | ₹ 5,93,700/- per Sq. M. i.e. ₹ 55,157/- per Sq. Ft. |
| | Guideline rate(an evidence thereof to be enclosed) | : | ₹ 4,49,391/- per Sq. M. i.e. ₹ 41,750/- per Sq. Ft. |
| 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) | : | ₹ 300/- per Sq. Ft. |
| | Age of the building | : | 47 years |
| | Life of the building estimated | : | 13 years Subject to proper, preventive periodic maintenance & structural repairs. |
| | Depreciation percentage assuming the salvage value as 10% | : | - |
| | Depreciation Ratio of the building | : | - |
| b | Total composite rate arrived for Valuation | | |
| | Depreciated building rate VI (a) | : | ₹ 300/- per Sq. Ft. |
| | Rate for Land & other V (3) ii | : | ₹ 94,700/- per Sq. Ft. |
| | Total Composite Rate | : | ₹ 95,000/- per Sq. Ft. |
| | Remarks | : | i) As per site inspection, Residential Flat Nos. 1A & 1B is internally amalgamated. For the purpose of valuation, we have considered Area of Flat No. 1B as per documents. The said valuation is only for Flat No. 1B. ii) At the time of site visit, 1 Bedroom was closed. Hence, its measurements and photos have not been taken. iii) The flat has a sea view. |

Details of Valuation:

| No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|-----|---------------------------|-----------------|-------------------|------------------------|
| 1 | Present value of the Flat | 1204.00 Sq. Ft. | 95,000.00 | 11,43,80,000.00 |

| | | | | |
|----|--|--|--|------------------------|
| 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 | | | |
| | Total value of the property | | | 11,43,80,000.00 |
| | Realizable value of the property | | | 10,29,42,000.00 |
| | Distress value of the property | | | 9,15,04,000.00 |
| | Insurable value of the property (1505.00 X 300.00) | | | 4,51,500.00 |
| | Guideline value of the property (1444.80 X 41,750.00) | | | 6,03,20,400.00 |

DRAFT