

VALUATION REPORT (IN RESPECT OF FLAT)

General	
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 : 20.12.2024
	b) Date of which the valuation is made : 23.12.2024
3	List of documents produced for perusal: I) Copy of Sale Deed No.14047 / 2024 Dated 11.12.2024 between Mr. Ishwar Assandas Dialani (The Transferor) And Mr. Kanabar Jayantkumar Tulsidas (The Transferee). II) Copy of Part Occupancy Certificate No.CE / 8573 / BSII / AH Dated 25.01.2016 issued by Municipal Corporation of Greater Mumbai (Comprising of Stilt + 1st to 10th(Part) Floors). III) Copy of Approved Building Plan No.CE / 8573 / BSII / AH Dated 25.01.2016 issued by Municipal Corporation of Greater Mumbai. IV) Copy of Amended Commencement Certificate No.CE / 8573 / BSII / AH Dated 23.08.2017 issued by Municipal Corporation of Greater Mumbai. V) Copy of Society Maintenance Bill No.167 dated 01.12.2024 in the name of Mr. Ishwar Assandas Dialani issued by Dialani Astoria Co-Op. Hsg. Soc. Ltd. VI) Copy of Property Tax Bill No.HE2402330210015 dated 13.09.2024 And M/s. Parshwa Construction (The Builder) 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. Kanabar Jayantkumar Tulsidas Residential Flat No. 801, 8 th Floor, " Dialani Astoria Co-Op. Hsg. Soc. Ltd. ", St. Anthony Road, Vakola, Village - Kolkalyan, Santacruz (East), Taluka - Andheri, District - Mumbai Suburban , PIN - 400 055, State - Maharashtra, Country - India. <u>Contact Person :</u> Jayantkumar Tulsidas (Owner's Father) Mobile No. 9879776688 Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 8 th Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Passage + 3 Toilet. (2 BHK) The property is at 1.5 Km. distance from Santacruz Railway Station.
6	Location of property
a)	Plot No. / Survey No. :
b)	Door No. : Residential Flat No. 801
c)	C.T.S. No. / Village : CTS No - 2663A, 2663B, Village - Kolkalyan
d)	Ward / Taluka : Taluka - Andheri
e)	Mandal / District : District - Mumbai Suburban
f)	Date of issue and validity of layout of approved map / plan : Copy of Approved Building Plan No. CE / 8573 / BSII / AH dated 25.01.2016 issued by Municipal Corporation of Greater Mumbai.
g)	Approved map / plan issuing authority :

h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
7	Postal address of the property	:	Residential Flat No. 801, 8 th Floor, "Dialani Astoria Co-Op. Hsg. Soc. Ltd. ", St. Anthony Road, Vakola, Village - Kolekalyan, Santacruz (East), Taluka - Andheri, District - Mumbai Suburban , PIN - 400 055, 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 - Kolekalyan 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	:	St. Anthony Church, Vakola	Details not available
	South	:	St. Anthony Road	Details not available
	East	:	St. Anthony High School	Details not available
	West	:	Residential Building	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	:	Marginal Space	Marginal Space
	South	:	Refuge Floor	Refuge Floor
	East	:	Marginal Space	Marginal Space
	West	:	Marginal Space	Marginal Space
14	Extent of the site	:	Carpet Area in Sq. Ft. = 755.61 (Area as per Site measurement) Carpet Area in Sq. Ft. = 613.00 (Area As Per Sale Deed) Built Up Area in Sq. Ft. = 735.60 (Carpet Area + 20%)	

14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°4'47.1"N 72°51'9.9"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 613.00 (Area As Per Sale Deed)
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.	:	CTS No - 2663A, 2663B
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Kolekalyan, Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 801, 8 th Floor, " Dialani Astoria Co-Op. Hsg. Soc. Ltd. " , St. Anthony Road, Vakola, Village - Kolekalyan, Santacruz (East), Taluka - Andheri, District - Mumbai Suburban , PIN - 400 055, State - Maharashtra, Country - India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2016 (As per occupancy certificate)
5.	Number of Floors	:	Part Ground + Part Stilt + 11 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	8 th 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	:	Along with One 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	:	8 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 801

3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering + POP Finish
4.	House Tax		
	Assessment No.	:	HE2402330210015
	Tax paid in the name of	:	M/s. Parshwa Construction
	Tax amount	:	Rs. 14,676/-
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. Kanabar Jayantkumar Tulsidas
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. = 736.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 755.61 (Area As per actual site measurement) Carpet Area in Sq. ft. = 680.00 Dry Balcony Area in Sq. Ft. = 23.00 Balcony Area in Sq. Ft. = 52.00 Carpet Area in Sq. Ft. = 613.00 (Area As Per Sale Deed)
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?	:	41,000/- (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)	:	₹ 27121/- to ₹ 32813/- per Sq. Ft. on Carpet Area ₹ 22601/- to ₹ 27344/- 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).	:	₹ 30,500/- per Sq. Ft. on Carpet Area
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 27,700/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,86,638/- per Sq. M. i.e. ₹ 17,339/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,79,425/- per Sq. M. i.e. ₹ 16,669/- 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 are Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact that 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)	:	₹ 2,800/- 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)	:	₹ 2,464/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 27,700/- per Sq. Ft.
	Total Composite Rate	:	₹ 30,164/- per Sq. Ft.

	Remarks		: As per actual site measurement, the Actual Carpet Area is 755.00 Sq. Ft. (including Dry Balcony & Balcony Area) is more than Carpet Area mentioned in the Agreement is 613.00 Sq. Ft. Hence, we are considering the area as per Sale Deed for the purpose of valuation.
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Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	613.00 Sq. Ft.	30,164.00	1,84,90,532.00
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	1200000	12,00,000.00
Total value / Fair market value of the property				1,96,90,532.00
Realizable value of the property				1,77,21,479.00
Distress value of the property				1,57,52,426.00
Insurable value of the property (735.60 X 2,800.00)				20,59,680.00
Guideline value of the property (735.60 X 16,669.00)				1,22,61,716.00