

VALUATION REPORT (IN RESPECT OF FLAT)

General	
1	Purpose for which the valuation is made : To assess Capital Gain 2001 of the property for Visa Application Purpose.
2	a) Date of inspection : 23.12.2024
	b) Date of which the valuation is made : 24.12.2024
3	List of documents produced for perusal: I) Copy of Share Certificate No. 34 bearing Nos. 166 to 170 having 5 Shares of Rs. 50/- each transferred as per General Body / Managing Committee Meeting at which transfer was approved dated 27/08/2022 in the name of Mini Radhakrishnan & Radhakrishnan Velleyath by Lok Gaurav B-2 Co-op. Hsg. Soc. Ltd.. II) Copy of Sale Deed Registration No. 15638/2021 Dated 18.10.2021 between Mr. Narayanan Vaidyanathan & Mrs. Indira Vaidyanathan(The Seller) And Mrs. Mini Radhakrishnan & Mr. V. Radhakrishnan (Radhakrishnan Velleyath)(The Purchasers). III) Copy of Occupancy Certificate No. CE/5182/BPES/AN Dated 13.11.1995 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) : Mrs. Mini Radhakrishnan & Mr. V. Radhakrishnan (Radhakrishnan Velleyath) Residential Flat No. 907, 9 th Floor, Building No B, Wing - B-2, "Lok Gaurav B-2 Co-op. Hsg. Soc. Ltd.", L.B.S. Marg, South of JVLR Vikhroli Fly Over, Village - Hariyali, Taluka - Kurla, District - Mumbai Suburban, Vikhroli (West), Mumbai, PIN - 400 083, State - Maharashtra, India. <u>Contact Person :</u> Mr. Radhakrishnan Velleyath (Owner) Mobile No. 9833782390 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 9 th Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 3 Passage + Toilet + Bathroom. (1 BHK) (Balcony Area enclosed) The property is at 1.8 km. distance from Vikhroli Railway Station.
6	Location of property
a)	Plot No. / Survey No. : New Survey No - 10, 67, 68(pt), 70(pt), 69(pt), 72(pt) & 71(pt)
b)	Door No. : Residential Flat No. 907
c)	C.T.S. No. / Village : CTS No - 108, 108/1, 108/2, 108/3(pt), 108/4 & 108/5, Village - Hariyali
d)	Ward / Taluka : Taluka - Kurla
e)	Mandal / District : District - Mumbai Suburban
f)	Date of issue and validity of layout of approved map / plan : As Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned 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	:	No	
7	Postal address of the property	:	Residential Flat No. 907, 9 th Floor, Building No B, Wing - B-2, "Lok Gaurav B-2 Co-op. Hsg. Soc. Ltd.", L.B.S. Marg, South of JVLR Vikhroli Fly Over, Village - Hariyali, Taluka - Kurla, District - Mumbai Suburban, Vikhroli (West), Mumbai, PIN - 400 083, State - Maharashtra, India.	
8	City / Town	:	City - Vikhroli (West), 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 - Hariyali 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	:	Open Land	Information not available
	South	:	Internal Road	Information not available
	East	:	Building No. B-3	Information not available
	West	:	Building No. B-7	Information 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. = 482.52 (Area as per Site measurement) Carpet Area in Sq. Ft. = 464.00 (Area As Per Sale Deed) Built Up Area in Sq. Ft. = 556.80 (Carpet Area + 20%)	

14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°7'23.3"N 72°55'37.1"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 464.00 (Area As Per Sale Deed)
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 - 108, 108/1, 108/2, 108/3(pt), 108/4 & 108/5
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Hariyali, Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 907, 9 th Floor, Building No B, Wing - B-2, "Lok Gaurav B-2 Co-op. Hsg. Soc. Ltd." , L.B.S. Marg, South of JVLR Vikhroli Fly Over, Village - Hariyali, Taluka - Kurla, District - Mumbai Suburban, Vikhroli (West), Mumbai, PIN - 400 083, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1995 (As per occupancy certificate)
5.	Number of Floors	:	Stilt + 12 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	9 th Floor is having 4 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	:	Covered / Open 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	:	9 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 907

3.	Specifications of the Flat		
	Roof	:	R.C.C. slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak wood door frame with flush shutters
	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.	:	Information not available
	Tax paid in the name of	:	Information not available
	Tax amount	:	Information not available
5.	Electricity Service connection No.	:	Information not available
	Meter Card is in the name of	:	Information not available
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	Mrs. Mini Radhakrishnan & Mr. V. Radhakrishnan (Radhakrishnan Velleyath)
8.	What is the undivided area of land as per Sale Deed?	:	Information not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 557.00 (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. = 482.52 (Area As per actual site measurement) Carpet Area in Sq. Ft. = 464.00 (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?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ 22,200/- (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)	:	₹ 23214/- to ₹ 24090/- per Sq. Ft. on Carpet Area ₹ 19345/- to ₹ 20075/- 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).	:	₹ 23,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 20,200/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,52,597/- per Sq. M. i.e. ₹ 14,177/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,25,677/- per Sq. M. i.e. ₹ 11,676/- 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	:	29 years
	Life of the building estimated	:	31 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	43.50%
	Depreciation Ratio of the building	:	-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,582/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 20,200/- per Sq. Ft.
	Total Composite Rate	:	₹ 21,782/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
-----	-------------	------	-------------------	---------------------

1	Present value of the Flat	464.00 Sq. Ft.	21,782.00	1,01,06,848.00
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 / Realizable value of the property			1,06,72,000.00
	Insurable value of the property (556.80 X 2,800.00)			15,59,040.00
	Guideline value of the property (556.80 X 11,676.00)			65,01,197.00

DRAFT