

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	:	09.01.2025
	b) Date of which the valuation is made	:	10.01.2025
3	List of documents produced for perusal: I) Copy of Approved Building Plan Document No.SROT / KGC / 2401 / BP / ITP - Usarghar - Gharivali - 01 / Amend Layout & CC B. No. 53, 54 / Vol-40 / 662 / 2023 Dated 09.05.2023 issued by Mumbai Metropolitan Region Development Authority. II) Copy of RERA Certificate Document No.P51700051346 Dated 08.06.2023 issued by Maharashtra Real Estate Regulatory Authority. III) Copy of Amended Commencement Certificate Document No.SROT / Growth Centre / 2401 / BP / ITP - Usarghar - Gharivali - 01 / Amended CC Pahse 8 B. No. 43, 44 & 45 / Vol-46 / 527 / 2024 Dated 14.05.2024 issued by Mumbai Metropolitan Region Development Authority. IV) Copy of Agreement for sale Document No.543/2025 between Runwal Residency Pvt. Ltd.(The The Promoter) And Mr. Umesh Anant Padwal & Manvi Umesh Padwal(The The Allottees).		
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. Umesh Anant Padwal & Mrs. Manvi Umesh Padwal Residential Flat No. 1802, 18 th Floor, Building No 53, "Runwal Gardens Phase - 6A Project", Kalyan - Shilphata Road, Village - Gharivali , Dombivali (East), Taluka - Kalyan , District - Thane, 421 201, State - Maharashtra, India. <u>Contact Person :</u> Mr. Krishna ((CRM)) Mobile No. 9372619071 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 18 th Floor. The property is at 5.6 Km distance from Dombivali 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
Total		10% work completed	Complete
6	Location of property		
a)	Plot No. / Survey No.	:	New Survey No - 4/B/1, 4/B/14, 4/B/19 & Others Old Survey No - 11 (Part), 15 (Part), 16 (Part) & Others
b)	Door No.	:	Residential Flat No. 1802
c)	C.T.S. No. / Village	:	Village - Gharivali
d)	Ward / Taluka	:	Taluka - Kalyan

e)	Mandal / District	:	District - Thane	
f)	Date of issue and validity of layout of approved map / plan	:	Approved Building Plan No. SROT / KGC / 2401 / BP / ITP - Usarghar - Gharivali - 01 / Amend Layout & CC B. No. 53, 54 / Vol-40 / 662 / 2023 dated 09/05/2023 issued by Mumbai Metropolitan Region Development	
g)	Approved map / plan issuing authority	:	Metropolitan Region Development	
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. 1802, 18 th Floor, Building No 53, "Runwal Gardens Phase - 6A Project", Kalyan - Shilphata Road, Village - Gharivali , Dombivali (East), Taluka - Kalyan , District - Thane, 421 201, State - Maharashtra, 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 - Gharivali Mumbai Metropolitan Region Development Authority	
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 Plot	Information not available
	South	:	Proposed Building No. 54	Information not available
	East	:	Runwal Gardens Road	Information not available
	West	:	Open Plot	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	:	Information not available	Building Under Construction
	South	:	Information not available	Building Under Construction
	East	:	Information not available	Building Under Construction
	West	:	Information not available	Building Under Construction

14	Extent of the site	:	Carpet Area in Sq. Ft. = 419.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 460.90 (Carpet Area + 10%)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°10'56.8"N 73°4'56.0"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 419.00 (Area As Per Index - II)
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 - Gharivali , Mumbai Metropolitan Region Development Authority
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1802, 18 th Floor, Building No 53, "Runwal Gardens Phase - 6A Project" , Kalyan - Shilphata Road, Village - Gharivali , Dombivali (East), Taluka - Kalyan , District - Thane, 421 201, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	Building is under construction
5.	Number of Floors	:	1 Basement + Part Ground + Part Stilt + 4 Podiums + 34 Upper Floors
6.	Type of Structure	:	Proposed RCC Slab Structure
7.	Number of Dwelling units in the building	:	Proposed 14 Flats on 18 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 5 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Open /Covered Car Parking Space
	Is Compound wall existing?	:	Proposed, Yes

	Is pavement laid around the Building	:	Proposed, Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	18 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 1802
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	:	Building Under Construction
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?	:	Building Under Construction
7.	Sale Deed executed in the name of	:	Mr. Umesh Anant Padwal & Mrs. Manvi Umesh Padwal
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. = 461.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	Information not available
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 419.00 (Area As Per Agreement for sale)
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?	:	Building Under Construction
15.	If rented, what is the monthly rent?	:	10,700/- (Expected rental income per month after completion of construction works)
IV	MARKETABILITY		
1.	How is the marketability?	:	Normal
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)	:	₹ 11931/- to ₹ 12748/- per Sq. Ft. on Carpet Area ₹ 10846/- to ₹ 11589/- 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).	:	₹ 12,200/- per Sq. Ft. on Carpet Area
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 9,700/- per Sq. Ft.
	II. Land + others	:	₹ 2,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 70,290/- per Sq. M. i.e. ₹ 6,530/- 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 / Rgstn. 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)	:	₹ 9,700/- 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)	:	₹ 9,700/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 2,500/- per Sq. Ft.
	Total Composite Rate	:	₹ 12,200/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	419.00 Sq. Ft.	12,200.00	51,11,800.00
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 / Fair market value of the property After completion			51,11,800.00
	Realizable value of the property			50,09,564.00
	Distress value of the property			40,89,440.00
	Insurable value of the property (460.90 X 9,700.00)			44,70,730.00
	Guideline value of the property (460.90 X 6,248.00)			28,79,703.00