

## 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 : 29.01.2025
	b) Date of which the valuation is made : 31.01.2025
3	<p>List of documents produced for perusal:</p> <p>I) Copy of Agreement for sale Registration No. 5116/2014 Dated 18.11.2014 between Jawala Real Estate Private Limited(The Company) And Mr. Arun C. Shah, Mr. Amit A. Shah &amp; Ms. Meena Shah(The Purchasers).</p> <p>II) Copy of Title Investigation Report Dated 17.08.2023 Ref. No. PC/IndusInd Bank Ltd. Prabhadevi (W) Br./LSR-134/23 issued by Padiyar &amp; Co..</p> <p>III) Copy of Maintenance Bill No. BCAM/24-25/1266 dated 07/10/2024 in the name of Arun C. shah / Meena A. Shah / Amit A. Shah issued by Trump Tower Mumbai Co-op. Hsg. Soc. Ltd..</p> <p>IV) Copy of Part Occupancy Certificate No. EB/1342/GS/A/OCC/3/NEW Dated 27.12.2019 issued by Municipal Corporation of Greater Mumbai.</p> <p>V) Copy of Further Commencement Certificate No. EEBPC/1342/GS/A dated 11/12/2018 issued by Municipal Corporation of Greater Mumbai...</p> <p>VI) Copy of Electricity Bill Consumer No.9000 0100 6146 Dated 26.12.2024.</p>
4	<p>Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) :</p> <p><b>Mr. Arun C. Shah, Mr. Amit A. Shah &amp; Ms. Meena Shah</b>  Residential Flat No. 4503, 45<sup>th</sup> Floor, Wing - B, "<b>Trump Tower Mumbai Co-op. Hsg. Soc. Ltd.</b>", Opp. Hard Rock Cafe, Senapati Bapat Marg / Pandurang Budkar Marg, Village - Lower Parel Division, Municipality Ward No. G/S, District - Mumbai Main, Lower Parel, Mumbai, PIN - 400 013, State - Maharashtra, India.</p> <p><u>Contact Person :</u>  Mr. Vikas Amberkar (Office Staff)  Mobile No. 9619495973</p> <p>Joint Ownership  Details of ownership share is not available</p>
5	<p>Brief description of the property (Including Leasehold / freehold etc.) :</p> <p>The property is a Residential Flat located on 45<sup>th</sup> Floor. The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + 4 Passage + Servent Room + 4 Toilet + Sitting Room + WC + Store Room. <b>(3 BHK)</b> + Wardrobes Area</p> <p>1. As per Agreement Sale Plan, the composition of flat No. 4502 is Living/Dining + Kitchen + 3 Bedrooms + Kid's Bedroom + 5 Toilets + Utility + Store + Puja + Shoe Rack.</p> <p>2. As per Agreement Sale Plan, the composition of Flat No. 4503 is Living/Dining + Kitchen + 2 Bedrooms + Kid's Bedroom + Store + Puja + 3 Toiles + 1 WC.</p> <p>The property is at 1.00 km distance from Prabhadevi Railway Station.</p>
6	Location of property
a)	Plot No. / Survey No. :
b)	Door No. : Residential Flat No. 4503

c)	C.T.S. No. / Village	:	CTS No - 464, Village - Lower Parel Division	
d)	Ward / Taluka	:	Municipality Ward No - G/S	
e)	Mandal / District	:	District - Mumbai Main	
f)	Date of issue and validity of layout of approved map / plan	:	As Part 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	:	Internal changes done	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
7	Postal address of the property	:	Residential Flat No. 4503, 45 <sup>th</sup> Floor, Wing - B, " <b>Trump Tower Mumbai Co-op. Hsg. Soc. Ltd.</b> ", Opp. Hard Rock Cafe, Senapati Bapat Marg / Pandurang Budkar Marg, Village - Lower Parel Division, Municipality Ward No. G/S, District - Mumbai Main, Lower Parel, Mumbai, PIN - 400 013, State - Maharashtra, India.	
8	City / Town	:	City - Lower Parel, Mumbai	
	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 - Lower Parel 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	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Lodha Compound	Pandurang Budhkar Marg
	South	:	Lodha Marquise	Boundary Walls of Kamala Mills Limited
	East	:	Lodha Park Compound	Senapati Bapat Marg and Parel Central Railway Station
	West	:	IKEA Shop	Boundaries of Victoria Mills
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	:	Staircase / Marginal Space	Staircase / Marginal Space
	East	:	Marginal Space	Marginal Space
	West	:	Lift Lobby	Lift Lobby
14	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 2618.85 (Area as per Site measurement)</p> <p>Carpet Area in Sq. Ft. = 1304.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 1564.80 (Carpet Area + 20%)</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°0'17.3"N 72°49'41.6"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 1304.00 ( Area As Per Agreement for sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:	CTS No - 464	
	Block No.	:	-	
	Ward No.	:	Municipality Ward No - G/S	
	Village / Municipality / Corporation		Village - Lower Parel Division, Municipal Corporation of Greater Mumbai (MCGM)	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 4503, 45 <sup>th</sup> Floor, Wing - B, " <b>Trump Tower Mumbai Co-op. Hsg. Soc. Ltd.</b> ", Opp. Hard Rock Cafe, Senapati Bapat Marg / Pandurang Budkar Marg, Village - Lower Parel Division, Municipality Ward No. G/S, District - Mumbai Main, Lower Parel, Mumbai, PIN - 400 013, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2019 (As Per Part Occupancy Certificate)	
5.	Number of Floors	:	4 Basements + Ground + 7 Podiums + 78 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	45 <sup>th</sup> Floor is having 3 Flats	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available			

	Lift	:	6 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	2 Car Parking Spaces
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	45 <sup>th</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 4503
3.	Specifications of the Flat		
	Roof	:	R.C.C. slab
	Flooring	:	Italian Marble 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.	:	Tax Invoice Number : BCAM/24-25/1266
	Tax paid in the name of	:	Arun C. Shah / Meena A Shah / Amit A Shah
	Tax amount	:	Rs. 262/-
5.	Electricity Service connection No.	:	Consumer No. 9000 0100 6146
	Meter Card is in the name of	:	Arun C Shah / Amit A Shah / Meena A Shah
6.	How is the maintenance of the Flat?	:	Excellent
7.	Sale Deed executed in the name of	:	<b>Mr. Arun C. Shah, Mr. Amit A. Shah &amp; Ms. Meena Shah</b>
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. = 1565.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 2618.85 (Area As per actual site measurement) Carpet Area in Sq. Ft. = 2498.24 Wardrobes Area in Sq. Ft. = 119.44</b>  <b>Carpet Area in Sq. Ft. = 1304.00 (Area As Per Agreement for sale)</b>
12.	Is it Posh / I Class / Medium / Ordinary?	:	I Class

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?	:	1,68,500/- (Expected rental income per month)
<b>IV</b>	<b>MARKETABILITY</b>		
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
<b>V</b>	<b>Rate</b>		
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)	:	₹ 56533/- to ₹ 66230/- per Sq. Ft. on Carpet Area ₹ 51394/- to ₹ 60210/- 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).	:	₹ 60,000/- per Sq. Ft. on Carpet Area
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 57,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 3,88,104/- per Sq. M. i.e. ₹ 36,056/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 3,72,384/- per Sq. M. i.e. ₹ 34,596/- 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.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,000/- per Sq. Ft.
	Age of the building	:	6 years
	Life of the building estimated	:	54 years Subject to proper, preventive periodic maintenance & structural repairs.

	Depreciation percentage assuming the salvage value as 10%	:	9.00%
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,730/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 57,000/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 59,730/- per Sq. Ft.</b>
	<b>Remarks</b>	:	<p>1. As per Agreement Sale Plan, the composition of flat No. 4502 is Living/Dining + Kitchen + 3 Bedrooms + Kid's Bedroom + 5 Toilets + Utility + Store + Puja + Shoe Rack.</p> <p>2. As per Agreement Sale Plan, the composition of Flat No. 4503 is Living/Dining + Kitchen + 2 Bedrooms + Kid's Bedroom + Store + Puja + 3 Toiles + 1 WC.</p> <p>3. As per site inspection, Flat No. 4502 &amp; 4503 are internally amalgamated with single entrance to form single flat. The composition of amalgamated flat is Living/Dining + Kitchen + 3 Bedrooms + Servant Room + 3 Toilets + 1 WC + + Store Room + Theater Area + Wardrobes.</p> <p>4. For the purpose of valuation, we have considered the agreement area of Flat No. 4503 only.</p> <p>5. As per Further Commencement Certificate, Wing 4 is 3 Basements + Ground + 1st to 6th Podium + 7th (pt) Podium / refuge area / habitable + 8th to 78th (pt) upper floors for residential user.</p>

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1304.00 Sq. Ft.	59,730.00	7,78,87,920.00
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	2	1500000	30,00,000.00
	<b>Total value / Fair market value of the property</b>			<b>8,08,87,920.00</b>
	<b>Realizable value of the property</b>			<b>7,92,70,162.00</b>
	<b>Distress value of the property</b>			<b>6,47,10,336.00</b>
	<b>Insurable value of the property (1564.80 X 3,000.00)</b>			<b>46,94,400.00</b>

	Guideline value of the property (1564.80 X 34,596.00)	5,41,35,821.00
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