

## 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   | : 04.03.2025  |
|         | b) Date of which the valuation is made  | : 06.03.2025  |
| 3       | List of documents produced for perusal:<br>I) Copy of Agreement of Permanent Alternate Accommodation Dated 25.12.2017 between M/s. Keystone Realtors Pvt. Ltd.(The Developers) And Smt. Chandra Hemchand Sacheti(The Member).<br>II) Copy of Full Occupation Certificate Document No.CHE / WS / 0009 / H / 337 (New) Dated 07.11.2015 issued by Municipal Corporation of Greater Mumbai.<br>III) Copy of Share Certificate Document No.39 Dated 24.11.2017.<br>IV) Copy of Previous Valuation Report Document No. Dated 25.11.2023. |   |
| 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)  | : <b>Smt. Chandra Hemchand Sacheti</b><br>Residential Flat No. 1803, 18 <sup>th</sup> Floor, Wing - A, " <b>Rustomjee Oriana</b> ", Model MIG Co-Op. Hsg. Soc. Ltd., MIG Colony, Gandhi Nagar, Bandra (East), Mumbai, 400 051, State - Maharashtra, India.<br><br><u>Contact Person :</u><br>Mr. Sirij Jain (Tenant)<br>Mobile No. 9821071640<br><br>Sole Ownership |
| 5       | Brief description of the property (Including Leasehold / freehold etc.)   | : The property is a Residential Flat located on 18 <sup>th</sup> Floor. The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + 3 Toilet + Passage. <b>(3 BHK)</b> The property is at 1.4 Km distance from Bandra Railway Station.   |
| 6       | Location of property  |   |
| a)      | Plot No. / Survey No.   | : New Survey No - 341 (Part)  |
| b)      | Door No.  | : Residential Flat No. 1803   |
| c)      | C.T.S. No. / Village  | : CTS No - 646 (Part)   |
| d)      | Ward / Taluka   | :   |
| e)      | Mandal / District   | :   |
| f)      | Date of issue and validity of layout of approved map / plan   | : As Occupancy Certificate is available it is 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. 1803, 18 <sup>th</sup> Floor, Wing - A, " <b>Rustomjee Oriana</b> ", Model MIG Co-Op. Hsg. Soc. Ltd., MIG Colony, Gandhi Nagar, Bandra (East), Mumbai, 400 051, State - Maharashtra, India. |                           |
| 8    | City / Town   | : | City - 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   | : | 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   | : | Jade Gardens & Internal Road   | 44" Wide Internal Road    |
|      | South   | : | Internal Road  | Old Plot No. F77          |
|      | East  | : | Road No. 7   | 44" Wide Internal Road    |
|      | West  | : | MIG Cricket Club Road and MCGM Ground  | 90'0" D.P. Road           |
| 13   | Dimensions of the site  | : | N. A. as property under consideration is a Residential Flat in a building.   |                           |
|      |   | : | <b>As per the Deed</b>   | <b>As per Actuals</b>     |
|      | North   | : | Information not available  | Marginal Space            |
|      | South   | : | Information not available  | Flat No. 1804             |
|      | East  | : | Information not available  | Entrance of Flat No. 1803 |
|      | West  | : | Information not available  | Lift & Lobby              |
| 14   | Extent of the site  | : | Carpet Area in Sq. Ft. = 1029.77<br>(Area as per Site measurement)<br><br>Built Up Area in Sq. Ft. = 1125.00<br>(Area As Per Other)  |                           |
| 14.1 | Latitude, Longitude & Co-ordinates of Flat  | : | 19°3'26.1"N 72°50'57.4"E   |                           |
| 15   | Extent of the site considered for Valuation (least of 13A& 13B)   | : | <b>Built Up Area in Sq. Ft. = 1125.00</b><br><b>( Area As Per Other)</b>   |                           |

|            |  |   |   |
|------------|--|---|---|
| 16         | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Tenant Occupied<br>Tenant Name : Mrs. Sirij Jain<br>Since 10 Years  |
| <b>II</b>  | <b>APARTMENT BUILDING</b>  |   |   |
| 1.         | Nature of the Apartment  | : | Residential   |
| 2.         | Location   |   |   |
|            | C.T.S. No.   | : | CTS No - 646 (Part)   |
|            | Block No.  | : | -   |
|            | Ward No.   | : | -   |
|            | Village / Municipality / Corporation   |   | ,<br>Municipal Corporation of Greater Mumbai (MCGM)   |
|            | Door No., Street or Road (Pin Code)  | : | Residential Flat No. 1803, 18 <sup>th</sup> Floor, Wing - A, " <b>Rustomjee Oriana</b> ", Model MIG Co-Op. Hsg. Soc. Ltd., MIG Colony, Gandhi Nagar, Bandra (East), Mumbai, 400 051, State - Maharashtra, India |
| 3.         | Description of the locality Residential / Commercial / Mixed   | : | Residential   |
| 4.         | Year of Construction   | : | 2015 (As per occupancy certificate)   |
| 5.         | Number of Floors   | : | 2 Basements + Stilt + 3 Podiums + 21 Upper Floors   |
| 6.         | Type of Structure  | : | R.C.C. Framed Structure   |
| 7.         | Number of Dwelling units in the building   | : | 18 <sup>th</sup> 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   | : | 3 Lifts   |
|            | Protected Water Supply   | : | Municipal Water Supply  |
|            | Underground Sewerage   | : | Connected to Municipal Sewerage System  |
|            | Car parking - Open / Covered   | : | Basement & Stilt Parking Space  |
|            | 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  | : | 18 <sup>th</sup> Floor  |
| 2.         | Door No. of the Flat   | : | Residential Flat No. 1803   |
| 3.         | Specifications of the Flat   |   |   |
|            | Roof   | : | R. C. C. Slab   |
|            | Flooring   | : | Vitrified Tile Flooring   |

|           |   |   |  |
|-----------|---|---|--|
|           | Doors   | : | Teak Wood Door frame with Solid flush door with M.S Safety door  |
|           | Windows   | : | Alluminum 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.  | : | 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   | : | <b>Smt. Chandra Hemchand Sacheti</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. = 1125.00<br>(Area as per Other)  |
| 10.       | What is the floor space index (app.)  | : | Information not available  |
| 11.       | What is the Carpet area of the Flat?  | : | <b>Carpet Area in Sq. Ft. = 1029.77</b><br><b>(Area As per actual site measurement)</b><br><b>Carpet Area in Sq. Ft. = 889.00</b><br><b>Balcony Area in Sq. Ft. = 141.00</b><br><b>(Area as per actual site measurement)</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?  | : | Tenant Occupied  |
| 15.       | If rented, what is the monthly rent?  | : | Rs. 1,60,000/- Present rental value for per month  |
| <b>IV</b> | <b>MARKETABILITY</b>  |   |  |
| 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   |
| <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) | : | ₹ 55497/- to ₹ 59706/- per Sq. Ft. on Carpet Area<br>₹ 46247/- to ₹ 49755/- 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).   | : | ₹ 47,000/- per Sq. Ft. on Built Up Area  |
| 3.        | Break – up for the rate  | : |  |
|           | I. Building + Services   | : | ₹ 2,800/- per Sq. Ft.  |
|           | II. Land + others  | : | ₹ 44,200/- per Sq. Ft.   |
| 4.        | Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)  | : | ₹ 3,78,268/- per Sq. M.<br>i.e. ₹ 35,142/- per Sq. Ft.   |
|           | Guideline rate(an evidence thereof to be enclosed)   | : | ₹ 4,39,673/- per Sq. M.<br>i.e. ₹ 40,847/- 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. |
| <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)   | : | ₹ 2,800/- per Sq. Ft.  |
|           | Age of the building  | : | 10 years   |
|           | Life of the building estimated   | : | 50 years Subject to proper, preventive periodic maintenance & structural repairs.  |
|           | Depreciation percentage assuming the salvage value as 10%  | : | 15.00%   |
|           | Depreciation Ratio of the building   | : | -  |
| <b>b</b>  | Total composite rate arrived for Valuation   |   |  |
|           | Depreciated building rate VI (a)   | : | ₹ 2,380/- per Sq. Ft.  |
|           | Rate for Land & other V (3) ii   | : | ₹ 44,200/- per Sq. Ft.   |
|           | <b>Total Composite Rate</b>  | : | <b>₹ 46,580/- per Sq. Ft.</b>  |
|           | <b>Remarks</b>   | : |  |

**Details of Valuation:**

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

|    |  |                 |           |                       |
|----|--|-----------------|-----------|-----------------------|
| 1  | Present value of the Flat                                    | 1125.00 Sq. Ft. | 46,580.00 | <b>5,24,02,500.00</b> |
| 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   |                 |           |                       |
|    | <b>Total value / Fair market value of the property</b>       |                 |           | <b>5,24,02,500.00</b> |
|    | <b>Realizable value of the property</b>                      |                 |           | <b>4,71,62,250.00</b> |
|    | <b>Distress value of the property</b>                        |                 |           | <b>4,19,22,000.00</b> |
|    | <b>Insurable value of the property (1125.00 X 2,800.00)</b>  |                 |           | <b>31,50,000.00</b>   |
|    | <b>Guideline value of the property (1125.00 X 40,847.00)</b> |                 |           | <b>4,59,52,875.00</b> |