

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 : 09.03.2025
	b) Date of which the valuation is made : 12.03.2025
3	<p>List of documents produced for perusal:</p> <p>I) Copy of Seller's Articles of Agreement Dated 24.10.2008 between Godrej & Boyce Manufacturing Company(The Developers) And Mr. Lancelot Savio Tixeira & Mrs. Nyoka Lancelot Tixeira(The purchaser).</p> <p>II) Copy of Draft Agreement for sale between Mr. Lancelot Savio Tixeira & Mrs. Nyoka Lancelot Tixeira(The Transferor) And Mr. Sarang Vinay Gandhe(The Transferee).</p> <p>III) Copy of Property Tax Bill property no.NX0400060280000 Dated 13.09.2024 And M/s. Ashwatha Garden Enclave CHSL(The Tax Holder) issued by Municipal Corporation of Greater Mumbai.</p> <p>IV) Copy of Occupancy Certificate Document No.CE / 855 / BPES / AS Dated 29.03.2010 issued by Municipal Corporation of Greater Mumbai.</p> <p>V) Copy of Society Maintenance Bill Document No.234 Dated 01.03.2025.</p> <p>VI) Copy of Society Share Certificate Document No.10 Dated 10.09.2015 And Mr. Lancelot Savio Tixeira & Mrs. Nyoka Lancelot Tixeira(The purchaser).</p> <p>VII) Copy of Commencement Certificate Document No.CE / 855 / BPES / AS Dated 09.04.2007 issued by Municipal Corporation of Greater Mumbai.</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><u>Name of Owner :</u> Mr. Lancelot Savio Tixeira & Mrs. Nyoka Lancelot Tixeira</p> <p><u>Name of Proposed Purchaser :</u> Mr. Sarang Vinay Gandhe</p> <p>Residential Flat No. 32, 3rd Floor, Building No A5, "Godrej Garden Enclave", Ashwatha Garden Enclave Co-op. Hsg. Soc. Ltd., Pirojsha Nagar, Village - Vikhroli, Municipality Ward No. N Ward, Vikhroli (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN - 400 079, State - Maharashtra, India.</p> <p><u>Contact Person :</u> Mr. Sarang Vinay Gandhe (Proposed Purchaser) Mobile No. 9167200361</p> <p>Sole Ownership</p>
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 3 rd Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 4 Passage + 2 Toilet. (1 BHK) The property is at 850 Mt. distance from Vikhroli Railway Station.
6	Location of property
a)	Plot No. / Survey No. : New Survey No - 1A (Part)
b)	Door No. : Residential Flat No. 32
c)	C.T.S. No. / Village : CTS No - 8A/1 (Part), Village - Vikhroli

d)	Ward / Taluka	:	Municipality Ward No - N Ward Taluka - Kurla	
e)	Mandal / District	:	District - Mumbai Suburban District	
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Occupancy Certificate Document No.CE / 855 / BPES / AS Dated 29.03.2010 issued by Municipal Corporation of Greater Mumbai	
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	:	N.A.	
7	Postal address of the property	:	Residential Flat No. 32, 3 rd Floor, Building No A5, " Godrej Garden Enclave ", Ashwatha Garden Enclave Co-op. Hsg. Soc. Ltd., Pirojsha Nagar, Village - Vikhroli, Municipality Ward No. N Ward, Vikhroli (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN - 400 079, 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	:	Village - Vikhroli 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	:	Building No. A-4	Partly by D.P. Road & partly by remaining property of the Developer
	South	:	Building No. A-6	Remaining property belong of the Developer
	East	:	Road	D.P. Road
	West	:	Internal Road & Railway Tracks	Remaining property belong of the Developer & beyond the Central Railway Line
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	:	Details not available	Flat No. 31
	South	:	Details not available	Lift
	East	:	Details not available	Marginal Space
	West	:	Details not available	Passage
14	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 502.30 (Area as per Site measurement)</p> <p>Carpet Area in Sq. Ft. = 528.00 (Area As Per Draft Agreement)</p> <p>Built Up Area in Sq. Ft. = 633.60 (Carpet Area + 20%)</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°6'11.8"N 72°55'36.2"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 528.00 (Area As Per Draft Agreement)	
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 - 8A/1 (Part)	
	Block No.	:	-	
	Ward No.	:	Municipality Ward No - N Ward	
	Village / Municipality / Corporation		Village - Vikhroli, Municipal Corporation of Greater Mumbai (MCGM)	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 32, 3 rd Floor, Building No A5, " Godrej Garden Enclave ", Ashwatha Garden Enclave Co-op. Hsg. Soc. Ltd., Pirojsha Nagar, Village - Vikhroli, Municipality Ward No. N Ward, Vikhroli (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN - 400 079, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2010 (As per occupancy certificate)	
5.	Number of Floors	:	Stilt + 20 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	3 rd 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	:	Stilt Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	3 rd Floor
2.	Door No. of the Flat	:	Residential Flat No. 32
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.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
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	:	Name of Owner : Mr. Lancelot Savio Tixeira & Mrs. Nyoka Lancelot Tixeira Name of Proposed Purchaser : Mr. Sarang Vinay Gandhe
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 undefined = 0.00 (undefined)
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. = 502.30 (Area As per actual site measurement) Carpet Area in Sq. Ft. = 528.00 (Area As Per Draft Agreement)

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?	:	40,000/- 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)	:	₹ 29357/- to ₹ 32032/- per Sq. Ft. on Carpet Area ₹ 24464/- to ₹ 26694/- 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).	:	₹ 30,000/- per Sq. Ft. on Carpet Area
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 27,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 2,04,020/- per Sq. M. i.e. ₹ 18,954/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,86,382/- per Sq. M. i.e. ₹ 17,315/- 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)	:	₹ 3,000/- per Sq. Ft.
	Age of the building	:	15 years

	Life of the building estimated	:	45 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	22.50%
	Depreciation Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,325/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 27,000/- per Sq. Ft.
	Total Composite Rate	:	₹ 29,325/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	528.00 Sq. Ft.	29,325.00	1,54,83,600.00
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			1,54,83,600.00
	Realizable value of the property			1,51,73,928.00
	Distress value of the property			1,23,86,880.00
	Insurable value of the property (633.60 X 3,000.00)			19,00,800.00
	Guideline value of the property (633.60 X 17,315.00)			1,09,70,784.00