

KACPL/SBI/NT/JB/CJ/MG/19-20/MB1971

November 11, 2019

**VALUATION REPORT
IN RESPECT OF FLATS**

FOR
Mr. Nareshkumar Ratanlal Oza.
M/S Anant Enterprises

PROPERTY ADDRESS

**Flat No. 601, 6th Floor, Building No.5, Juhu Prarthana Co. op. Hsg. Soc. Ltd.,
N. S. Road No.5, J. V. P. D. Scheme, Vileparle (West), Mumbai – 400 049.**



STATE BANK OF INDIA
Goregaon Mulund Link Road, Goregaon (W) Branch, Mumbai.

KACPL/SBI/NT/JB/CJ/MG/19-20/MB1971

November 11, 2019

To,
State Bank of India,
Goregaon Mulund Link Road Branch,
Rustomjee O Zone, Showroom No.11,
Goregaon (W), Mumbai – 400062

**VALUATION REPORT
(IN RESPECT OF FLAT - UNDERCONSTRUCTION).**

I. GENERAL	
1. <i>Purpose for which the valuation is made</i>	To ascertain market value of the Residential Flat No. 601 on 6 th Floor, Building No.5, Juhu Prarthana Co. op. Hsg. Soc. Ltd., N. S. Road No.5, J. V. P. D. Scheme, Vileparle (West), Mumbai – 400 049.
2. a) <i>Date of inspection</i>	November 09, 2019.
b) <i>Date on which the valuation is made</i>	November 11, 2019.
3. <i>Document produced for perusal</i>	<ul style="list-style-type: none"> i. Agreement for Sale dated October 07, 2019 executed between the Developer - M/s. Kabra Estate and Investment Consultants and the member (1 & 2) – Mr. Nareshkumar Ratanlal Oza. ii. Registration Receipt No. 12337 and Registration No. 1-10939-2019 dated October 07, 2019 indicating purchase price Rs. 1,60,00,000/- and market value Rs. 2,09,24,500/- iii. Index II dated October 07, 2019 indicating area 192.84 sq. Mtr. (Carpet) + 2 car parking iv. RERA Registration No. P51800000499 dated July 18, 2017 issued by MAHARERA. v. Further Commencement Certificate No. MH/EE/(B.P.) GM/MHADA-104/019/2018 dated July 23, 2018 issued by MHADA extended up to top 14th floor for the said building. vi. Part occupancy Certificate & Building Completion Certificate No. MH/EE/(B.P.)/GM/MHADA-104/019/2019 dated June 7, 2019 of Building No.5. vii. Share Certificate No. 19 & 20 in the name of Mr. Nareshkumar Ratanlal Oza.
4. <i>Name of the owner(s) purchaser and his/their address (es) with Phone No. (details of share of each owner in case of joint ownership)</i>	Mr. Nareshkumar Ratanlal Oza.
<i>Name of the Developer of the property</i>	M/s. Kabra Estate and Investment Consultants.



5.	<i>Brief description of the property</i>	<p>The said flat is located on 6th floor of the building No.5 in Juhu Prarthana Co. op. Hsg. Soc. Ltd. which is approx. 2.1 km on western side of Andheri railway station.</p> <p>The said flat consists Hall- 1, Bedroom - 4, Kitchen - 1, Dinning - 1, Attached WC & Bath-4, Balcony - 1, Bath & WC -1, Servant Room - 1.</p>
6.	<i>Present position / stage of the building.</i>	<p>➤ The RCC slab work completed with external plastering and internal plastering is in progress.</p> <p>➤ Painting, floor tiling, fitting of the doors, windows, drainage, plumbing, electrification, etc., is yet to be taken up.</p> <p>➤ We have considered the value of the said flat at 60% of the present market value based on the progress of the work completed, as on the date of our visit.</p>
7.	<p><i>Location of property</i></p> <p>a) Plot No./ Survey No./ CTS No.</p> <p>b) Door No.</p> <p>c) T.S. No. / Village</p> <p>d) Ward / Taluka</p> <p>e) Mandal / District</p> <p>f) Date of issue and validity of layout of approved map/plan</p> <p>g) Approved map/plan issuing authority</p> <p>h) Whether genuineness or authenticity of approved map/plan is verified</p> <p>i) Any other comments by our empaneled valuers on authentic of approved plan</p>	<p>Survey No. 195 (Part), CTS No. 26A</p> <p>Flat No. 601.</p> <p>Vile Parle.</p> <p>Andheri.</p> <p>Mumbai Suburban.</p> <p>Approved plan not provided to us.</p> <p>Approved plan not provided to us.</p> <p>Not checked by us.</p> <p>N. A.</p>
8.	<i>Postal address of the property</i>	<p>Flat No. 601, 6th Floor, Building No.5, Juhu Prarthana Co. op. Hsg. Soc. Ltd., N. S. Road No.5, J. V. P. D. Scheme, Vileparle (West), Mumbai - 400 049. ✓</p>
9.	<p><i>City / Town</i></p> <p>Residential Area</p> <p>Commercial Area</p> <p>Industrial Area</p>	<p>Yes.</p> <p>Yes.</p> <p>No.</p>
10.	<p><i>Classification of the area</i></p> <p>i). High / Middle / Poor</p> <p>ii). Urban / Semi Urban / Rural</p>	<p>Higher Class.</p> <p>Urban.</p>



11.	Coming under Corporation limit / Village Panchayat / Municipality	MCGM.	
12.	Whether covered under any State / Central Govt. enactment's (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	Not apparent from documents shown.	
13.	Boundaries of the property North South East West	New Construction. Kaifi Azmi Udyan. Juhu Vishal complex. Green Acar.	
14.	Dimensions of the site North South East West	A As per the Deed N. A.	B Actuals N. A.
15.	Extent of the site	Not applicable.	
14.1	Latitude, Longitude & Co-ordinates of property	19°06'42.8"N 72°50'01.0"E.	
16.	Extent of the site considered for valuation (least of 14a & 14b)	-	
17.	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 Apartment	Residential flat.	
2.	Location T.S. No. Block No. Ward No. Village/ Municipality/ Corporation Door No., Street or Road (Pin Code)	Not applicable. Not applicable. Not applicable. Village Vile Parle, M.C.G.M. Flat No. 601, Road No. 5, Mumbai – 400 049.	
3.	Description of the locality Residential / Commercial / Mixed.	Mixed.	
4.	Year of construction	Building Under construction.	
5.	Number of floors	Basement + 3 Podium + Stilt + 4 to 14 upper floors.	
6.	Type of structure	RCC framed Structure with brick wall masonry.	



7.	Number of dwelling units in the Building	Building Under construction.	
8.	Quality of construction	Building under construction.	
9.	Appearance of the building		
10.	Maintenance of the building		
11.	Facilities available	Provisions for 2 lifts are made for the said building.	
	Lift	Building under construction.	
	Protected water supply		
	Underground Sewerage		
	Car Parking - Open/Covered		
	Is compound wall exiting.		
	Pavement around the building		
III FLAT			
1.	The floor in which the flat is situated		
2.	Door number of the flat	Flat No. 601.	
3.	Specification of the flat	Building under construction.	
	Roof		
	Flooring		
	Doors		
	Windows		
	Fittings		
	Finishing		
4.	House Tax Assessment No. Tax paid in the name of Tax amount	N. A. - Building under construction.	
5.	Electricity service connection number Meter Card is in the name of	N. A.	
6.	How is the maintenance of the flat?	N. A.	
7.	Sale Deed executed in the name of	Mr. Nareshkumar Ratanlal Oza.	
8.	What is the undivided area of land as per sale?	N.A.- Valuation is only for flat.	
9.	What is the plinth area of the flat	2,316 sq. ft.	
10.	What is the floor space index (App.)?	As per local norms.	
11.	What is the area of the flat?		
	Flat No. 601	As per agreement / Index II	As per measurements
	Balcony	2,075 sq. ft. (Carpet)	1,930 sq. ft. (Carpet)
			145 sq. ft. (Carpet)



Area calculation for valuation		Carpet Area in sq. ft.	Built up area in sq. ft.	Saleable area in sq. ft. (40% loading)
Flat No. 601		1,930	2,316	2,702
Balcony		145		
Note: Our valuation report is based on the area which is identified in the agreement/ or that physically measured by us at the time of inspection, whichever is lower.				
12.	Is it Posh/I Class/Medium/ Ordinary	N. A.		
13.	Is it being used for residential or commercial purpose?	Residential.		
14.	Is it owner occupied or let out?	Building under construction.		
15.	If tenanted, what is the monthly rent?	N. A.		

VI. MARKETABILITY.

1.	How is the marketability	Good.
2.	What are the factors favoring for an extra potential value?	Nil.
3.	Any negative factors observed which affect the market value in general	Nil.

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 atleast two latest deals/ transactions with respect to adjacent properties in the areas)	Rs. 44,000/- to Rs.46,000/- per sq. ft. on Saleable.		
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)	Rs. 45,000/- per sq. ft. on Saleable.		
3.	Break- up for the rate Building + Services i) Land + others	Rs. 2,000/- per sq. ft. Rs. 43,000/- per sq. ft.		
4.	Guideline rate obtained from the Registrar's office - Stamp Duty Ready Reckoner Rate 2019-20 (Page No 119, Zone No. 190) (an evidence thereof to be enclosed)	Rs. 2,73,200/- per sq. mtr. i.e. Rs. 25,381/-per sq. ft. on built up.		
Guideline Value (Agreement area)		Built-up Area in sq. ft.	Unit Rate Rs./ sq. ft.	Total Value Rs.
		2,490	25,381	6,31,98,690

VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION:

a.	Depreciated Building Rate	N. A.
	Replacement cost of flat with Services(v(3)i) (Insurable Value)	Rs. 2,000/- x 2,490 sq. ft. = Rs. 49,80,000/-
	Age of the building	The building is under construction.
	Life of the building estimated	60 years on completion of the building.
	Depreciation percentage assuming the salvage value as 10%	N. A.
	Depreciated Ratio of the building	N. A.
b.	Total Composite rate arrived for valuation	Flat - Rs. 45,000/- per sq. ft. on Saleable area.
	Depreciated Building rate VI(a)	N. A.
	Rate for Land & other V(3) ii	N. A.
	Total Composite Rate	Rs. 45,000/- per sq. ft. on Saleable area.

VIII. DETAILS OF VALUATION.

Sl. No.	Description	Area in Sq. ft.	Unit Rate (Rs./ sq. ft.)	On completion with its amenities	As on date of Inspection 60%
1.	Present value of the Flat	(Saleable)	2,702	45,000	12,15,90,000
	Balcony	(Carpet)	145	15,000	21,75,000
	Car parking slots (2 Nos.)				30,00,000
2.	Wardrobes				
3.	Show cases				
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				
Total.				12,67,65,000	7,60,59,000

Remarks:

- The said property is 4 BHK residential flat in under construction building.
- All the civic amenities are available within the proximity of the said building.
- 2 car parking slot is allotted to the flat owner.
- We observe that the guideline value of the said flat is significantly less as compared to its market value.
- We have adopted the sale rate based on our local inquiries and as per prevailing market rate in the vicinity.
- We presume that the construction of the building is as per approved plans since it has Part Occupancy Certificate issued by MHADA.

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is:

	On completion with its amenities	As on date of Inspection 60%
Market Value (MV)	Rs. 12,67,65,000/- (Rupees twelve crore sixty seven lakh sixty five thousand only)	Rs. 7,60,59,000/- (Rupees seven crore sixty lakh fifty nine thousand only)
Realizable Value (85% of MV).	Rs. 10,77,50,000/- (Rupees ten crore seventy seven lakh fifty thousand only)	Rs. 6,46,50,000/- (Rupees six crore forty six lakh fifty thousand only)
Distress Sale Value (75% of MV)	Rs. 9,50,74,000/- (Rupees nine crore fifty lakh seventy four thousand only)	Rs. 5,70,44,000/- (Rupees five crore seventy lakh forty four thousand only)
Book Value	Rs. 1,60,00,000/- (for additional area of 475 sq. ft) (Rupees one crore sixty lakh only).	
Rental Value	If given on rent after completion of the building, it may fetch Rs. 2,50,000/- to Rs. 2,70,000/- per month.	


For **KAKODE ASSOCIATES CONSULTING PRIVATE LIMITED.**


ANIL B. PAI KAKODE
Director & Govt. Approved Valuer

Wealth Tax Regn. No. CAT VII-20 of 1988

Place : Mumbai




ASHOK S. AKERKAR
Associate Director & Govt. Approved Valuer
CCIT/PNJ/4(3)-Tech/2005-06

Date : November 11, 2019

The undersigned has inspected the property detailed in the Valuation Report dated November 11, 2019. We are satisfied that the **fair market value** of the property as on date of inspection shall be **Rs. 7,60,59,000/- (Rupees seven crore sixty lakh fifty nine thousand only)**, while on completion along with its amenities shall be **Rs. 12,67,65,000/- (Rupees twelve crore sixty seven lakh sixty five thousand only)**.

Signature

Name ABHIROOP MUKHERJEE

P.F No 782057

Designation RMSE

Scale Dy. Manager

(Name of the Branch Manager with Office Seal).

PHOTOGRAPHS**VIEW OF BUILDING****VIEW OF ENTRANCE OF BUILDING****VIEW OF MAIN DOOR****VIEW OF LIVING ROOM****VIEW OF BEDROOM 1****VIEW OF BEDROOM 2**



VIEW OF BEDROOM 3



VIEW OF BEDROOM 4



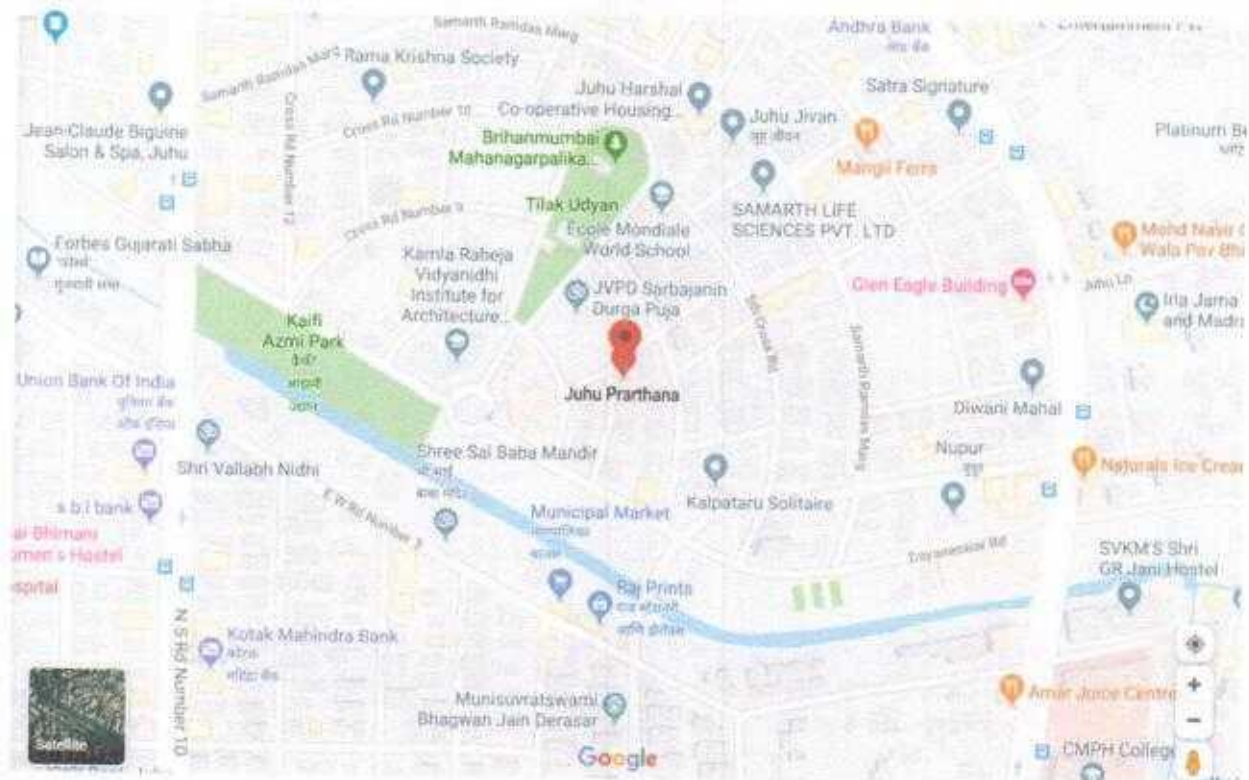
VIEW OF KITCHEN



VIEW OF BALCONY



GOOGLE MAP



STAMP DUTY READY RECKONER RATE 2019-20

Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

वाजारमूल्य दर पत्रक

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Year: 2019/2020

Annual Statement of Rates

Language: English

Selected District: मुंबई (उपनगर)

Select Village: त्रिलोपाल पश्चिम (अंधेरी)

Search By: ☒ Survey No ☐ Location

Enter Survey No: 195 Search

उपविभाग	सुरी बमीन	निवादी संविन	जॉकीय	दुसरे	जोडोविक	एक (Pb.)	Attribute
37/190-भुभाग: उत्तरेस गावानी हद्द, पुर्वेस स्वामी विवेकानंद रोड, दक्षिणेस वेङ्कटलाल मेहता मार्गे व पश्चिमेस गावानी हद्द.	157000	273200	300500	362000	273200		बोरस मोडर मि.टी.एस. नगर

COMPARABLE RATE

₹ 12 Cr
See other Charges

4 BHK Apartment for Sale in Kabra Juhu Prathana, Juhu. [What's near by](#)

CARPET AREA: 2000 sqft STATUS: Ready to Move FLOOR: 6 out of 16 floors TRANSACTION: New Property

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₹ 14.70 Cr
See other Charges

4 BHK Apartment for Sale in Kabra Juhu Prathana, Juhu. [What's near by](#)

CARPET AREA: 2000 sqft STATUS: Ready to Move FLOOR: 11 out of 14 floors TRANSACTION: New Property

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4 BHK Apartment for Sale in Kabra Juhu Prathana, Juhu Vile Parle Develop... [What's near by](#)

CARPET AREA: 2000 sqft FLOOR: 10 out of 14 floors TRANSACTION: New Property FURNISHING: Unfurnished

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