

UTIITSL/Valuation/ 338 /2023 - 2024

December 08, 2023

R. K. Associates Valuation Advisory Services Pvt. Ltd.

D-39, 2nd Floor, Sector - 2,

Noida - 201 301.

Mobile - 9958632707

Sir,

**Sub. : Valuation of Residential property owned by SUUTI at Maker Kundan Gardens, Juhu
Tara Road, Mumbai**

We request you to carry out the valuation of the following premises:-

1	Name of Property	Maker Kundan Gardens
2	Address of the property	Next to SNDT University, Juhu Tara Road, Santacruz (West), Mumbai 400054
3	Total Built -up Area of all 5 buildings	87,936.78 Sq.ft.
4	Total Buildings	5
5	Type of Buildings	A type (2 BHK) and B type (3 BHK)
6	No. of A type Buildings	4 Buildings - A1, A2, A3 & A4
7	No. of B type Buildings	1 Building - B1
8	Total Floors - A Type	Stilt plus 7 floors
9	Total Floors - B Type	Stilt plus 6 floors
10	Total Flats - A & B type	68
11	Flats per Floor	2 flats per floor
12	Carpet Area of a typical 2 BHK flat	1,053 Sq.Ft.
13	Carpet Area of a typical 3 BHK flat	1,470 Sq.ft.

For copies of ownership documents of the property, required for valuation you may please contact:- Ms. Varsha Bhure, Sr. Manager, UTIITSL at 8451053365 or Mr. Nishant Pillai, Official UTIITSL at 9326608161.

For site inspection you may contact Mr. Manoj Mohapatra, Caretaker, SUUTI at 9594538781/ 9833624668

CIN: U65991MH1993GOI072051

पंजीकृत कार्यालय: प्लॉट नंबर 3, सेक्टर - 11, सीबीडी बेलपुर, नवी मुंबई - 400614
दूरभाष: 022- 67931010 • ई-मेल: mumbai@utiitsl.com

यूटीआईआईटीएसएल - बीकेसी कार्यालय

यूटीआई टॉवर, तल मंजिल, साउथ विंग, 'जी एन' ब्लॉक, बान्द्रा-कुर्ला संकुल,
बान्द्रा (पूर्व), मुंबई - 400051

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वेबसाइट: Website: www.utiitsl.com

CMMI ML5 V2.0 (High Maturity) Appraised & ISO/IEC 27001:2013, ISO/IEC 20000-1:2018, ISO 9001:2015 Certified Company

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UTIITSL - BKC OFFICE

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Bandra (East), Mumbai - 400051

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• Fax: 022- 26547626

Website: www.utiitsl.com

- **Purpose of Valuation :** To Fix the reserve price of the property for Sale.

Inspection of property by Valuer is mandatory.

SCOPE OF WORK :-

- 1) Estimation of fair market valuation of the residential property at Maker Kundan Gardens, Juhu Tara Road, consisting of 5 buildings (68 flats) in a single complex".
- 2) The Fair market value should be as on the current date of valuation
- 3) Site inspection of the property under valuation is mandatory.
- 4) The valuation report should also include the following details, besides the other facts usually mentioned in your reports :-
 - i. The basis/approach adopted for estimating the Fair Market Valuation of the above properties.
 - ii. Current circle rate/Government Guideline rates as applicable along with copy of notification issued by the State Govt. authorities in this regard.
 - iii. Recent registered Comparable Sale instances (minimum three) in the vicinity of the property under valuation.
 - iv. Statement showing Comparison of the sale instances with the property under valuation and assigning of appropriate weightages to the factors of comparison to estimate the current rate for the property under valuation.
 - v. The details of information collected from Real Estate agents/Brokers during market survey/ Web Portals.
 - vi. Assumptions made if any while estimating the value.
 - vii. The flats are currently occupied by Licensees of SUUTI. Hence, Photographs of the property can be taken on the external side. Wherever, flats for internal inspection are available, photographs can be taken internally.
 - viii. Physical measurements of a typical two and three BHK Flat.
 - ix. Layout plan as per the physical measurements to be a part of the valuation report.
 - x. Recommended value should be precise, accurate and as per the prevailing market conditions.
 - xi. Details such as car parks (open or closed) and other salient features should be highlighted in the report.

- xii. The valuation should consider the advantages as well as the disadvantages of the properties if any.
- xiii. The factors such as age of the building, maintenance of the property, amenities and the demand for such properties in the current market scenario may please be considered and highlighted in the valuation report.
- xiv. In case of non-availability of any recent registered sale instances, proper justifications on the basis of estimating the value will have to be mentioned in the report along with supporting documents if any.
- xv. The geographical co-ordinates to be mentioned in the valuation report.

Note :- Copies of only those ownership documents of the property available with UTIITSL/SUUTI will be shared for reference purpose only

Due to urgency of work, the sealed valuation report may be forwarded to the undersigned on or before 26.12.2023. In case of any difficulty / help / clarification please feel free to contact the undersigned at Email id: archana.barve@utiitsl.com / varsha.bhure@utiitsl.com

The professional fees payable to you for the above complete valuation reports of above mentioned property is Rs. 1,18,000/- (Rupees One Lakh Eighteen Thousand only) plus GST if applicable and TDS deduction as per rules.

Kindly note that if the valuation report is delayed beyond reasonable time as mentioned above or if the valuation report is incomplete, the work order shall be cancelled and you shall not be liable for any payment against the said assignment.

Please note that, the Invoice should be in the name of **The Administrator, Specified Undertaking of the Unit Trust of India (SUUTI)**. The GSTN of SUUTI - **27AAATU0564D1ZO**, may please be mentioned on your invoice for payment. Your GSTN if applicable along with the HSN/SAC Code, the PAN and bank details for NEFT may also be mentioned on the invoice for early processing of payment. The invoice to be submitted to the undersigned for processing to SUUTI.

Thanking you,

Yours faithfully,

Archana Barve

Archana Barve
Assistant Vice President
UTIITSL Mumbai
022-26547612 / 8451009211

