

V S JADON & CO. VALUERS LLP.

VALUATION REPORT

REF No - VSJCVNM-AXIS-RTL-DEC23-31960

CPC - MUMBAI

ASC - MUMBAI

Completion Status : Ready

Transaction Type : Top Up

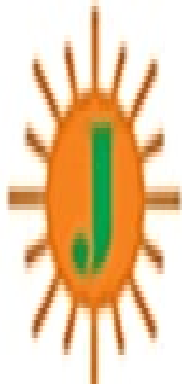
Property : Ready

Usage of Property : Residential

Unit Details : Multi-unit

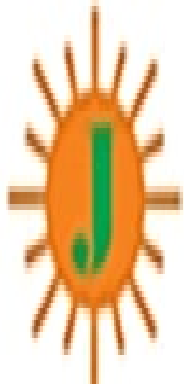
Unit Type : Flat

Name Of Customer	Mr Sameer Suraj Rana Mrs Yogita Sameer Rana Shama Suraj Rana				App ID	21798840
Documents Provided	Commencement Certificate,Occupancy Certificate,Registered Agreement to Sale,Index II					
Property Detail	6 BHK Flat					
Unit/Flat No	3201	Plot / House No.		S.No,G.No/ Khasra No		
Floor No	32th Floor	Building/Bungalow Name	Anmol Fortune	Wing Name	Building - E	
Street	Unnat Nagar Road No. 2					
Project/Society name	Anmol Fortune		Locality/Village	Pahadi Goregaon		
State	Maharashtra	City	MUMBAI		Pincode	400062
Property Address	Flat No. 3201, 32th Floor, Building - E, Anmol Fortune, Unnat Nagar Akshay Chsl, CTS No. 58, 58/1 To 76 Of Village Pahadi Goregaon, Unnat Nagar - I, Off M. G. Road, Goregaon, Mumbai - 400062.					
Nearby Land Mark	Opposite Ration Office	Distance from City centre	About Distance 3.2 Km From Goregaon Railway Station.	Occupancy Status	Self occupied	
Latitude of property	19.1652427		Longitude of property	72.8428908		
Availability Of Local Transport	Local Train		Class Of Locality	Middle Class		
Level Of Land With Topographical Conditions:	Plane					
Quality Of Infrastructure In Vicinity	Good					
Date Of Property Visit	2023-12-30					
Total Rent per month in Rs	120000					
Boundaries	North	South			East	West
As Per Deed	NA	NA			NA	NA
At site	C Wing	Road			Road	Road
Does The Boundaries At Site Match, As Mentioned In Documentation	NA					
Status Of The Land/ Flat	Freehold		Type Of Property	Flat		
Approved Usage Of Property	Residential		Actual Usage Of TheProperty	Residential		
Type Of Structure	RCC					
Does The Property Have Electricity / Water / Drainage Connection:	Yes	Proximity To Civic Amenities Like School, Hospital, Market, Etc.:	Within 2 to 5 Km	Development Of Surrounding Area:	Developed	



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Approval Detail					
Layout Approval No.		Layout Approval Date	0000-00-00	Layout Expiry Date	0000-00-00
Building Plan Approval No.		Building Plan Approval Date	0000-00-00	Building Plan Expiry Date	0000-00-00
Date Of Commencement Of Construction	2017-03-20		Expected Completion Date		
Completion Certificate Date	2020-06-24		Completion Certificate Number	MH/EE/(B.P.)/GM/MHADA-52/039/2020/ OCC/1/New	
Construction Details					
Demarcation At Site	Yes		Whether the construction is as per approved building plan and / or local building bye l	No	
Quality Of construction	Good		Maintenance Of The Property	Good	
Current Life Of The Structure	3		Projected Life Of The Structure	57	
Nos of Bedrooms	6		Floor of the Unit	32	
Nos of Toilets	4		Nos of Car Parking		
Floor Wise Header					
Floor	Current Usage		Rented(Tenant Name)		
32nd Floor	Residential				
No of Floors in the Building					
Approved as per site	32		As per plan	32	
Measured Carpet area of the Unit	1616.00 Sq ft		Actual Saleable area of the Unit	2343.00 Sq ft	
Approved Saleable Area of the unit	Sq ft		Approved carpet area of the Unit	Sq ft	
Built Up Area as per agreement	2022.00 Sq ft		Carpet Area as per Agreement	1685 Sq ft	
Super Builtup Area as per Agreement	2443.00 Sq ft		Other Area If any	Sq ft	
Area consider for Valuation: Super Builtup Area as per Agreement					
2443.00 Sq ft					



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Current Sale Rate for Unit Area	24000.00 Sq ft	Current Sale Rate For Other Area	Sq ft
Other Area	0.00	Current Value Of The Property	58632000.00
Parking Rate	800000.00	Parking value	0.00
Current Value Of The Property	58632000.00		
Total Value of Property	58632000.00		
Government Valuation Rate	0.00		
Government Valuation In Rs	0.00		
Distress Percentage	80.00		
Distressed Valuation Of Property in Rs.	46905600.00		
Remarks	<p>1. We have released report on the basis of the provided documents i.e. Copy of Index II – 1530/2021 Dated 21/01/2021. Copy of CC MCGM/CHE/8809/BP(WS)/AP Dated 20/03/2017. Copy of OC MH/EE/(B.P.)/GM/MHADA-52/039/2020/OCC/1/New Dated 24/06/2020 2. Property inspected by Mr. Roshan Kudalkar. (Engineer) 3. Property identified by Mr. Samir Rana 4. Property is good. 5. We have considered age of as per OC. 6. Property is occupied by Owner. 7. As per site details subjected building is having Stilt + 2 Level Podium + 32nd Upper Residential Floors with 05 Lifts. 8. As per OC subjected building having Lower Basement + Upper Basement + Stilt + 1st to 31st + 32nd (pt.) Upper Floors. 8. Subject property have a Latitude 19.1652427& Longitude 72.8428908 9. Government value -163440/10.764=15183.00 & Government value -2022*15183=30700026.00 10. Subjected Property is 6 BHK Flat. 11. As per Site Inspection 1 Bedroom Photo Not Allowed. Hence We have adopted documents & area details from the previous report done by VSJCVNM-AXIS-RTL-FEB21-25399. 12. Rs. 8 Lac each covered car parking subject to documented proof.</p>		
Undertaking			
<p>1. I have personally visited the property & identified the same based on the documents provided 2. We have no direct or Indirect interest in the property being valued 3. The information furnished above is true and correct to my/our knowledge</p>			



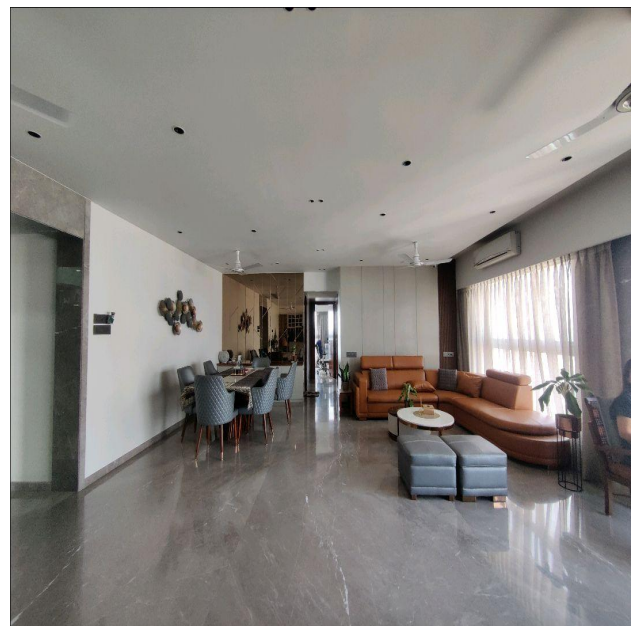
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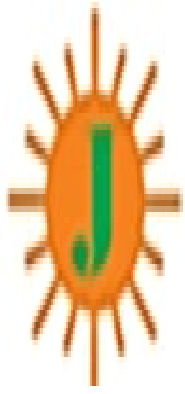
Location Map





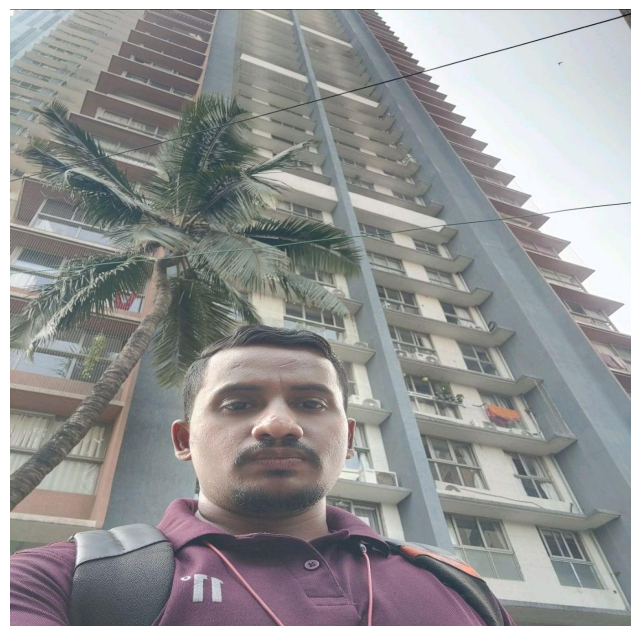
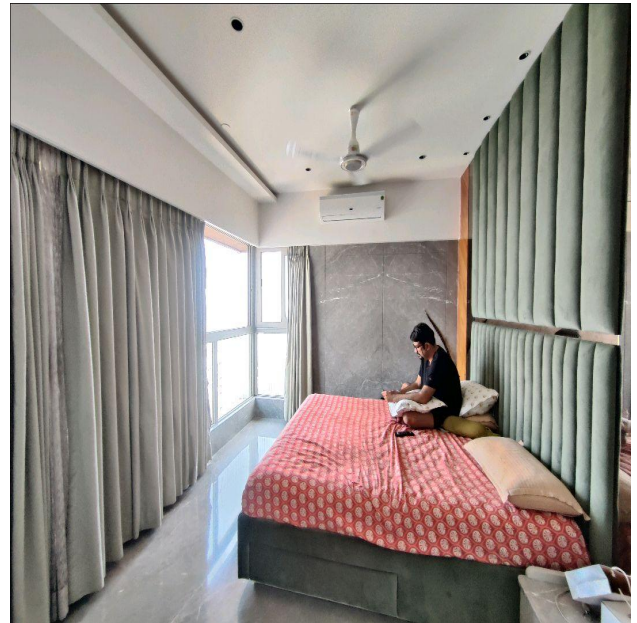
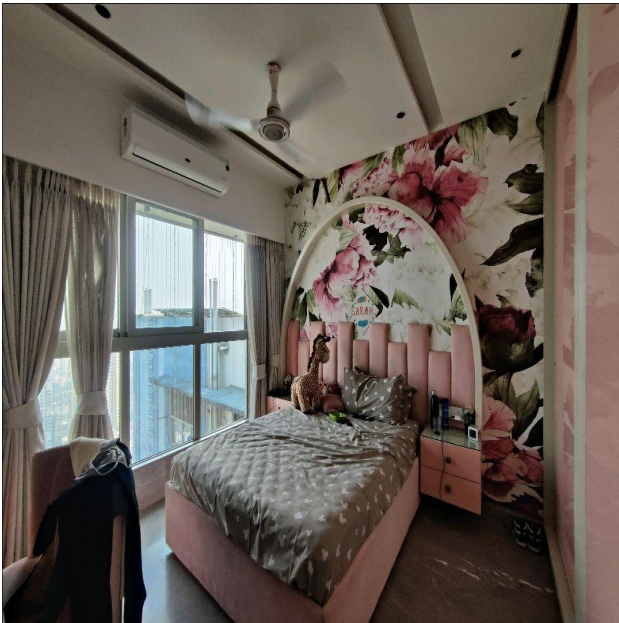
A tall, modern apartment building with a palm tree in the foreground. The building has a repeating pattern of balconies and windows. The palm tree is in the center foreground, partially obscuring the building. The sky is clear and blue. At the bottom of the image, there is a red timestamp: 19.1647401, 72.8420886 30-12-2023 02:48 PM.

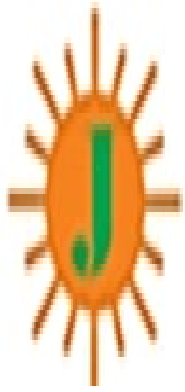




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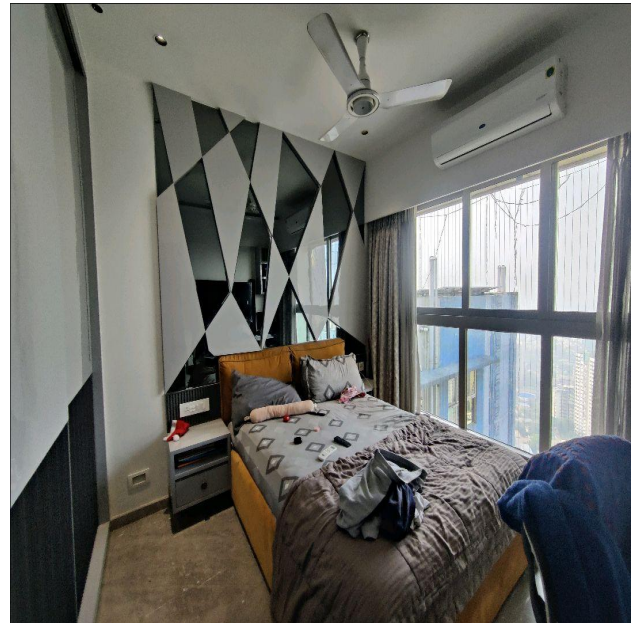
Property Images





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Property Images



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