



# V S JADON & CO. VALUERS LLP.

## VALUATION REPORT

REF No - VSJCVNM-AXIS-RTL-MAR25-40017

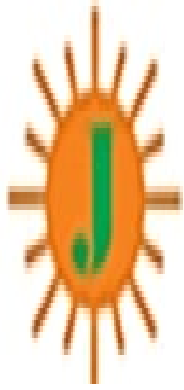
CPC - MUMBAI

ASC - MUMBAI

Completion Status : Ready

Transaction Type : Builder Purchase

Date Of Property Visit	2025-03-24				New App Id/Barcode	
Name Of Customer	Dineshkumar Jain				App ID	25215706
Documents Provided	Commencement Certificate, Occupancy Certificate, Index II, Sale Deed					
Property Detail	3 BHK Flat					
Unit/Flat No	4802	Plot / House No.		S.No,G.No/ Khasra No	CTS No 2/914, 3/914 & Others,	
Floor No	48th Floor	Building/Bungalow Name	Omkar 1973 Worli Building	Wing Name	Tower A,	
Street	Hind Cycle Marag					
Project/Society/Colony name	Omkar 1973 Worli Building		Locality/Village	Village Lower Parel		
State	Maharashtra	City	MUMBAI		Pincode	400030
Property Address	Flat No 4802, 48th Floors, Tower A, Omkar 1973 Worli Building, CTS No 2/914, 3/914 & Others, Hind Cycle Marg, Village Lower Parel, Tal & Dist Mumbai, 400030					
Nearby Land Mark	Near Aditya Birla Centre		Distance from City centre	2.1 Km Parel Station	Occupancy Status	Vacant
Latitude of property	19.0074827			Longitude of property	72.820474	
Availability Of Local Transport	Local Train			Class Of Locality	Middle Class	
Level Of Land With Topographical Conditions:	Plane			Quality Of Infrastructure In Vicinity	Good	
Boundaries	North		South		East	West
As Per Deed	NA		NA		NA	NA
At site	Mill Compound		Internal Road		B Tower	Building
Does The Boundaries At Site Match, As Mentioned In Documentation				NA		
Status Of The Land/ Property	Freehold			Type Of Property	Flat	
Approved Usage Of Property	Residential			Actual Usage Of The Property	Residential	
Type Of Structure	RCC					
Does The Property Have Electricity / Water / Drainage Connection:				Yes		



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Proximity To Civic Amenities Like School, Hospital, Market, Etc.:	Nearby	Development Of Surrounding Area:	Developed
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## Approval Detail

Layout Approval No.		Layout Approval Date		Layout Expiry Date	
Building Plan Approval No.		Building Plan Approval Date		Building Plan Expiry Date	
Date Of Commencement Of Construction			Expected Completion Date		
Completion Certificate Date	2017-03-07		Completion Certificate Number	RA/ENG/2162/GS/ML/AP	

## Construction Details

Demarcation At Site	Yes	Whether the construction is as per approved building plan and / or local building bye I	Yes
Quality Of construction	Good	Maintenance Of The Property	Good
Current Life Of The Structure	8	Projected Life Of The Structure	52
Nos of Bedrooms	3	Floor of the Unit	48th Floor
Nos of Toilets	3	Nos of Car Parking	2

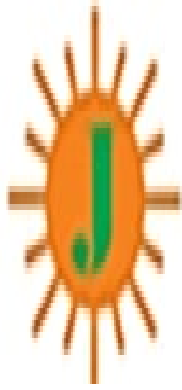
## Floor Wise Usage

Floor	Current Usage	Rented(Tenant Name)
48th Floor	Residential	

## No of Floors in the Building

As per site	75th floor	As per plan	75th floor
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Measured Carpet area of the Unit	2010 Sq ft	Actual Saleable area of the Unit	Sq ft
Approved Saleable Area of the unit	3265 Sq ft	Approved carpet area of the Unit	1940 Sq ft
Built Up Area as per agreement	1486 Sq ft	Carpet Area as per Agreement	1238 Sq ft
Super Builtup Area as per Agreement	1796 Sq ft	Permissible Area	Sq ft



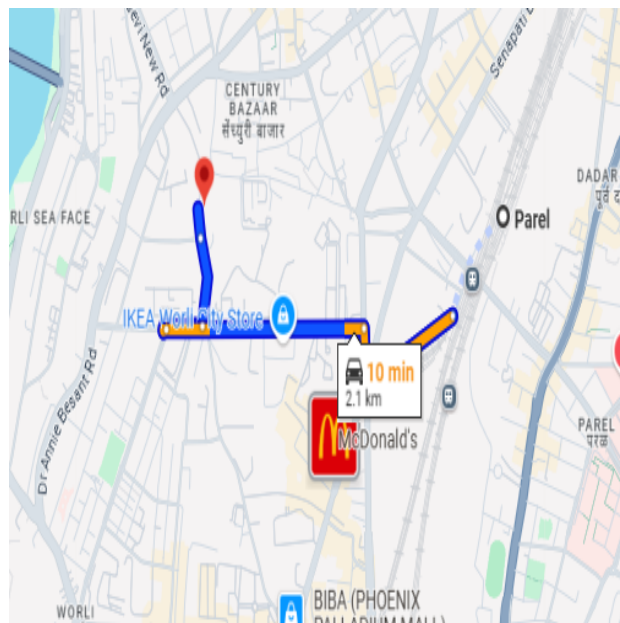
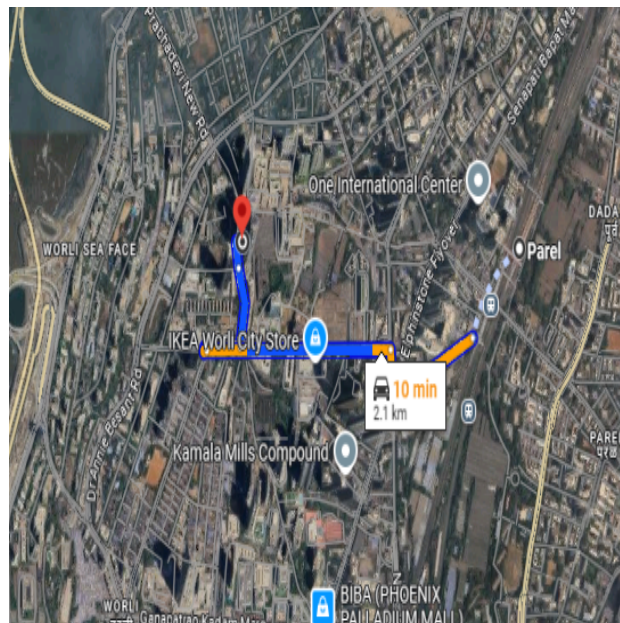
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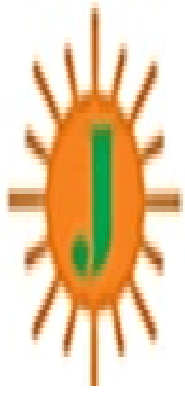
<b>Area consider for Valuation:</b> Approved Saleable Area of the Unit			
3265 Sq ft			
Current Sale Rate for Unit Area	37000 Sq ft	Current Sale Rate For Other Area 1	Sq ft
Current Sale Rate For Other Area 2	Sq ft	Other Area 1 if any	Sq ft
Other Area 2 if any	Sq ft		
Stage Of Construction	Completed		
% Work Completed	100		
% Disbursement Recommended	100		
Parking Rate			
Parking value in Rs	0		
Current Value Of The Property	120805000.00		
Current Value of Property including parking	120805000.00		
Total Value of Property After 100%	120805000.00		
Government Valuation Rate	0		
Government Valuation In Rs	0.00		
Total Rent per month in Rs	250000		
Distress Percentage	80		
Distressed Valuation Of Property in Rs.	96644000		
Remarks			
<p>1. We have released report on the basis of provided documents i.e. Copy of Sale Agreement, Index II- 7680/2017, Dated 07/11/2017, CC- SRA/ENG/2162/GS/ML/AP, Dated 08/02/2016, OC- SRA/ENG/2162/GS/ML/AP, Dated 07/03/2017, Other Vendor APF- Ref No. AUG/AXIS/10144/SAN18, Dated 09/08/2018. 2. Property inspected by Mr. Karan Misal (Engineer). 3. Property identified Mr. Arvind Sharma. 4. Interior &amp; exterior of the Property is Good. 5. Property is vacant. 6. We have considered age of the property as per OC. 7. As Per site approved floors are 1st &amp; 2nd B + 3rd Service B + Stilt + 1st to 10th Podium + 11th Mech. &amp; Refuse area + 12th Mezzanine + 13th &amp; 14th Amenities + 15th fire Check + 16th to 75th Upper Floor 07 Lifts &amp; 2 Service Lifts &amp; As per Part OC Approved no. of Floor is 3 Basements + Gr + 1st &amp; 2nd Parking Floors + 51st Upper Residential Floors 8. We have considered APF area for valuation. 9. We have put APF Area in place of Approved Area. 10. The subjected property is accessible to Sea View. 11. As Per index II Owner name is Dineshkumar J Jain. 12. As per Other Vendor APF Report we confirm Tower No. 1 is Tower No. A. 13. Subjected Property having two entrance one main entrance &amp; Other Entrance From Servant Room. 14. On Site 2 Balconies are locked measurement not possible. 15. Rs. 15 lac covered car parking subject to documented proof. 16. As per APF Nitch area =52 Sq.ft &amp; SS =49Sq.ft. 16. Subjected property is accessible to sea view.</p>			
Undertaking			
<p>1) We have personally visited the property &amp; identified the same based on the documents provided 2) I/We have no direct or Indirect Interest in the property being valued 3) The information furnished above is true and correct to best of my/our knowledge 4) Legal title of the property is not verified by us</p>			



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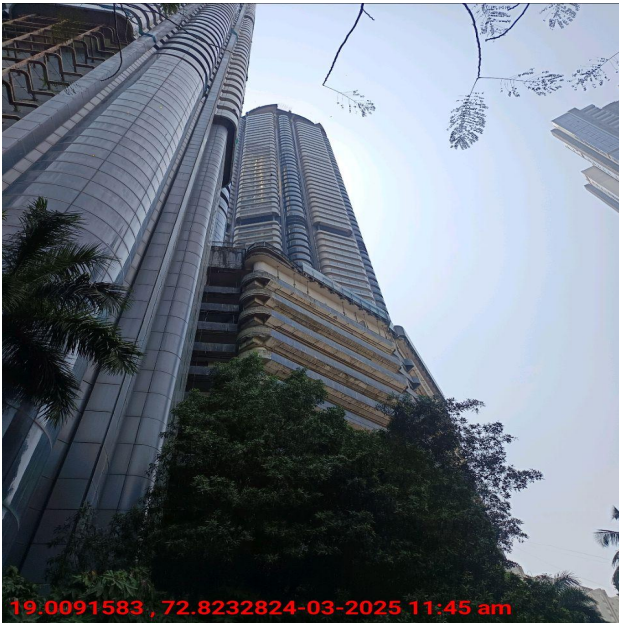
Location Map



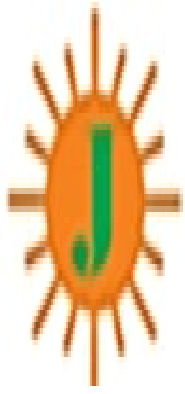


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Property Images

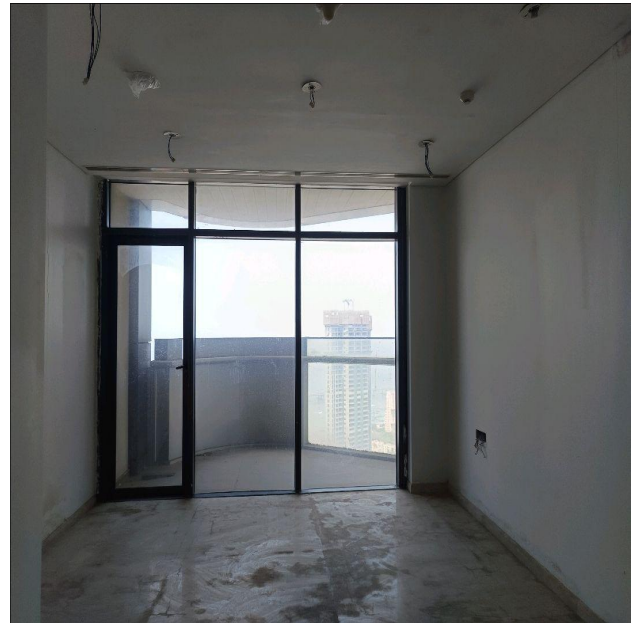






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