

VALUATION REPORT



PropEdge Valuations Private Limited

Address

17, Juhu Lane, Andheri West
Mumbai- 400058

Contact Information

info@propedge.in
+91 98197 71005

Valuation Report

By PropEdge

On the request of “**Mr. Sumeet Shah**“ the subject property was inspected on the 31.12.2022 to access value and the details are furnished below:

Overview

Date Of Report	01.01.2023	Date of Visit	31.12.2022
Mr. Sumeet Shah	Estimated Value of Property (in INR)		
	1,55,26,000/- (One Crore Fifty Five Lakh Twenty Six Thousand Rupees Only)		

Applicant Details

Applicant Name	Mr. Sumeet Shah	Owner of Property	Mr. Sumeet Shah
Email ID of Applicant	sumeetshah@gmail.com	Purpose of Valuation	To Know Market Value
Contact No	9892989892	Property Type	2BHK
Property Address	Flat No. 203, 2 nd Floor, Twins Park, Shubhash Nagar, Lane No. 02, Andheri East, Mumbai – 400057		
S. No. / CTS No.	S. No. 100, 102 of Village Mogra		

Property Details and Amenities

Flat No.	203	Building Structure	Gr + 07th Strd
Floor No.	2nd Floor	Configuration	2BHK
Ownership Type	Freehold	Condition of Approach Road	20 Feet (Good)
Structure	RCC Framed Structure	Amenities	Play Ground
Approx. Age of the building	24 Years	Residual Age of the building	36 Years

Locality (Social & Physical Infrastructure)

Availability of Local Transport, Local Train, Bus: Good

Physical Infrastructure

Landmark	Near Hubtown Solaris	Railway Station	1.2 Kms from Andheri Railway Station
Bus Stand	Subhash Nagar	Airport	2.5 Kms From property

Site Boundary

Boundaries	As per Site Visit	As per Legal Document
East	Anand Building	S. No. 102 part
West	Moksh Apartment	S. No. 103 part
North	Internal Road	10 Meter wide road
South	Internal Road	12 Meter wide road

Property Usage Details

Property Usage	Residential
Name On Society Board / Layout Name / Plot Details	Subhash CHSL
Name On Door of the Premises	Mr. Sumeet Shah
Person met at site	Mrs. Preeti Shah
Relation of person met at site	Owners Wife

Occupancy Details

Status of Occupancy	Occupied
Name of Occupant	Mr. Sumeet Shah
Relationship of occupant with customer	Self
Occupied Since	2 Years

Documents Details

Document Name	Approving Authority Name	Document Date	Document Details
Layout Plan Details	Not Provided	Not Provided	Not Provided
Sanction Plan Details	Not Provided	Not Provided	Not Provided
Commencement Certificate/ NA Cum CC	Not Provided	Not Provided	Not Provided
Completion Certificate / Occupation Certificate	MCGM	1 st Jan 1999	Ref. No. EB/123/K Ward/1998 of Dtd. 01 st Jan 1999 for residential building comprising of Gr + 07 th strd building on plot bearing S. No. 100,102 of Village Mogra
Other	Not Provided	Not Provided	Not Provided
Ownership Document	Copy of Agreement made b/w M/s. Shubharambh Developers Pvt. Ltd. AND Mr. Sumeet Shah and Mrs. Preeti Shah of Dtd. 26 th Jan 2000 (Reg. No. 234/2000, SRO –		
Property Owner Name	Mr. Sumeet Shah		

Valuation (by Land & Building Method)

Plot Area	0
Area As per Site (sq. ft.)	0
Area as per NA (sq. ft.)	0
Area As per Sanction Plan (sq. ft.)	0
Plot area considered for Valuation (sq. ft.)	0
Rate	0
Value of the Plot (A)	0
Area of Superstructure	0
Area As per Site (sq. ft.)	0
Area as per Deed (sq. ft.)	0
Area As per Sanction Plan (sq. ft.)	0
Superstructure Area Considered for Valuation	0
Area (sq. ft.)	Loading 0
Construction Area	0
Value of Superstructure (B)	0
Total Value (A + B)	0

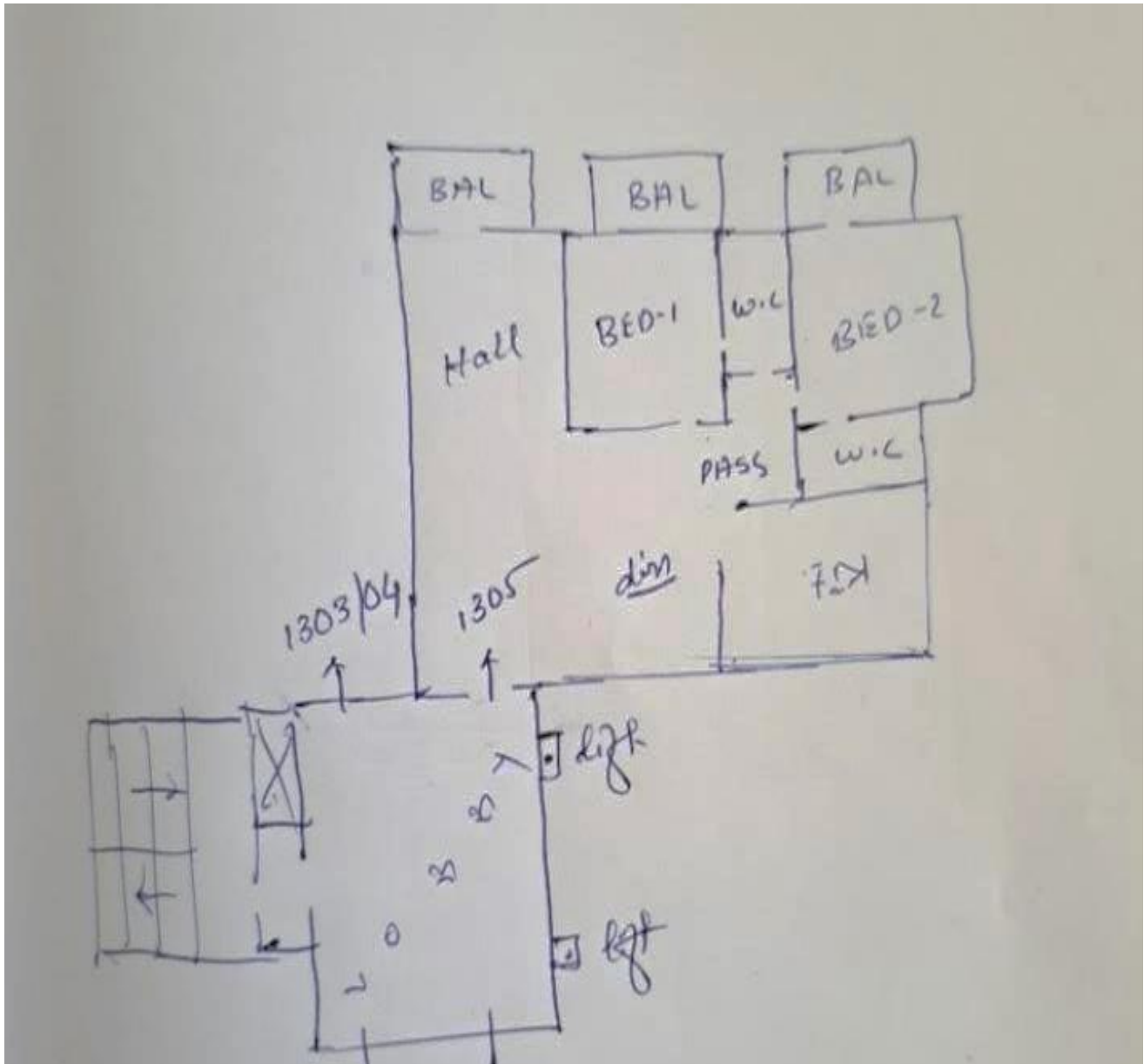
Valuation (by Fair Market Value Method)

Area as per measurement	685 sq. ft.
Area as per Agreement	BUA – 780 sq. ft.
Area as per Approved Plan	650 sq. ft.
Area considered for Valuation	650 sq. ft.
Loading	35% on Carpet
Super Built up Area (sq. ft.)	878 sq. ft.
Rate (per sq. ft.)	17,000
(A) Total Value (INR)	1,49,26,000/-
No of Car Parks	1
Value of Car Park (INR)	6,00,000/-
(B) Value of Car Parking	6,00,000/-
Final Value by Comparison Method (A+B) (INR)	1,55,26,000/-
Construction stage (in %)	100%
Recommended Construction Stage (in %)	100%
Government Ready Reckoner Rate (In sq. mt.)	1,60,128 INR per sq. mt.

Remarks

- 1) The said property is self-occupied 2BHK flat on 2nd floor in Gr + 07th
- 2) We have received copy of Reg. Agreement, Plan and OC for valuation.
- 3) Property identify through Mrs. Preeti Shah (Owners Wife)
- 4) As per Agreement area of the property is BUA 800 sq. ft. same is considered for valuation.
- 5) We have considered one car parking which is mentioned in agreement.

Site Layout (by Engineer)



Engineer Name	En. Abhishek Luke
License Number	XX L56 8739 2938
Place	Andheri West, Mumbai
Date	06/02/2023

Photographs of the Property

Approach Road



Elevation of Building



Society Board

H-WING		
1 Floor	101 Kalpana R. Gawkwad	103 Shubhangi N. Patil
	102	108 Kusum Ranawade
2 Floor	201 Kalpana M. Puranik	203 Ujwal Shendre
	202 Dr. Kishor Deo	208 Arvind Dusane
3 Floor	301 Deepali P. Gadkari	303 Madhavi R. Kelkar
	302 Girish Godse	308 Anil M. Dange
4 Floor	401 Kshema Mohan	403 Subhash Dabhatonde
	402 Jayashri N. Namde	408 Sucheta D. Deshpande
5 Floor	501 Nilesh Dudhankar	503 Sharmila P. Dorge
	502 Pratibha D. Jayde	508 Prateeksha Lonkar
6 Floor	601 Manasi V. Gadre	603 Vijay S. Nisal
	602 Ujwal S. Gurjar	608 Yashwant Sathe
7 Floor	701 Mrs. Lawar	703 Madhavi S. Chitpure
	702 Milind Jambhorkar	708 Abhay Joshi

Living Room



Kitchen



Bedroom



About Us (Valuations & Monitoring Services)

PropEdge Valuations is a leading provider of Valuation of Real Estate Assets & Plant and Machinery, Project Approval and Project Monitoring services across top cities in India. Leading institutions in BFSI and Insurance segment trust PropEdge for independent and incisive Technical services reports. Our team of highly skilled experienced engineers provides unrivalled service by leveraging in-depth Market understanding combined with comprehensive data and cutting edge technology. Focusing on the quality and timeliness of services rendered, our committed team believes in transforming the prevalent service levels and setting up new benchmarks in the Industry.

PropEdge Service Offerings

Retail Valuation – Real Estate (Land & Building)

- Trusted name in Banking and Financial services industry providing Retail Valuation Services having PAN India.
- Specialized team of experienced engineers spread across the cities delivering valuation reports on Resale, LAP and individual self-construction cases.
- Stringent multi-layered process augmented by PropEdge proprietary Robust System capable of handling more than 100 million data points.
- Independent price audit by team leveraging on relationship with more than 10,000 channel partners built over last several years.

Construction Finance Valuation - Real estate (Land & Building)

- Trusted name in Banking and Financial services industry providing Construction Finance Valuation Services having PAN India Presence.
- Specialized team having several years of experience in valuation of collateral provided by developers for construction finance.
- Deep understanding of developer business models along with prevailing statutory norms in multiple cities across multiple asset classes including Residential, Commercial, Industrial, Hotels, Hospitals and Educational Institution.
- Extensive experience in application of different valuation models including Residual/DCF to arrive at Fair Market Value of the Collateral.

Valuation – Plant and Machinery

- Trusted name in the industry providing valuation of Plant & Machinery having PAN India Presence.
- Specialized team having several years of experience in valuation of Plant & Machinery across multiple Industries.
- Deep understanding of Industrial processes and Specialized Machines to arrive at Fair Market Value of the assets.
- Extensive experience in application of different valuation models including Cost/Market/Income approach to arrive at Fair Market Value of the assets.

Real Estate Project Monitoring & Land Loan Verification

- Continuous Monitoring of Stage of construction and Pricing
- Timely flagging off the Delay in construction activities
- Regular Updating of Latest images
- Online support to provide status of execution of project under consideration to facilitate part disbursements and monitor deviations from plan
- Verification of Land loan cases and updating the bank on status of construction on the site

Project Approval

- End to End Management of entire Project Approval Process
- One stop shop for all Project Master files
- Online access to all Project Master Files at a click of a button.
- Detailed Technical Assessment of Approvals related to the Project significantly reduced

© 2023 PROPEGE. ALL RIGHTS RESERVED.

No part or whole of this publication should be published without prior written permission from PropEdge. The contents, information, data and format in this publication should be regarded as a property of PropEdge and shall not be reproduced.

This document is confidential in nature and is for sole usage of the Client, its affiliates, designates, assignees, rating agencies, auditors, prospective investors and investors, and no other party shall have any right to rely upon the recommendations/ conclusion, etc. provided by PropEdge Valuations Pvt. Ltd.

All the secondary market information is collated and compiled on best effort basis from credible sources, howsoever, PropEdge Valuations Pvt. Ltd. And henceforth employee, shall not be held responsible in case the same does not hold true/ does not aligns with actual data.