

# Props{AMC}

Real Estate Insights & Asset Monitoring Platform

Asset Id :



Name :



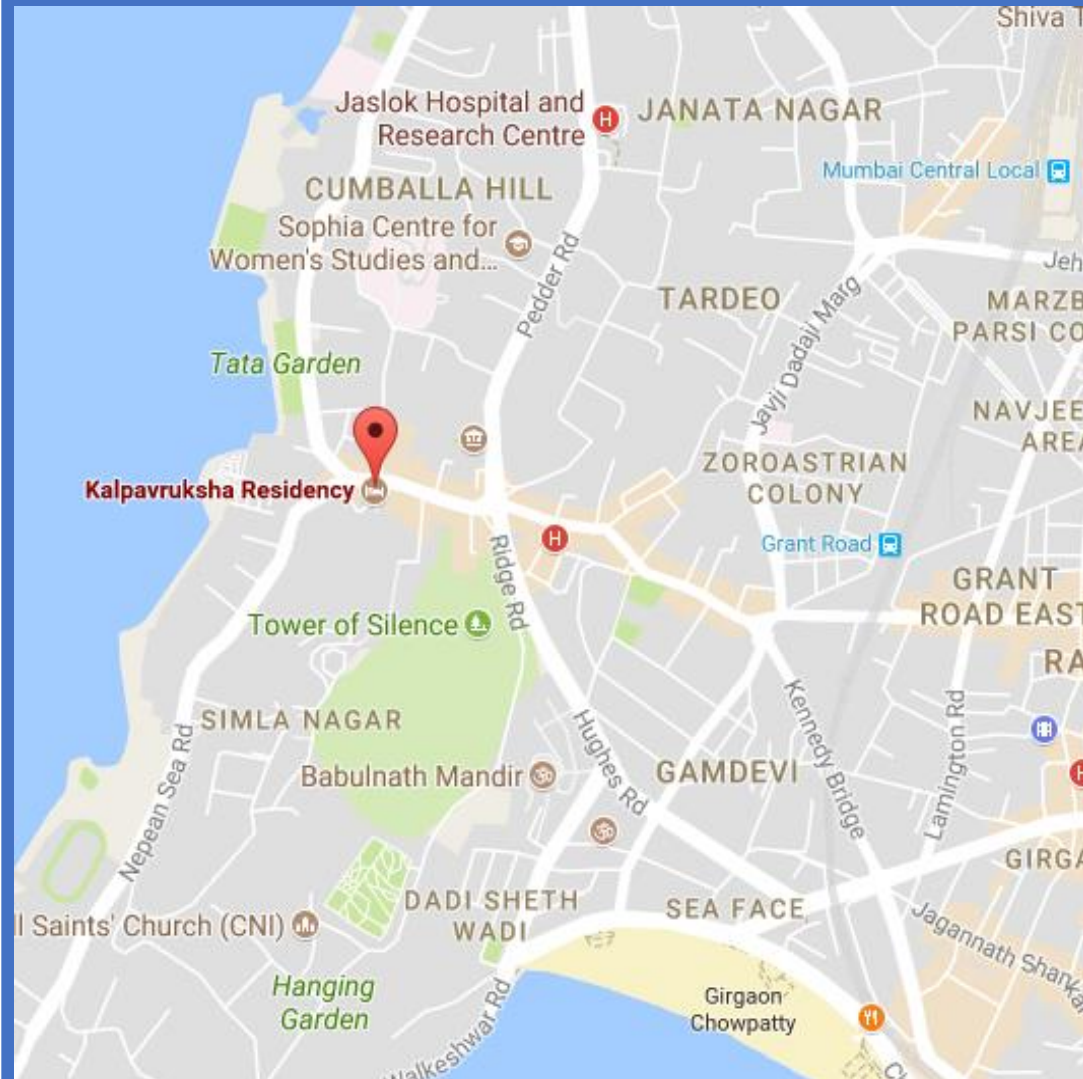
Dated: 20.12.2017

Administer your real estate portfolio through a robust technology platform  
managed by domain experts



This report has been generated by Props{AMC} along with its empanelled knowledge partner/s in the specific domain covering legal, technical, valuation of real estate in India. All the knowledge partners have requisite license and authority to comment on the specific areas defined to them by Props{AMC}. The domain experts include architects, law firms, surveyors, liaising agents, government registered valuers, online and offline private data provider, having expertise in the region/city of the underlying real estate asset. This report is private & confidential representation integrated information, which Props{AMC} provides based on the inputs and documents received from the Asset Owners/ Asset Managers, and in no manner should be considered as fully accurate report.

Asset Type	Residential Config	Asset Status	Market Value
Residential	3 BHK	Under Construction	9,50,00,000 INR



A. ASSET GENERAL REPORT		
SR No	PARTICULARS	DESCRIPTION
1	User id	24
2	Asset id	19
3	Subscriber name	[REDACTED]
4	Subscriber type	Individual
5	Subscription start date	25-11-2017
6	Subscription end date	24-11-2018
7	Asset address	[REDACTED]
8	Asset owner name	[REDACTED]
9	Status of owner	[REDACTED]
10	Ownership type	Single
11	Inherited	No
12	Gifted	No
13	Leased	No
14	Leveraged	Yes
15	Expected year of completion	2018
16	Expected year of possession	2019
17	Original doc possession	No
18	Encumbrance on property	Yes
19	Type of encumbrance	Home Loan
20	Utilities bills reflecting name of owner?	NA

## A. ASSET GENERAL REPORT... CONTD

LOCATION	
CTS No.	5/600
Latitude	18.9644649
Longitude	72.8048575
Pincode	400006
City	Mumbai
Location	Malabar Hill
Locality	Pedder Road
Road Name	August Kranti Marg
Road No.	153A
Classification of Area	Upper Middle Class

PROJECT	
Project Name	Kalpavruksha Developers
Asset Type	Residential
Asset Type Description	Apartment
Asset Status	Under Construction
Land Use	Residential
Land Status	Freehold
Land Area	4,617 Sq. ft
Rate per Sqft (Carpet)	80,000 INR
Total Floors	21
Total Units	13
Occupancy	0%

UNIT	
Unit No.	1
Floor	9
Tower No.	1
Carpet Area	1,142.71 Sq. ft.
Built Up Area	1,297.49 Sq. ft
Residential Config.	3 BHK
Furnished/Unfurnished	Unfurnished
No. of Car Parks	2
Type of Car Parks	Covered



## A.1 ASSET PICTURES



## B. TECHNICAL DILIGENCE REPORT



EXTRACT OF DP 2000



EXTRACT OF DP 2034

Sr No	PARTICULARS	DESCRIPTION
1	Is there any restrictive covenant regard to use of land?	Not Applicable
2	Are there any agreements of easements?	Not Applicable
3	Has the whole or part of the land been notified for acquisition by Government of any statutory body?	Not known
4	What is the Floor Space Index permissible ?	Not known

Sr No	PARTICULARS	DESCRIPTION
5	Permissions In Process	'Occupation Certificate' from MCGM
6	FSI / Built up Area	Approved plans not provided
7	FSI Related:	We cannot comment since we have not been provided with copy of approved plans.
8	The said property falls with in the Revenue District of	Mumbai Suburban
9	The said property falls within the Municipal jurisdiction of	MCGM
10	Year of Completion of construction of the Building	Under Construction

## B. TECHNICAL DILIGENCE REPORT ...CONTD

Sr No	PARTICULARS	DESCRIPTION
11	<b>Year of change of use of the flat / office</b>	Use not changed
12	<b>Society registration certificate</b>	Not Applicable
13	<b>Society share certificate no.</b>	Not Applicable
14	<b>Number of lifts in the building</b>	2 Nos.
15	<b>Conveyance deed from registrar of societies</b>	To be undertaken after procurement of building 'Completion Certificate'
16	<b>Electricity meter transferred</b>	To be installed
17	<b>Access to the building from</b>	Off August Kranti Marg from Internal 9.0 M wide layout road
18	<b>Fire fighting equipment last audit</b>	Under installation
19	<b>Property Tax UIN</b>	To be procured after receiving possession of completed apartment
20.A	<b>Property tax assessment letter</b>	Not Applicable
20.B	<b>What is the amount of property tax?</b>	Not Applicable
20.C	<b>Who is to bear it?</b>	Not Applicable
20.D	<b>Last property tax paid receipt</b>	Not Applicable

Sr No	PARTICULARS	DESCRIPTION
21	<b>CTS Plan / FMB Sketch</b>	Not provided
22	<b>Reservations on the property</b>	Not known
23	<b>zone as per existing DP 2000</b>	Residential
24	<b>DP reservations as per existing DP 2000</b>	None
25	<b>Use of premises as per existing DP 2000</b>	Residential
26	<b>Zone as per proposed DP 2034</b>	Residential
27	<b>Occupation certificate with plans</b>	<ul style="list-style-type: none"> <li>• Not applicable presently since premises are under construction .</li> <li>• should be provided once building construction is completed in all respects and OC is granted.</li> <li>• 'Occupation Certificate' to be procured from developer before accepting possession.</li> </ul>
28	<b>DP reservations as per proposed DP 2034</b>	None
29	<b>Uses permitted as per proposed DP 2034</b>	Residential
	<b>building plan approval</b>	Not provided
30.A	<b>DP Reservations as per proposed dp 2034</b>	None

## B. TECHNICAL DILIGENCE REPORT ...CONTD

Sr No	PARTICULARS	DESCRIPTION
30.B	<b>Intimation of Disapproval</b>	Not provided
31	<b>Commencement Certificate for the Building</b>	
32	<b>No Objection Certificate for building construction from Chief Fire Officer</b>	Not provided
33	<b>Compliance Certificate for Completed building from Chief Fire Officer</b>	Not provided
34	<b>Zoning related:</b>	Complied
35	<b>Type of Use related:</b>	Residential use in conformity with present Zone.
36.A	<b>Is the building insured?</b>	Not Known
33.B	<b>Insurance Policy No.</b>	Not Known
36.C	<b>Insurance amount</b>	Not Known
36.D	<b>Is there any sub division of any portion of the said property?</b>	Not applicable

Sr No	PARTICULARS	DESCRIPTION
36.E	<b>Insurance annual premium</b>	Not Known
40	<b>Plan enclosed with Conveyance Deed</b>	Plan of the said Apartment enclosed with <b>'Agreement'</b> dated 23 Feb 2016. But there are some deviations observed with respect to actual built up Flat, more particularly, No Servant's Room provided in actual constructed premises so far.
41	<b>Technical Conclusion</b>	<ul style="list-style-type: none"> <li>• The use of premises is not commenced since the same is under construction and not yet occupied.</li> <li>• However said premises under construction are approved for residential occupancy in conformity with Existing and Proposed Development Plans as published by MCGM presently.</li> </ul>

## B. TECHNICAL DILIGENCE REPORT ...CONTD

Sr No	COMPLIANCE ISSUES

Sr No	CRITICAL ISSUES
1	As built Carpet Area is 106.16 Sq. M. as measured at site. However said <b>'Agreement'</b> dated 23rd Feb 2016 mentions Carpet Area as 120.86 Sq. M.
2	Servant's Room as shown in plan Annexed to said <b>'Agreement'</b> dated 23rd Feb 2016 is not constructed at site as on date.



## C. PHYSICAL MEASUREMENT REPORT

AS BUILT DRAWING – AREA STATEMENT

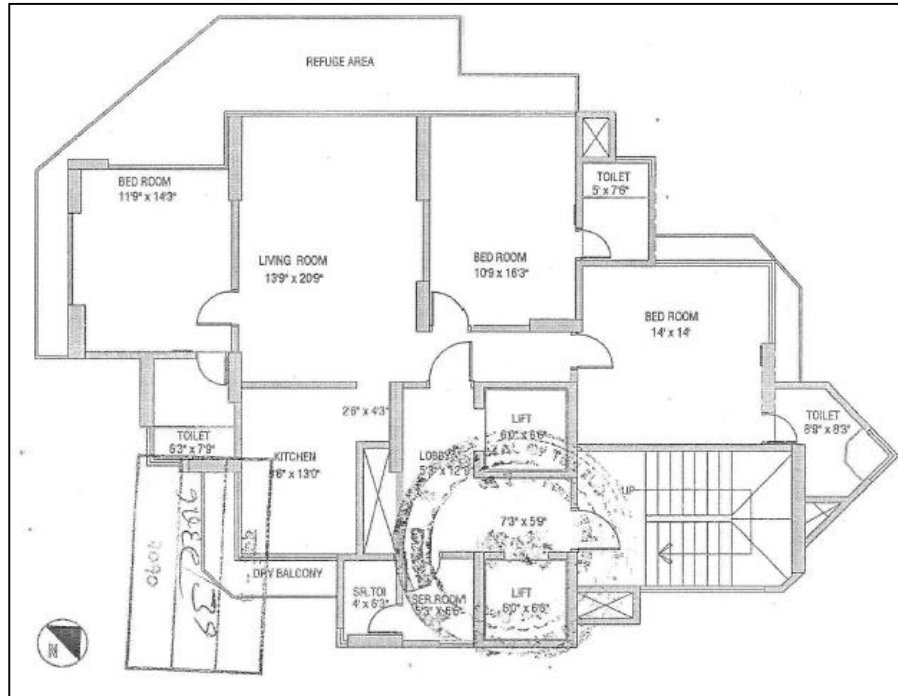
AS-BUILT AREA STATEMENT		
LIVING ROOM	26.59	SQ.M.
KITCHEN	11.47	SQ.M.
BED ROOM 1	15.73	SQ.M.
TOILET 1	3.56	SQ.M.
BED ROOM 2	17.71	SQ.M.
TOILET 2	3.73	SQ.M.
PASSAGE	4.42	SQ.M.
BED ROOM 3	15.89	SQ.M.
TOILET 3	4.63	SQ.M.
SERVANT TOILET	2.43	SQ.M.
TOTAL CARPET AREA	106.16	SQ.M.
	1142.71	SQ.FT.
BUILT UP AREA	120.54	SQ.M.
	1297.49	SQ.FT.

NOTE :

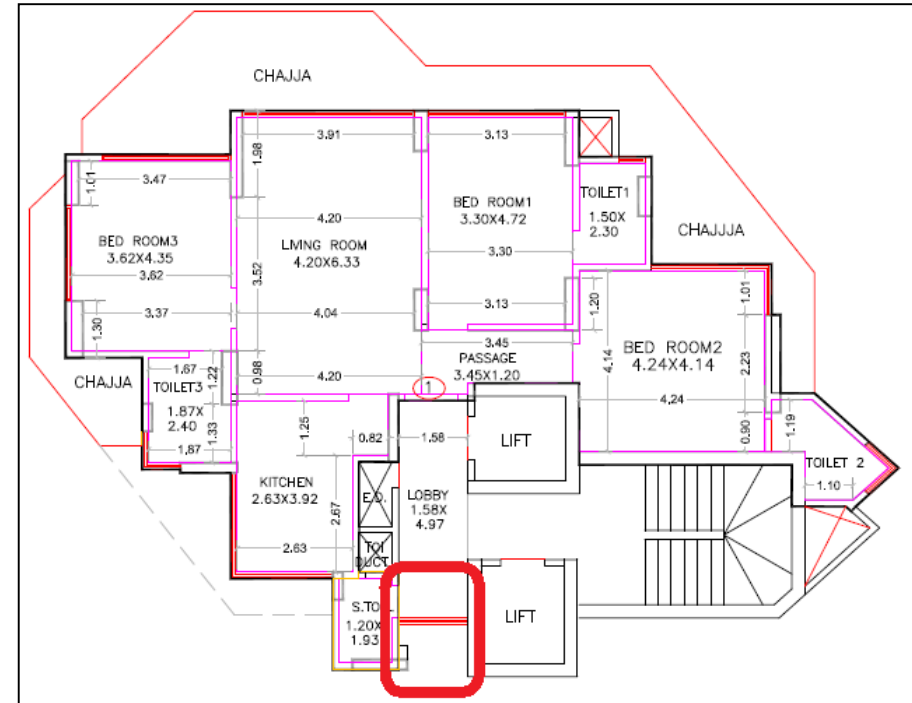
INCLUDES AREA UNDER COLUMNS PROJECTING IN INTERIOR SPACES

## C. PHYSICAL MEASUREMENT REPORT ...CONTD

AS BUILT DRAWING – FLOOR PLAN



Floor Plan - Before



Floor Plan - After

### Observations:

1. Servant's Room as shown in plan Annexed to said '**Agreement**' dated 23rd Feb 2016 is not constructed at site as on date
2. 'Refugee Area' as shown in plan Annexed to said '**Agreement**' dated 23rd Feb 2016 is 'Chajja'.

## D. LEGAL ASSET MEMORANDUM

Sr No	PARTICULARS	DESCRIPTION
1	<b>Nature of the transaction under which the rights were acquired /Nature/manner of acquisition of the said premises</b>	██████████ ("Purchaser") purchased the right, title and interest of the said Premises from ██████████ ("Promoter") vide an ' <b>Agreement</b> ' dated 23rd February 2016 bearing registration no. 176284 of 2016 (" <b>Agreement</b> ")
2	<b>Whether the documents under which the right, title and interest have passed onto the owner have been duly stamped and/or registered.</b>	Stamp Duty of INR 40,32,610/- (Indian Rupees Thirty Lac Thirty Two Thousand Six Hundred and Ten Only) was duly paid on 22nd February 2016 for the Agreement to Sale. Registration Fees of INR 30,000/- (Indian Rupees Thirty Thousand Only) has been duly paid.
3	<b>Nature of the Seller/ Transferor/ Promoter/ Mortgagor.</b>	The Promoter is a partnership firm registered under the Indian Partnership Act, 1932
4	<b>Description of the documents executed by the owners and their predecessors in title.</b>	The ' <b>Agreement</b> ' dated 23rd February 2016 is the only title document perused by us in relation to the said Premises
5	<b>Clauses in Favor in Transaction Documents</b>	Not applicable

Sr No	PARTICULARS	DESCRIPTION
6	<b>Consideration clause</b>	<p>The total consideration of the said Premises is INR 8,10,00,000/- (Indian Rupees Six Crore Ten Lac Only) and has been paid in the following manner:</p> <p>a) INR 70,00,000/- (Indian Rupees Seventy Lacs Only) was paid on or before the execution of the Agreement;</p> <p>b) INR 2,13,00,000/- (Indian Rupees One Crore and Thirteen Lacs Only) was to be paid within 30 days of receipt of the Commencement Certificate for 1st floor;</p> <p>c) INR 2,27,00,000/- (Indian Rupees Two Crore and Twenty Seven Lacs Only) was to be paid on completion of 5th floor or 28th February 2016;</p> <p>d) INR 2,00,00,000/- (Indian Rupees Two Crores Only) was to be paid on completion of the building construction and handing over the possession of the said Premises to the Purchaser.</p>
7	<b>Any Power of Attorney involved in the captioned transaction?</b>	<p>Yes, a '<b>Special Power of Attorney</b>' is involved in the captioned transaction. The same was executed in on 7th January 2016 in favour of ██████████ the stamp duty paid is INR 500/- (Indian Rupees Five Hundred Only)</p>

## D. LEGAL ASSET MEMORANDUM...CONTD

Sr No	PARTICULARS	DESCRIPTION
8	<b>Is there any charge on the property and implications of the same?</b>	The 'Title Search Report' dated 24th September 2009, annexed to the Agreement reflects that [REDACTED] have mortgaged Flat Nos. 101, 901, 1001.
9	<b>Present owner as per the 7/12 extract or PR card. Whether the same has been verified? Observations if any.</b>	<p>The 'PR Card' dated 11th December 2016 annexed to the Agreement, reflects the name of</p> <p>(a) (i) [REDACTED] (i) [REDACTED] (i) [REDACTED] (i) [REDACTED]</p> <p>(b) (i) [REDACTED] (i) [REDACTED] (i) [REDACTED] (i) [REDACTED]</p> <p>(c) (i) [REDACTED] (i) [REDACTED]</p> <p>(d) [REDACTED]</p> <p>The 'PR Card' does not reflect the name of M/ [REDACTED]</p>

Sr No	PARTICULARS	DESCRIPTION
10	<b>Whether utility bills have been provided and whether the same reflects the name of the current owner.</b>	Not Applicable
11	<b>Who has to bear the cost of electricity charges for lighting of common space like entrance hall stairs, passages, compound, etc. owner or tenant?</b>	Not applicable
12	<b>Is any dispute between landlord and tenant regarding rent pending in a court of law?</b>	Not applicable
13	<b>Has any standard rent been fixed for the premises under any law relating to the control of rent?</b>	Not applicable
14	<b>Is there any pending litigation before any court of law regarding the said Property? Have any notice/s been served in respect of any litigation or proposed litigation?</b>	There is no pending litigation in any court of law regarding the title to the said Premises as per the documents and title search at sub registrar office



**D. LEGAL ASSET MEMORANDUM...CONTD**

Sr No	PARTICULARS	DESCRIPTION
15	<b>Any other remark of the advocate on the title</b>	Not provided
16	<b>Any clause in relation to Urban Land Ceiling Act? Whether the same is applicable to the property?</b>	Not applicable
17	<b>Whether property acquired in an auction sale/ distress sale/ as in where is basis?</b>	No
18	<b>Details with respect to possession of the property:</b>	The possession of the said Premises was to be handed on or before December 2018 with 3 months grace period; In the event, the Promoter does not handover possession by June 2019, the Promoter is under an obligation to pay interest @12% per annum. In the event, the Promoter does not handover possession by December 2019, the Promoter is under an obligation to pay interest @24% per annum until possession.

Sr No	PARTICULARS	DESCRIPTION
19	<b>Any lis pendens filed in court?/ Notice of Lis-Pendens registered under Section 52 of the TOPA, 1882</b>	Not applicable
20	<b>Nomination as per Society Records.</b>	As per our understanding no society has been formed yet.
21	<b>Termination clause of the transaction documents.</b>	As stipulated under clause 5 of the Agreement [REDACTED] commits a default in the payment of an installment, a period of 30 days will be given to remedy the default failing which the Developers will have the liberty to terminate the Agreement.
22	<b>Have any third party rights been created in respect of the said Property or any benefits to accrue therefrom?</b>	No
23	<b>Is there any adverse implication of an order before any court of law regarding the title to the said Flat?/ Land?/ Property?</b>	There is no adverse implication of an order before any court of law regarding the title of the said Premises as per the documents furnished to us and the title search at the sub registrar office.

## D. LEGAL ASSET MEMORANDUM...CONTD

Sr No	PARTICULARS	DESCRIPTION
24	<b>Jurisdiction/ Governing law clauses/ Arbitration mechanism set out (if any)</b>	The ' <b>Agreement</b> ' dated 23rd February 2016 is subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the rules made thereunder and any other provision of law applicable thereto
25	<b>If OC/ Completion Certificate not obtained- has the project been registered as per Real Estate (Regulation and Development) Act, 2016?</b>	Not yet. The RERA authority is not yet set up.


Sr No	PARTICULARS	DESCRIPTION
26	<b>If the subject property has been obtained by way of auction from statutory authorities have all the certificates issued by such Authorities also been obtained. Also verify the proceedings thereof.</b>	No
27	<b>Whether the purchaser had taken a loan for purchasing the property? If yes- nature of mortgage? In favor of?</b>	Yes. Equitable Mortgage (Home Loan) in favor of SBI dated 23.02.2016 of INR 4,80,00,000 with current outstanding of approx. INR 2,65,00,000

## D. LEGAL ASSET MEMORANDUM...CONTD

Sr No	COMPLIANCE ISSUES
1	We understand that the said Premises were mortgaged by the Promoter. No Objection Certificate from the project lending financial institution needs to be obtained for the purpose of selling the said Premises;
2	Title documents executed by predecessors in title should be examined for a better understanding of the title. Incase documents are not available, a search can be conducted to procure registered documents to the extent possible subject to it been maintained at the sub registrar's office;
3	<b>'Architect Certificate'</b> dated 21st June 2017 mentions that 83% of the civil work is completed. A latest architect certificate needs to be obtained;
4	<b>'PR card'</b> needs to be updated in favour of joint development being given to Developers.
5	A latest <b>'commencement certificate'</b> needs to be obtained;
6	Correspondence with the Promoter need to be maintained in relation to the delay;
7	Promoter is under an obligation to form a society. A demand in this respect should be made.

Sr No	CRITICAL ISSUES
1	With reference from pt. 8 of Registered <b>'Agreement'</b> dated 23/02/2016 at Mumbai Doc No. 176289/2010. The possession deadline has elapsed and [REDACTED] entitled to refund along with interest @24% (i.e, INR 9,20,000 till Jan 2018) until possession is handed over.
2	In case construction of the building is complete then <b>'Occupation Certificate'</b> and <b>'Completion Certificate'</b> and <b>"Copy of NOC-Lender to [REDACTED] for unit No B1"</b> needs to be obtained.
3	The carpet area in the <b>'As-built drawings'</b> reflects a variance as against the schedule attached to the Registered <b>'Agreement'</b> dated 23/02/2016 . Clarification in this aspect needs to be sought and necessary modification needs to be carried out; As Built Area Statement : 106.16 sq. mtrs. Registered <b>'Agreement'</b> dated 23/02/2016 - Second Schedule 120.86 sq. mtrs.

## E. DOCUMENT MANAGEMENT



KALPAVRUKSHA RESIDENCY

Malabar Hill, Kemps Corner Flyover, Kemps Corner, Mumbai

Document Rating ★★★★★

77% Transaction

69% Permission

27% Record

TRANSACTION - 77%	+
PERMISSION - 69%	-
RECORD - 27%	-
SERVICE REQUESTS	-
OTHER DOCUMENTS	-
ARCHIVED DOCUMENTS	-



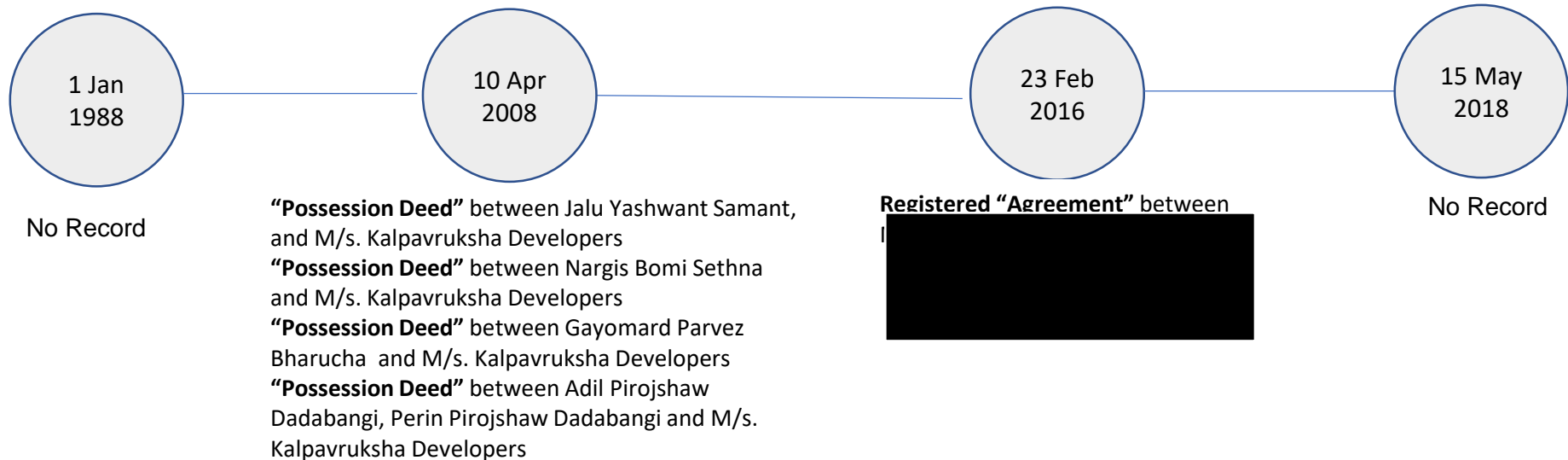
## F. TITLE SEARCH – 30 YEARS – SUB REGISTRAR OFFICE

**Search:** CTS 5/600 of Malabar & Cumbala Hill

**Date:** 15 May 2018

**Source:** Mumbai – 1 at Old Custom, Fort-Mumbai and Mumbai – 2, 3, 4, 5 at MTNL Office Building, Worli, Mumbai

**Time Period:** 1988 to 2018

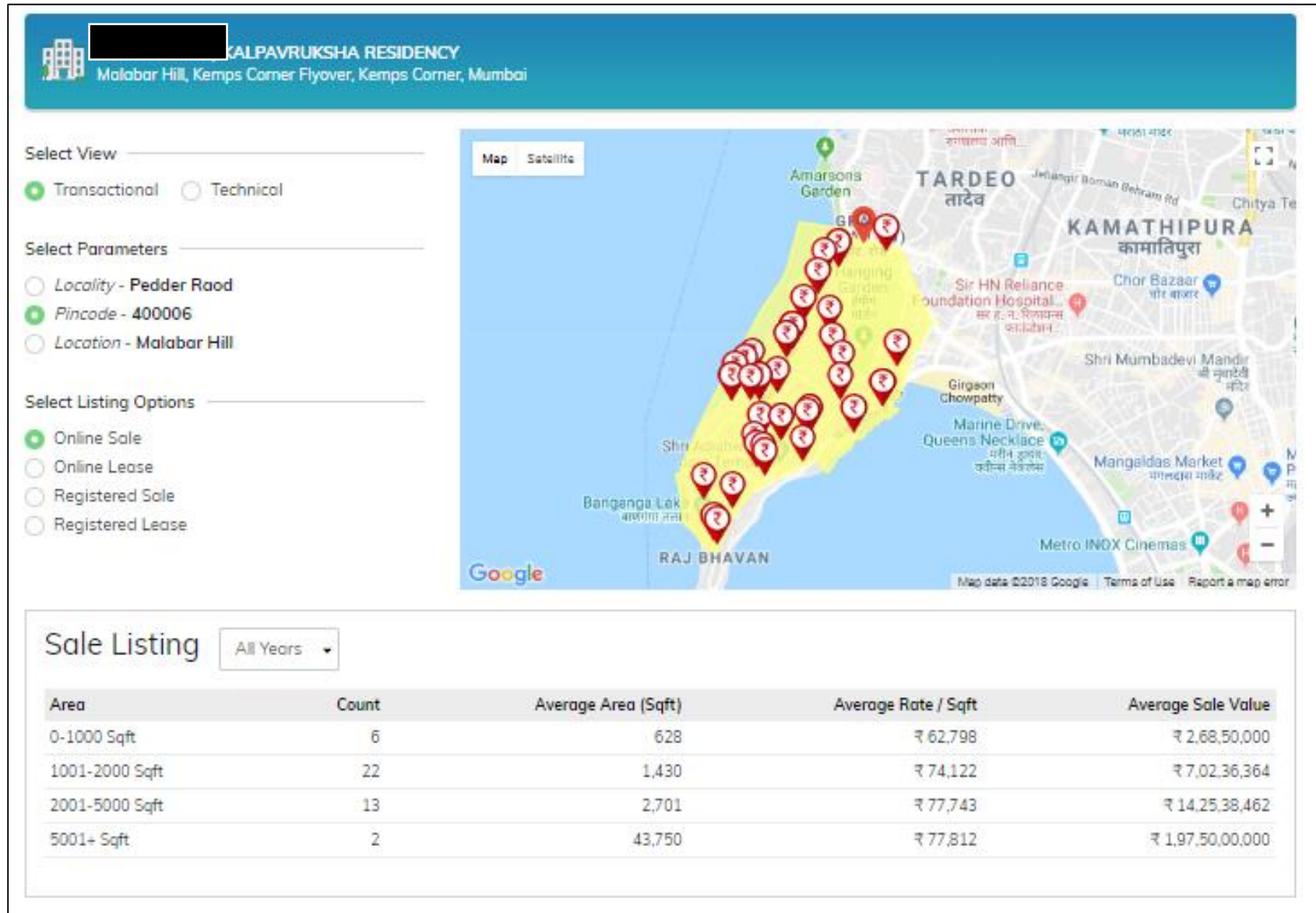


### Observations:

1. The Loan mentioned in the title report attached in the "Agreement" between [REDACTED] doesn't show any charge created on the said CTS
2. The Loan taken from SBI doesn't shown any charge/encumbrance on the property at the sub registrar office

## G. ZONE MATRIX...contd

TECHNICAL VIEW



## G. ZONE MATRIX...contd

TECHNICAL VIEW

KALPAVRUKSHA RESIDENCY

Kemps Corner Flyover, Kemps Corner, Mumbai

Select View

☐ Transactional ☒ Technical

Select Parameters

☒ CTS - 5/600

☐ Land Use Zoning - Residential

☐ Revenue Zone - Land-66

☐ Village - Malabar Hill & Khambala Hill

☐ Municipal Ward - D

☐ CRZ - II

Land Information

Land Records

Transaction Records

State	Maharashtra
District	Mumbai City
Taluka	Mumbai City
Village	Malabar Hill & Khambala Hill
Revenue Zone	Land-66

## G. ZONE MATRIX...contd

TECHNICAL VIEW

**KALPAVRUKSHA RESIDENCY**  
Malabar Hill, Kemps Corner Flyover, Kemps Corner, Mumbai

Select View

☐ Transactional ☒ Technical

Select Parameters

☒ CTS - 5/600

☐ Land Use Zoning - Residential

☐ Revenue Zone - Land-66

☐ Village - Malabar Hill & Khambala Hill

☐ Municipal Ward - D

☐ CRZ - II

Land Information

Land Records


Transaction Records

Name of the Street or Locality	CUMBALLA HILL RD.
Tenure	L.T.A.
Area in Sq.Meters.	428.93
Last updated Land Owner Name	(A)-A-[RUTTONJI FRAMJI SETHNA]-DIED ON 22.3.1965 B-MINOCHER RUTTONJI SETHNA C-[JAL RUTTONJI SETHNA]-DIED ON 11.5.66 AND D-NAVAL RUTTONJI SETHNA  (B)-E-[NARGESH CAWASJI KARANJIA]-DIED ON 29.12.66 F-TEHMINA RUTTONJI SETHNA G-DHULIA SETHNA ALIAS




## G. ZONE MATRIX...contd

TECHNICAL VIEW


**KALPAVRUKSHA RESIDENCY**  
 Malabar Hill, Kemp's Corner Flyover, Kemp's Corner, Mumbai

Select View  
☐ Transactional ☒ Technical

Select Parameters  
☒ CTS - 5/600  
☐ Land Use Zoning - Residential  
☐ Revenue Zone - Land-66  
☐ Village - Malabar Hill & Khambala Hill  
☐ Municipal Ward - D  
☐ CRZ - II

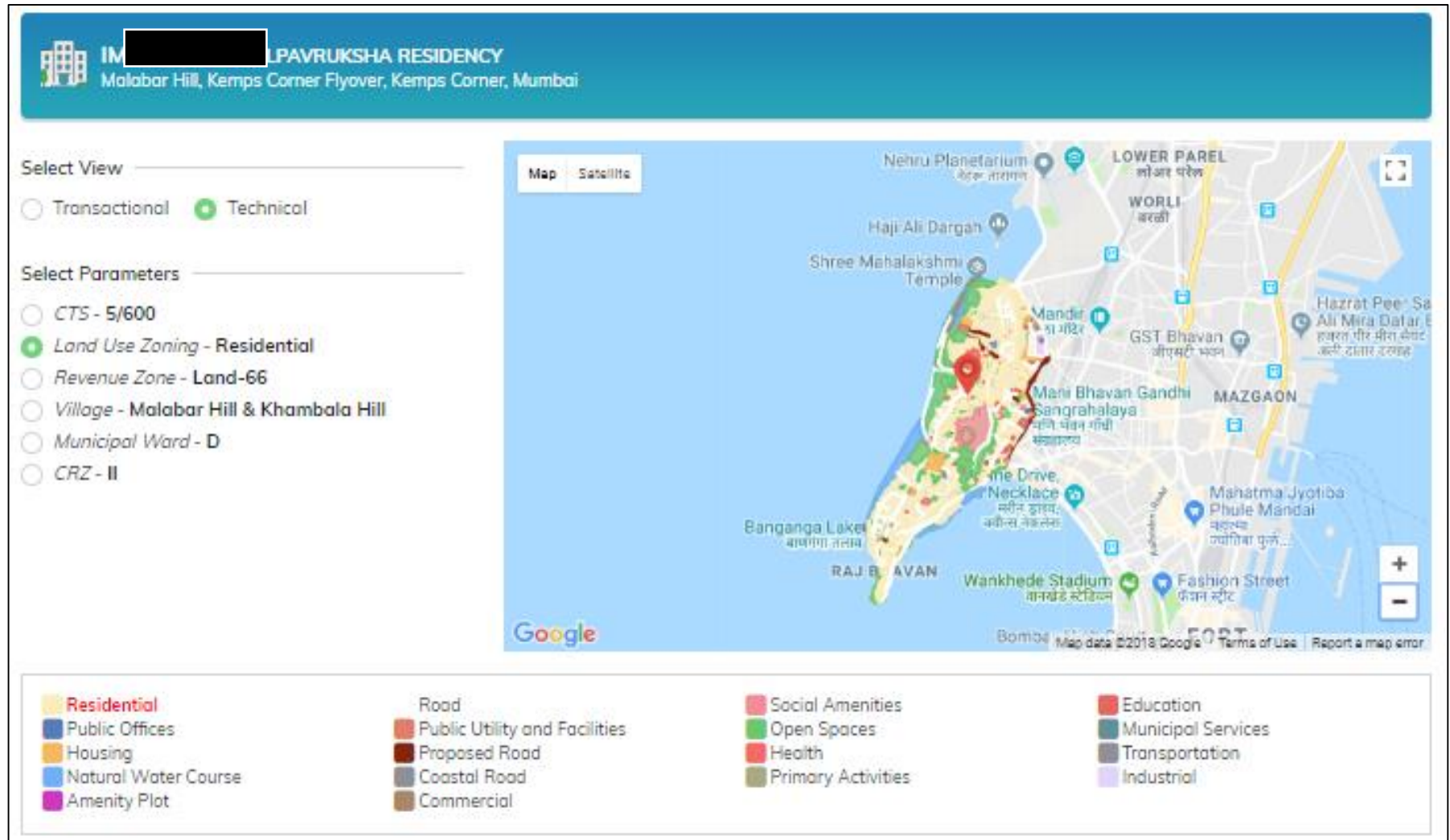


Land Information
 Land Records
 Transaction Records

Doc Type	Month/Year	Area(in Sqft)	Floor	Unit No	Agreement Value	Seller/ Mortgagor	Purchaser/ Mortgagee	Building Name
Leave and License	2/2018	1300.45	10	1001	254166	1) Sheetal Yogesh Gupta through Jayshankar Yogesh Gupta 2) Jayshankar Yogesh Gupta 3) Karan Yogesh Gupta 4) Akash Anup Gupta	Skyles and Ray Equities India Ltd	Kalpavruksha Residency
Reconveyance	2/2018	0	0	-	-	Kalpavruksha Developers, through Partner Prakash Mehta, himself an attorney for Vishal Mehta, Rekha Mehta and Nirali Mehta. ., Prakash Mehta as an attorney for himself and Rekha Mehta and as an attorney by Kanan Mehta. .	Chief Manager Clifford Pereira by ICICI Bank Limited	-

## G. ZONE MATRIX...contd

TECHNICAL VIEW



## H.1. MARKET FACTSHEET – GOVERNMENT VALUE

Government Values		Registered Transactions	Online Listings
Year		▲	Rate (₹ per Sqft)
2014			60,108
2015			66,119
2016			66,119
2017			66,314
2018			66,314
Showing 1 to 5 of 5 entries			

## H.2. MARKET FACTSHEET – REGISTERED TRANSACTIONS

<div> Government Values Registered Transactions Online Listings </div>										
Transaction Type		Building Grade		Area Range		Building		Location Median		
All		All		All		All				
Locality		Location		Year						
All		All		All						
Date	Transaction type	Building Name	Locality	Location	Floor	Props{AMC} Grade	Carpet Area (Sqft)	Adjusted / Carpet Area (₹ per Sqft)	Value (₹)	Location Deviation
02/2015	Sale	Ashiana	Altamount Road	Napeansea Road			1,989	68,653	13,65,51,500	-8.73%
02/2015	Sale	Ashiana	Altamount Road	Napeansea Road			1,552	54,800	8,50,50,000	-27.14%
02/2015	Sale	Ashiana	Altamount Road	Napeansea Road			2,687	81,782	21,97,50,000	+8.73%
04/2015	Sale	Ashiana	Altamount Road	Napeansea Road			1,948	1,02,669	20,00,00,000	+36.50%
07/2015	Sale	Kalpvrksha Residency	Augast Kranti Marg	Malabar Hill			1,313	55,978	7,35,00,000	-25.58%
07/2015	Lease	Ashiana	Altamount Road	Malabar hill			680	158	1,08,000	-2.77%
09/2015	Sale	Kalpvrksha Residency	Kemps corner	Malabar Hill			1,088	59,834	6,51,00,000	-20.45%
10/2015	Lease	Ashiana	Altamount Road	Malabar hill			1,979	151	3,00,000	-7.08%



### H.3. MARKET FACTSHEET – ONLINE LISTINGS

Government Values

Registered Transactions

Online Listings

Transaction Type

All

Building Grade

All

Area Range

All

Building

All

Locality

All

Location

All

Year

All


Location Median


Sale Rate/Sqft  
₹ 74,353

Lease Rate/Sqft  
₹ 221

Date	Transaction type	Building Name	Locality	Location	Floor	Props{AMC} Grade	Carpet Area (Sqft)	Adjusted / Carpet Area (₹ per Sqft)	Value (₹)	Location Deviation
03/2018	Lease	Grand Paradi		Kemps Corner			1,500	233	3,50,000	+5.43%
03/2018	Sale	Anupam CHS		Walkeshwar			2,733	95,133	26,00,00,000	+27.95%
03/2018	Sale	Shubhecha Niwas		Kemps Corner			533	65,853	3,51,00,000	-11.43%
03/2018	Sale	Rajat Apartments		Malabar Hill			945	89,947	8,50,00,000	+20.97%
03/2018	Lease	Blue Haven		Malabar Hill			424	224	95,000	+1.36%
03/2018	Lease	Citadel		Malabar Hill			1,600	218	3,50,000	-1.36%
03/2018	Sale	Chandanbala CHS		Walkeshwar			1,077	97,493	10,50,00,000	+31.12%
03/2018	Lease	Mount Blanc		Kemps Corner			1,500	233	3,50,000	+5.43%
03/2018	Sale	Sanidhya		Walkeshwar			2,667	93,738	25,00,00,000	+26.07%

## I. GOVERNMENT REGISTERED VALUATION

Sr No	PARTICULARS	DESCRIPTION
1	Valuation Date	14-12-2017
2	East by	
3	West by	
4	North by	
5	South by	
6	Proximity to civic amenities like school, hospitals, offices, market, cinemas etc.	Available within ½ to 2 kms.
7	Closest Sub Registrar Office/ Estate Office	Mumbai – 3 at MTNL Office Building, Worli, Mumbai
8	Year of commencement of construction	2015
9	Year of completion	NA.

Sr No	PARTICULARS	DESCRIPTION
10	Land rate adopted in valuation	80,000 INR
11	Market value	9,40,00,200 INR
12	Valuation – internal specification	<p>The said building is in under construction. The said building  consist of Gr. + 8 floor electric puzzle car parking+13 upper floors. On each floor there are 1 flats having individual car parking lifts. The said building has spacious &amp; well decorated Lobby whereas the apartment have been sold by the developer in bare shell form except for Aluminium sliding windows &amp; main doors. It may be further noted that the subject flat is also in a bare shell status as on date of inspection.</p>

## J. Props{AMC} RATING

Overall Rating ★★★★★

Document Rating ★★★★★

Amenities Rating ★★★★★

Building Grade

B

### Facilities

Car Park Facility  
★★★★★

CCTV and Access control  
★★★★★

Garbage Collection Facilities  
★★★★★

Gym/ Club House  
★★★★★

Overall Security  
★★★★★

Facility Management  
★★★★★

Children Play Area  
★★★★★

Swimming Pool  
★★★★★

Open Space within Compound  
★★★★★

### Features

Fire compliant  
★★★★★

Quality of Elevators  
★★★★★

Sustainable Architecture  
★★★★★

Occupier Profile  
★★★★★

Age Of Building  
★★★★★

High Rise (Above 12 Floors)  
★★★★★

### Location

Access to Location  
★★★★★

Access to Public transport  
★★★★★

Location  
★★★★★

Neighbourhood  
★★★★★

Asset Financial Performance ★★★★★

The rating is based on weightage assigned to the following parameters: Asset Title & Documentation – 50%, Asset Amenities – 25% and Asset Financial Performance – 25%.

Scale:- 0-20%: ★ , 21 %- 40%: ★★ , 41% to 60%: ★★★ , 61% - 80%: ★★★★ , 81% - 100%: ★★★★★

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We strive hard to bring forth every minute data and information affecting your asset. This helps us to generate the assessment report covering all the major as well as minor areas of importance in the legal, technical and valuation, thus highlighting critical matters related to the underlying real estate asset.

**Props{AMC}** value proposition is to make Real Estate non speculative, highly liquid and transparent along with dramatically cutting transaction time for all stakeholders in the Real estate business.

**Props{AMC}** is a subscription and a software based real estate solution to enable better decision through insights and analytical tools. It acts between the asset key denominator and its influence area to give customized outputs, which can be beneficial to every asset owner or manager.

**Props{AMC}** delivers its services through empanelled knowledge partners who bring in domain expertise in every aspect of real estate through a diligent model of modernized reporting and asset management.

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