

**Vastukala Consultants (I) Pvt. Ltd.**


121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,  
**The Branch Manager,**  
**State Bank of India**  
**RACPC Sion Branch**  
 B-603 & 604, Kohinoor City, Commercial-1,  
 6<sup>th</sup> Floor, Kirod Road, Off L.B.S. Marg, Kurla  
 (West), Mumbai, Pin Code - 400 070,  
 State - Maharashtra, Country - India.

**VALUATION REPORT (IN RESPECT OF FLAT)**

I		General		
1.	Purpose for which the valuation is made	:	To assess realizable value of the property for Housing Loan Purpose.	
2.	a)	Date of inspection	:	22.01.2021
	b)	Date on which the valuation is made	:	25.01.2021
3.	List of documents produced for perusal	:	1. Copy of Agreement for Sale, Index II dated 02.12.2017 (2 Pages of Agreement) 2. Copy of Occupancy Certificate No. EE(BP) / ATPO / 362 dated 23.09.1998 issued by CIDCO	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>Mr. Kamleshkumar Singh &amp; Mrs. Madhuri K. Singh</b> <b>Address:</b> Residential Flat No. 52, 5 <sup>th</sup> Floor, Building No. BH-02, "Kendriya Vihar (5) Co-op. Hsg. Soc. Ltd.", Sector 11, Kharghar, Navi Mumbai, Taluka Panvel, District Raigad, PIN Code – 410 210, State Maharashtra, Country - India <b>Contact Person :</b> Mr. Kamleshkumar Singh (Self) Mobile No. 9324932284 Sole Ownership	
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat No. 52 is located on 5 <sup>th</sup> floor. The composition of flat is 2 Bedrooms + Living with Dining Area + Kitchen + 2 Toilets. The property is at 1.9 km. distance from nearest railway station Kharghar.	
6.	Location of property	:		
	a)	Plot No. / Survey No.	:	Details not available
	b)	Door No.	:	Residential Flat No. 52
	c)	T.S. No. / Village	:	Village – Kharghar
	d)	Ward / Taluka	:	Sector 11, Taluka – Panvel
	e)	Mandal / District	:	District - Raigad
	f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan



		Built Up Area in Sq. Ft. = 740.00 (Carpet Area + 20%)
14.	Latitude, Longitude & Co-ordinates of flat	: 19°02'15.1"N 73°04'06.2"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Carpet Area in Sq. Ft. = 617.00</b> <b>(Area as per Agreement for Sale – Index II)</b>
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner occupied
<b>II</b>	<b>APARTMENT BUILDING</b>	
1.	Nature of the Apartment	: Residential
2.	Location	: 
	C.T.S. No.	: Details not available
	Block No.	: -
	Ward No.	: Sector 11
	Village / Municipality / Corporation	: Village - Kharghar Panvel Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Flat No. 52, 5 <sup>th</sup> Floor, Building No. BH-02, <b>"Kendriya Vihar (5) Co-op. Hsg. Soc. Ltd."</b> , Sector 11, Kharghar, Navi Mumbai, Taluka Panvel, District Raigad, PIN Code – 410 210, State Maharashtra, Country - India
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 1998 (As per Occupancy Certificate)
5.	Number of Floors	: Ground + 7 <sup>th</sup> Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 6 flats per floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Normal
10.	Maintenance of the Building	: Normal
11.	Facilities Available	
	Lift	: 2 lifts
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Covered Car Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the Building	: Yes
<b>III</b>	<b>FLAT</b>	
1	The floor in which the flat is situated	: 5 <sup>st</sup> Floor
2	Door No. of the flat	: Residential Flat No. 52
3	Specifications of the flat	
	Roof	: R.C.C. Slab
	Flooring	: Vitrified Tile Flooring

	Doors	:	Teak wood door frame with flush doors
	Windows	:	Aluminum Sliding Windows
	Fittings	:	Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Cement Plastering + POP finish
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of :	:	Details not available
	Tax amount :	:	Details not available
5	Electricity Service connection No. :	:	Details not available
	Meter Card is in the name of :	:	Details not available
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	<b>Mr. Kamleshkumar Singh &amp; Mrs. Madhuri K. Singh</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	Built Up Area in Sq. Ft. = 740.00 (Carpet Area + 20%)
10	What is the floor space index (app.)	:	As per local norms
11	What is the Carpet Area of the flat?	:	<b>Carpet Area in Sq. Ft. = 617.00 (i.e. in Sq. M = 57.36) (Area as per Agreement for Sale – Index II)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Internal visit not allowed
15	If rented, what is the monthly rent?	:	₹ 19,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 14,000.00 to ₹ 16,000.00 per Sq. Ft. on Carpet area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 15,450.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 12,950.00 per Sq. Ft.

4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 98,700.00 per Sq. M. i.e. ₹ 9,169.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's office (After Depreciation)		₹ 87,936.00 per Sq. M. i.e. ₹ 8,169.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	23 years
	Life of the building estimated	:	37 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	33.00%
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,675.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 12,950.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 14,625.00 per Sq. Ft.</b>
	Remark :		



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