

II. VALUATION OF IMMOVABLE PROPERTY**(RESIDENTIAL FLAT)**

1. Purpose for which valuation : To Ascertain Our Opinion On Current Market
made Value
2. Date on which valuation made : 09.05.2016
3. Name of the Owner : **Mr. Amit Shantaram Salvi**
4. If the property is under joint : Single Ownership
ownership
5. Address of the Property : Flat No. 102, First Floor, Building No. B-7,
Saptarishi Chsl., Anand Nagar, Manpada
Road, Dombivli (East), Dist. Thane - 421201
6. Survey / Plot No. of land : Survey No. 76, Hissa No. 1 A (part) of Village -
Gajbandhan Patharli
7. Boundaries of the property : East - Building
West - Building
North - Building
South - Road
8. Land Mark : Near Hari Mangal Karyalaya
9. Location : 1.3 Km from Dombivli Railway Station
10. Is the property situated in : Residential Area
residential/ commercial/
mixed/ industrial area



III. TECHNICAL DETAILS FOR THE BUILDING

11. Classification of locality- high : Middle Class
class/ middle class/ poor class
12. Width of the Road : App.20 ft. Road
13. Proximity to civic amenities. : All Civic Amenities are available nearby.
14. Means and proximity to surface : Auto, Private Vehicles are available
communication by which the
locality is served.
15. Year of Purchase : 2016
16. Purchase price : ₹ 37,00,000/-
17. Documents Referred : Photo Copy of Agreement dated 05th May,
2016 between Mr. Gian Chand Choudhary
(Transferor) and Mr. Amit Shantaram Salvi
(Transferee).
18. Whether the property owner : Owner Occupied
occupied, tenant, or both
19. Name and Registration No. of : Saptarishi Co-op. Hsg. Soc. Ltd.
Co-op. Housing Society. TNA/KLN/HSG/TC/3301/1989-90



III. TECHNICAL DETAILS FOR THE BUILDING

1. No. of floors and height of each floor : Ground + 4 floors, Height – 10 ft.
2. In which floor/storey, Gala/Flat is located : First Floor
3. Area of Property : **As per Agreement**
Built Up Area – **460 Sq. ft.**
As per Agreement the Built Up Area is 460 Sq. ft. which is considered for valuation.
4. Accommodation : 1 Hall, 1 Bedrooms, 1 Kitchen, W.C. & Bathroom (1 BHK)
5. Year of Construction : 1988 (As per information provided by owner of the flat)
6. Age of the Building : 28 Years
7. Estimated future life : 32 Years (subject to proper regular maintenance & Repairs)
8. Type of construction : RCC structure with RCC slab roofing.
9. Walls : 9" thick brick walls
10. Door and Windows : Safety Door, Wooden Doors & Al. Sliding window
11. Flooring : Vitrified tiles flooring
12. Other Amenities if any : POP False Ceiling



13. Internal wiring - surface or : Concealed wiring
conduit
14. Sanitary installations : Provided
15. No. of lifts and capacity : N.A.
16. Compound Wall : Exists
17. Underground sump : Exists
18. Overhead Tank : Exists
19. Sewage disposal/whether : Drainage connected to septic tank
connected to public sewers
20. Safety considerations fires, : N.A.
earthquakes, and tides

IV. **BRIEF DESCRIPTION:-**

The Property is Residential Flat No. 102, First Floor, Building No. B-7, Saptarishi Chsl., Anand Nagar, Manpada Road, Dombivli (East), Dist. Thane - 421201. It is located at 1.3 Km from Dombivli Railway Station. All amenities are available nearby.

The building is Ground + 4 floors RCC structure with RCC slab roofing. The height of the roof is 10'. The external masonry walls are 9" thk and internal walls are 4 1/2" thk and plastered from both sides.

Accommodation

The flat comprises of 1 hall, 1 Bedrooms, 1 kitchen, Bath & WC (1 BHK)



Amenities

- 1) The flat has Vitrified tiles flooring
- 2) Safety Door, Wooden doors & Sliding Al. windows
- 3) Concealed wiring
- 4) Concealed Plumbing
- 5) Internal walls are plastered with neeru finish
- 6) External walls are plastered with sand faced finish
- 7) Kitchen has Granite platform with S.S Sink

Total	
₹ 7,500/-	
₹ 7,500/-	

V. SALES AND MARKETABILITY

The building is Ground + 4 floors and the flat is on second floor. The Property is located near Hari Mangal Karyalaya and 1.3 Km from Dombivli Railway Station. The market rates of the similar property (Residential Flat) in that particular area are prevailing between ₹ 8000/- to ₹ 8500/- per sq. ft. for We have considered present market rate of ₹ 8200/- per sq. ft. on a conservative basis and which seems to be reasonable in our opinion.

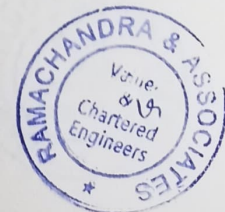
VI. PRESENT FAIR MARKET VALUATION:

Valuation = Area X Rate

Built Up Area	460 sq. ft.
Rate considered for valuation	₹ 8200 per sq. ft.
Total	₹ 37,72,000/-

Present Fair Market Value = ₹ 37,72,000/-

Distress Sale Value = ₹ 30,17,600/-



Replacement Value for**Insurance Purpose** $= 460 \text{ sq. ft.} \times ₹ 1800 \text{ per sq. ft.}$ $= ₹ 8,28,000/-$ **VII. RENTAL VALUATION:**

Valuation = Area X Rate

Built Up Area	Rental Rate Per sq. ft.	Total
460 sq. ft.	Lumsum	₹ 7,500/-
Present Rental Value per month		₹ 7,500/-

VIII. CONCLUSION:

The Present Fair Market Value of ₹ **37,72,000/-** (Rupees Thirty Seven Lac Seventy Two Thousand) and the Distress Sale Value of ₹ **30,17,600/-** (Rupees Thirty Lac Seventeen Thousand Six Hundred) for Immovable Property (Residential Flat) as on the date of this valuation, is quite fair and reasonable in our opinion.

The Rental Value of Residential Flat is ₹ **7,500/- per month** (Rupees Seven Thousand Five Hundred Only) as on the date of this valuation, is quite fair and reasonable in our opinion.

completed on best efforts, knowledge and belief.

This valuation report will remain valid only for the purpose for which it is made.

Date: 10.03.2016

Place: Mumbai

FOR RAMACHANDRA & ASSOCIATES



IX. DECLARATION:-

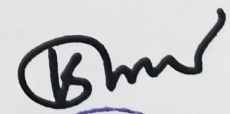
I hereby declare that:-

- (a) The opinion about valuation and information furnished is true and correct to the best of my knowledge & belief.
- (b) The Title Clearance of the property under valuation has not been carried out by us, as it is out of scope of the assignment.
- (c) This report will hold well only if the title of the property under valuation is clear and marketable.
- (d) We have no direct or indirect interest in the property valued.
- (e) If the property under valuation have not been constructed in accordance to the sanctioned plans then this valuation report will not hold good.
- (f) Market values arrived in this report reflects the full contract value and no account is taken of any liability to taxation on sale or the costs involved in effecting a sale.
- (g) As land survey is out of scope, we assume that the land area provided to us is true, accurate and correct.
- (h) The values arrived at is of indicative nature limited by our scope and availability of time and information.
- (i) We shall not be held responsible in any event, and liable for special, indirect or consequential damages, as the assignment has been completed on best efforts, knowledge and belief.
- (j) This valuation report will remain valid only for the purpose for which it is made.

Date : 10.05.2016

Place: Mumbai

FOR RAMACHANDRA & ASSOCIATES


V. RAMACHANDRAN
B.E., MBA, FIV, MIE
Engineers
GOVT. APPROVED VALUER

