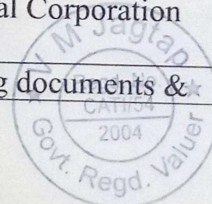


**VALUATION OF RESIDENTIAL FLAT  
BY COMPARATIVE RATE METHOD  
REPORT ON VALUATION  
(Existing FLAT)**

**PART A**

I. GENERAL			
1.	Purpose of valuation	:	To ascertain the fair value .
2.	Date of Inspection Date of valuation	:	30.12.2022 03.01.2022
3.	Name of the owner (s) his/their address with Phone No. (details of share of each owner in case of joint ownership) (as reported) and address	:	Mrs. Jyoti Sanjay Bhingardive  Add : Flat No. 102, First Floor, "Philips Villa CHSL", S No. 83(P), Plot No. 68 & 69, Near Nana Nani Park, Ram Laxman Marg, Panchal Nagar, Lakshmiben Chedda Nagar, Nilemore, Nalasopara West 401203
4.	Document produced for perusal ( This report is based on Xerox copies of documents provided by owner to us. So, bank need to verify the original documents.)	:	i) Index II bearing Sr. No. 5273/2022 dated 29.12.2022 registered in sub registrar office in Vasai 6 between Vendor as M/s Balaji Developers & Purchaser as Mrs. Jyoti Sanjay Bhingardive for Rs. 35,25,000.00 ii) Commencement Certificate No. 2501 dated 16.09.2014
5.	Brief description of the property	:	This property is in the form of 1BHK Flat situated in middle class area.
6.	Location of the property	:	
	a. Gat No./ Plot No./S. No.	:	S No. 83(P), Plot No. 68 & 69
	b. Door No.	:	Flat No. 102
	c. T.S.No./Village	:	Nile More
	d. Ward/Taluka	:	Vasai
	e. Mandal/District	:	Palghar
	f. Date of issue and validity of layout of approved map/plan	:	Approved Map not provided
	g. Approved map/plan issuing authority	:	Vasai Virar City Municipal Corporation
	h. Whether genuineness or authenticity of approved map/plan is verified	:	Not Provided
	i. Any other comments by our empanelled Valuers on authentication of approved plan	:	No Any
7.	Postal Address of the property	:	Flat No. 102, First Floor, "Philips Villa CHSL", S No. 83(P), Plot No. 68 & 69, Near Nana Nani Park, Ram Laxman Marg, Panchal Nagar, Lak,shmiben Chedda Nagar, Nilemore, Nalasopara West 401203
8.	City/Town	:	Nile More, Nalasopara (W) 401 203
	Residential Area :	:	Residential area
	Commercial Area :	:	--
	Industrial Area	:	--
9.	Classification of the area	:	Medium Class locality
10.	Coming under Corporation limit/Village Panchayat/Municipality	:	Vasai Virar City Municipal Corporation
11.	Whether covered under any	:	Not observed by analysing documents &



	State/Central Govt enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area cantonment area		w.r.t. site visit but better refer legal search report i.e. LSR
12.	<b>Flat boundaries</b>	:	<b>Present</b>
	East :	:	Nishi Building
	West :	:	Road
	North :	:	Open plot
	South :	:	Vasai Virar hospital
13	Extent of the site	:	Documented Built up area of Flat = 43.68 sqm i.e. 470 sq.ft
14	Latitude, Longitude & Co-ordinates of flat	:	19.4173333,72.8122178
15.	Extent of the site considered for valuation (least of 13A & 13B)	:	Carpet area of Flat = 427.27 sq.ft (39.69 sqm)
16.	Whether occupied by the owner/tenant? If occupied by tenant, since how long? Rent received per month.	:	Building is Under Construction

## II. Flat:

1.	Nature of Property	:	Flat
2.	Door No. & Floor No.	:	Flat No. 102
3.	Name of the Apartment	:	Philips Villa CHSL
4.	Postal Address	:	Flat No. 102, First Floor, "Philips Villa CHSL", S No. 83(P), Plot No. 68 & 69, Near Nana Nani Park, Ram Laxman Marg, Panchal Nagar, Lakshmiben Chedda Nagar, Nilemore, Nalasopara West 401203
5	Location	:	Nile More, Nalasopara (W) 401 203.
	T.S. No.	:	S No. 83(P), Plot No. 68 & 69
	Block No.	:	
	Ward No.	:	
	Village/Municipality/Corporation	:	Vasai Virar City Municipal Corporation
	Street or Road (Pin Code)	:	Ram Laxman Marg, Panchal Nagar, Lakshmiben Chedda Nagar, Nilemore, Nalasopara West 401203.
6.	Description of the locality	:	Residential
7.	Year of Construction	:	2022 (Under Construction)
8.	Number of Floors	:	G+3
9.	Type of structure	:	RCC
10.	No. of Dwelling units	:	24 flats
11.	Quality of construction	:	Building is Under Construction
12.	Appearance of the building	:	Building is Under Construction
13.	Maintenance of the building	:	Building is Under Construction
14.	Facilities available	:	
	Lift	:	Yes (Under Construction)
	Protected water supply	:	Yes (Under Construction)
	Underground Sewerage	:	Yes (Under Construction)
	Car Parking	:	No
	Around Compound wall	:	Yes (Under Construction)
	Pavement around the building	:	Yes (Under Construction)
	Any other facility	:	Yes (Under Construction)



**III. Flat :**

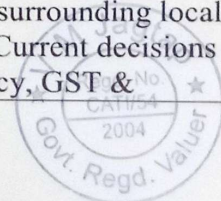
1.	The floor in which the property is situated	1 <sup>st</sup> Floor
2.	Door number of the property	Flat No. 102
3.	Specification of the property	
	Roof	RCC
	Flooring	Not Done
	Doors	Not Done
	Windows	Not Done
	Fittings	Not Done
	Finishing	Not Done
4	Property Tax	Not yet started
	Assessment No.	---
	Tax amount	---
	Tax paid in the name of	---
5	Electricity service connection No.	Not yet started
	Meter Card is in the name of	---
6.	How is the maintenance	Not yet started
7.	Sale Deed executed in the name of	Mrs. Jyoti Sanjay Bhingardive
8.	What is the undivided area of land as per sale deed?	NA
9.	What is the plinth area of the Property	Documented Built up area of Flat = 43.68 sqm i.e. 470 sq.ft (Less 10% for Carpet area) $470 / 1.10 = 427.27$ sq.ft
10.	What is the floor space index (Approx)?	Details not provided
11.	What is the carpet area/ Built up area of the Property to be generated?	Carpet area of Flat = 427.27 sq.ft (39.69 sqm)
12.	Is it Posh/I Class/Medium/Ordinary	Medium class locality
13.	Is it being used for residential or Commercial?	Residential Building
14.	Is it owner occupied or tenanted	NA
15.	If tenanted, what is the monthly rent?	NA

**PART B – VALUATION OF EXISTING FLAT****A. GENERAL:**


1.	How is the marketability	:	Good
2.	What are the factors favouring for an extra potential value?	:	Good Locality
3.	Any negative factors observed which affect the market value in general	:	Not observed

**RATE**

1.	After analysing the comparable sale instances, what is the composite rate for a similar Property with same specifications in the adjoining locality? (Along with details/reference of At least two latest deals/ transactions	:	Sale instances attached As the market rate are on higher side as compared with Guideline value provided in the State Government notification or Income Tax Gazette. Considering above aspects, surrounding locality, Present Market conditions, Current decisions such as demonetization of currency, GST &
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	with respect to adjacent properties in the areas)		Implementation of RERA, local enquiries, our judgment & Real estate website enquiries, etc. In my opinion rate of Rs. 8,300/- per sft for subject flat is reasonable
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Property under valuation after comparing with the specifications and other factors with the property under comparison (Give details)	:	Rs. 8,300/- per sft
3.	BREAK UP FOR THE RATE :	:	
	Building + Services	:	Rs. 3,500/- per sft
	i) Land + others	:	Rs. 4,800/- per sft
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs.55,600 /- per sqm 43.68 x 55,600 = Rs. 24,28,608.00



Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
वाजारमूल्य दर पत्रक

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Valuation Rules
User Manual
Close
Feedback

Year: 2022/2023 Language: English

Annual Statement of Rates

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No  Location

Enter Survey No:

कर्मिणास 3-महिनास व इतर तत्काल अनुज्ञेय वापरार्थील कर्मिणी

कुडी कडीस 12500

निवासी वापरार्थील कडीस 55800

दुकाने 83800

99500

83800

शैघोणिक एकक (Rta.)

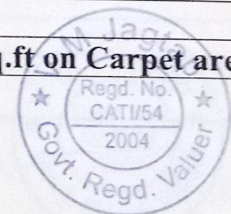
Attribute

को मीटर

सर्व्हे नंबर

### B. COMPOSITE RATE ADOPTED AFTER DEPRECIATION:

a.	Depreciated Building Rate	:	
	Age of the building	:	@ Building is Under Construction
	Balanced Life of the building	:	@ 60 yrs
	Depreciation percentage assuming the stage value	:	NA
b.	Total Composite rate arrived for valuation	:	
	Building rate	:	Rs. 3,500/-
	Rate for Land & other	:	Rs. 4,800/-
	Total Composite Rate	:	Rs. 8,300/- per sq.ft on Carpet area



गावाचे नाव : निकेमोरे

(1) विवेकाचा प्रकार	करारनामा
(2) मोबदला	3500000
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतितपट्टाकार अकारणी देतो की पट्टेदार ते नमुद करावे	2755700
(4) भू.मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव वसई विरार महानगरपालिकाइतर वर्णन : इतर माहिती: गाव मीजे-निकेमोरे, विभाग क्र. 6, सर्व्हे नं 83(पार्ट), प्लॉट नं 68 आणि 69, सदनिका क्र. 105, पहिला मजला, फिलिप्स विला को-ऑप ही सो लि, सदनिकेचे क्षेत्र - 46.47 चौ मी. (बिल्ट अप एरिया) (( Survey Number : 83 (Part) .))
(5) क्षेत्रफळ	46.47 चौ मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेखा.	
(7) दस्तऐवज करून देणा.या तिबून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1). नाव-मे श्री बालाजी उन्हेलपर्स चे भागीदार अभियेक अर हांडा - वय-42 पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव - , बॉक नं. शॉप नं. 10, रमदी रेसिडेन्सी 1, न्यू लिंक रोड, नालासोपारा पूर्व ता वसई विरारपालघर, रोड नं. - महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-ACJFS8077N
(8) दस्तऐवज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1). नाव-सुवर्णा राजेश जानराव वय-47, पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव - , बॉक नं. प्लॉट नं. प / 3, शांती निवास बिल्डिंग, एम डी इस्टेट, विरार पश्चिम, पालघर, रोड नं. - महाराष्ट्र, ठाणे. पिन कोड -401303 पॅन नं.-ASGPJ1439C
(9) दस्तऐवज करून दिल्याचा दिनांक	27/06/2022
(10) दस्त नोंदणी केल्याचा दिनांक	29/06/2022
(11) अनुक्रमांक खंड व पृष्ठ	10092/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	245000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

**magicbricks** Buy Rent Sell Home Loans Login Post Property

₹30.0 Lac **Get ₹3,000 cashback on Home Loan** VERIFIED ON SITE

1BHK 650 Sq-ft Flat For Sale in Nilemare, Mumbai

1 Bed 2 Baths 2 Balconies Semi-Furnished

Carpet Area: 420 sqft (₹71.43/sqft) | Floor: 7 (Out of 7 Floors) | Transaction Type: Resale

Status: Ready to Move | Facing: East | Lifts: 2

Purnished Status: Semi-Furnished | Car Parking: 1 Open | Type Of Ownership: Co-operative Society

East Facing Property | Near Raju Gandhi school, neelamara invest

Contact Agent: Chandrakant - 91-201-XXXXX115

Price Breakup: ₹30 Lac | ₹1,50,000 | Approval, Registration Charges | ₹1,000 Monthly

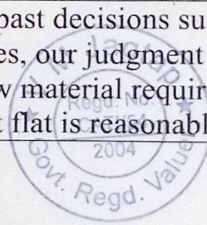
Booking Amount: ₹51,000

RERA ID: A99000006479

Statement showing average rate of sale instances

Sr. No.	Sale deed No.	Date	ASR No. & name	S. No./ CTS No.	Property Type Flat/Land	Area in Sq.mt./ Sq.ft. Carpet	Consideration Amount.	Rate per Sq.mt./ Sq.ft. (8/7)
1	3337	14.03.2022	VSI 4	35	Flat	348.12 sq.ft	33,00,000.00	9,479.00
2	3232	03.03.2022	VSI 5	83	Flat	477.43 sq.ft	36,75,000.00	7,697.00
3	10092	29.06.2022	VSI 5	83	Flat	454.73 sq.ft	35,00,000.00	7,697.00
<b>Average Rate</b>								<b>8,291.00</b>
<b>Say</b>								<b>8,300.00</b>

Considering above aspects, surrounding locality, Present Market conditions, past decisions such as Demonetization of currency, GST & Implementation of RERA, local enquiries, our judgment & Real estate website enquiries, Also increase in prices of cement, steel, bricks & raw material required for Building construction etc. In my opinion rate of Rs. 8,300/- per sft for subject flat is reasonable.



## JUSTIFICATION

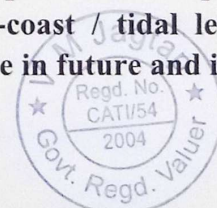
As per our opinion, due to the following reasons there is difference between market value & guideline value of the property mentioned in report:

1. Guideline Value is the minimum value at which the sale or transfer of property can take place. Guideline rates generally do not reflect market value. The rates as fixed by the stamp duty office is only a tax revenue and is in no way determining the fair prevailing market rate and value.
2. Market price is the value of asset for a transaction between a seller and buyer which is done at an arm's length principle with the price determined by the market forces of supply and demand.
3. Particular amenities & features are not considered in guideline rates.
4. Market value of property may vary from site to site, demand & supply chain, Features & Amenities.

### C) VALUATION DETAILS:

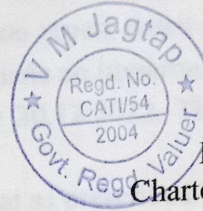
Sl. No	DESCRIPTION	Quantity In sq.ft	Rate Rs/sq.ft.	Present value (Rs`)
1.	Carpet area	427.27 sq.ft	8,300.00	35,46,341.00
	Balcony area			
	Terrace area			
2.	Superfine finish & Furniture			
3.	Interior decorations			
4.	Potential Value, if any?			
5.	Share of common amenities, if any?			
6.	Parking			
7.	Rental Value per month			Rs. 8,500/-
8.	% of work completed			80%
	TOTAL (after Completion)			Rs. 35,46,341.00 Say Rs. 35,46,000.00

(Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) Saleability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).



Photograph of owner/representative with property in background to be enclosed.  
Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites  
As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the  
above property after completion in the prevailing condition with aforesaid specifications is  
Rs. 35,46,000.00 (Rs. Thirty-five Lacs Forty-six Thousand only).

Date: 03.01.2023  
Place: Kalyan



**VIVEK**  
**JAGTAP**  
**VIVEK. M. JAGTAP**

Digitally signed  
by VIVEK JAGTAP  
Date: 2023.01.05  
11:51:19 +05'30'

B.E. Civil, M.I.E., F.I.V., ISSE  
Chartered Engineer & Govt. Regd. Valuer

The undersigned has inspected the property detailed in the Valuation Report dated 03.01.2023. We are satisfied that the fair and reasonable market value of the property is Rs. 35,46,000.00 (Rs. Thirty-five Lacs Forty-six Thousand only).

Date:

Signature

(Name of the Branch Manager with office Seal)

Encl: Photographs & Location map of the property

**TO BE OBTAINED FROM VALUERS ALONGWITH THE VALUATION REPORT**

1. Declaration-cum-undertaking from the valuer (Annexure-I)
2. Model code of conduct for valuer (Annexure II)