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Approved
16/3/2021



To,
The Branch Manager,
Bank of India,
Branch: Dhamankar Naka,
Bhiwandi

Subject: Summary of Valuation Report Bank Loan security purpose.

Purchasers Name: Mr. Jugnu Sharma & Ms. Anamika Jugnu Sharma.

Dear Sir,

Please find enclosed here with the Valuation Report bearing Ref. No.: PRKA/REP/2020-21/633 of below mentioned property:

Subject property	Flat No. 606, Sixth Floor, Building No. G, Arihant City Phase II, near Sai Baba Temple, Off Kalyan Bhiwandi Road, Bhadwad, Bhiwandi, District Thane – 421 302
Market Value of subject property as on 28 th March 2021	₹ 47,00,000/- (Rupees Forty Seven Lakhs only)
Market Value of subject property after work completion is	₹ 52,00,000/- (Rupees Fifty Two Lakhs only)

For Pravin Kulkarni & Associates

Pravin Kulkarni
Panel Valuer



Pravin Kulkarni & Associates

Government Registered Valuer

📍 B/501, Sai Arcade, Shivaji Chowk, Kalyan (W) 421301

🌐 www.prka.in 📞 0251 - 2210051 ✉ info@prka.in

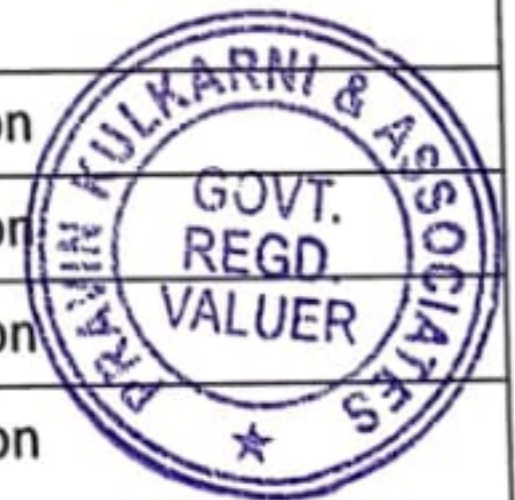
			and commercial area of middle class locality approx. 5 kms away from Bhiwandi Road Railway Station. Civic amenities are available within subject property.
6	Location of the property	:	
	(a) Plot No./Survey No.	:	Survey No. 49/1, 49/2 (pt), 49/3 (pt), 50/1 (pt), 52/1 (pt), 53/1 (pt), 53/2(pt), 55/pt, 56/pt, 57/3, 57/4 (pt), 57/4, 85/1 (pt), 85/2 (pt), 85/2, 86/2 (pt) of Village Bhadwad
	(b) Door No.	:	Flat No. 606, Sixth floor
	(c) T.S. No./ Village	:	Bhadwad
	(d) Ward/Taluka	:	Bhiwandi
	(e) Mandal/District	:	Thane
	(f) Date of issue and validity of layout of approved map / plan	:	BPK/08/2019-2020/JK/NRV/1673 dated 20/05/2019
	(g) Approved map / plan issuing authority	:	Bhiwandi Nizampur City Municipal Corporation.
	(h) Whether genuineness or authenticity of approved map / plan is verified	:	Xerox copy of Sanction plan is provided to us.
	(i) Any other comments by our empaneled valuers on authenticity of approved plan	:	Nothing specific
	(j) No. & Date of Building use certificate	:	Not applicable
7	Postal address of the property	:	Flat No. 606, Sixth Floor, Building No. G, Arihant City Phase II, near Sai Baba Temple, Off Kalyan Bhiwandi Road, Bhadwad, Bhiwandi, District Thane – 421 302
8	City/Town	:	
	Residential area	:	Yes
	Commercial area	:	Yes
	Industrial area	:	No
9	Classification of the area	:	
	High/Middle/Poor	:	Middle class area
	Urban/Semi-Urban/Rural	:	Urban
10	Coming under Corporation limit/ Village Panchayat/Municipality	:	Bhiwandi Nizampur City Municipal Corporation
11	Whether covered under any State /Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area /cantonment area	:	Details not available
12	Boundaries of the property	:	
	North	:	Access Road



	South	:	Building No. F									
	East	:	Internal Access road									
	West	:	Club House/Access Road									
13	Dimensions of the site (As per the Deed)	:	Not applicable as subject property is situated in a multistoried building.									
	North	:										
	South	:										
	East	:										
	West	:										
13.1	Dimensions of the site (Actuals)	:	Not applicable as subject property is situated in a multistoried building.									
	North	:										
	South	:										
	East	:										
	West	:										
14	Extent of the site	:										
	(a) As per the Deed	:	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Particulars</th> <th>Documented Carpet area in SFT</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Flat No. 606</td> <td>779</td> </tr> <tr> <td>2</td> <td>Useable O.P area</td> <td>165</td> </tr> </tbody> </table>	Sr. No.	Particulars	Documented Carpet area in SFT	1	Flat No. 606	779	2	Useable O.P area	165
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	(b) Actual	:	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Particulars</th> <th>Measured Carpet area in SFT</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Flat No. 606</td> <td>716</td> </tr> <tr> <td>2</td> <td>Useable O.P area</td> <td>155</td> </tr> </tbody> </table>	Sr. No.	Particulars	Measured Carpet area in SFT	1	Flat No. 606	716	2	Useable O.P area	155
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14.1	Latitude, Longitude & Co-ordinates of flat	:	<table border="1"> <tr> <td>Latitude</td> <td>19°16'45.3"N</td> </tr> <tr> <td>Longitude</td> <td>73°04'51.7"E</td> </tr> </table>	Latitude	19°16'45.3"N	Longitude	73°04'51.7"E					
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Longitude	73°04'51.7"E											
15	Extent of the site considered for valuation (least of 14a & 14b)	:	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Particulars</th> <th>Documented Carpet area in SFT</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Flat No. 606</td> <td>779</td> </tr> <tr> <td>2</td> <td>Useable O.P area</td> <td>165</td> </tr> </tbody> </table>	Sr. No.	Particulars	Documented Carpet area in SFT	1	Flat No. 606	779	2	Useable O.P area	165
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16	Whether occupied by the owner /tenant? If occupied by tenant since how long? Rent received per month	:	Subject property was under construction at the time of inspection.									
II APARTMENT BUILDING:												
1	Nature of Apartment	:	Residential & Commercial									
2	Location	:										
	T. S. No.	:	Survey No. 49/1, 49/2(pt), 49/3(pt), 50/1(pt), 52/1(pt), 53/1(pt), 53/2(pt), 55/pt, 56/pt, 57/3, 57/4(pt), 57/4, 85/1(pt), 85/2(pt), 85/2, 86/2(pt)									
	Block No.	:	Flat No. 606, Sixth Floor									
	Ward No.	:	--									



	Village / Municipality / Corporation	:	Bhadwad
	Door No., Street or Road (Pin Code)	:	421 302
3	Description of the locality Residential / Commercial / Mixed	:	Residential & Commercial
4	Year of Construction	:	2015 (as per commencement certificate)
5	Number of Floor	:	Stilt (part) plus Ground (part) plus Fifteen upper floors
6	Type of structure	:	RCC framed structure
7	Number of Dwelling units in the buildings	:	Eight flats on sixth floor
8	Quality of Construction	:	Average
9	Appearance of the Building	:	Average
10	Maintenance of the Building	:	Average
11	Facilities available	:	
	Lift	:	Three lift
	Protected Water Supply	:	Available
	Underground Sewerage	:	Available
	Car Parking – Open / Covered	:	Covered parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building?	:	No
III	FLAT:		
1	The floor in which the flat is situated	:	Sixth floor
2	Door No. of the flat	:	Flat No. 606
3	Specification of the flat		
	Roof	:	RCC slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Not yet provided
	Windows	:	Not yet provided
	Fittings	:	Not yet provided
	Finishing's	:	Not yet provided
4	House Tax		
	Assessment No.	:	Building under construction
	Tax paid in the name of	:	Building under construction
	Tax amount	:	Building under construction
5	Electricity Service Connection No. Meter Card is in the name of	:	Building under construction
6	How is the maintenance of the flat?	:	Average
7	Sale Deed executed in the name of	:	Subject property is jointly purchased by Mr. Jugnu Sharma & Anamika Jugnu Sharma



To,
The Branch Manager,
Bank of India,
Branch: Dhamankar Naka,
Bhiwandi (West)

VALUATION REPORT OF RESIDENTIAL FLAT

I	GENERAL:	
1	Purpose for which valuation is made	: To ascertain Market Value of 2BHK Residential flat for Bank Loan security purpose.
2	(a) Date of Inspection	: 28 th March 2021
	(b) Date on which the valuation is made	: 28 th March 2021
3	List of documents produced for Perusal	:
(i)	A copy of Agreement for sale dated 31 st December 2020 between M/s. Arihant Enterprises (The Promoters) and Mr. Jugnu Sharma & Ms. Anamika Jugnu Sharma (The Allottees) bearing registration No. BWD1-2797-2021 at Sub Registrar office, Bhiwandi 1 (Agreement Price: ₹ 49,20,000/-)	
(ii)	A copy of Amended Building Commencement bearing No. BPK/08/2019-2020/NRV/1673 dated 20 th May 2019 is issued by Bhiwandi Nizampur City Municipal Corporation.	
(iii)	A copy of Sanction Building Plan No. BPK/08/2019-2020/JK/NRV/1673 dated 20/05/2019 is issued by Bhiwandi Nizampur City Municipal Corporation.	
4	Name of the owner <i>d e d i c a t e d t o</i>	: As per copy of Agreement for sale, subject property is jointly purchased by Mr. Jugnu Sharma & Ms. Anamika Jugnu Sharma.
	Address	: Building No. 808, Parasnath Apartment, 2 nd Floor, Room No. 8, Ajanta Compound, Dhamankar Naka, Bhiwandi, Thane – 421 305
	Phone No.	: Mr. Jugnu Sharma: 9321867311
	Details of share of each owner in case of joint ownership	: Details of share of each purchaser is not mentioned in agreement for sale provided to us.
5	Brief description of property	: Subject property consists of a 2BHK residential flat situated at sixth floor in a stilt (part) & ground (part) plus fifteen upper floors residential building having three lifts under construction building. As per our observation at site, RCC work, flooring, internal & external plastering was completed, doors & windows fixing work, electric & plumbing fittings work was yet to be completed within subject property as observed by us at the time of inspection. Subject property is situated in a residential



VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION:	
1	Depreciated building rate	: ₹ 1,909/- per SFT on Built up area basis
	Depreciated Replacement cost of Residential flat with Services	: ₹ 21.00 Lakhs
	Age of the building	: <u>Approx. 06 years old</u>
	Life of the building estimated	: Approx. 50 to 55 years subject to regular repairs and maintenance
	Depreciation percentage assuming the salvage value as 10%	: 8%
	Depreciated Ratio of the building	: 0.08
	2	Total composite rate arrived for valuation
	Depreciated building rate VI (a)	:
	Rate for Land & other V (3) ii	: Adopted composite market rate
	Total Composite Rate	

Details of Valuation:						
Sr. No.	Description	Quantity	Rate per unit in ₹/SFT	Market Value in ₹	Work Progress in %	Market Value as on date in ₹
1	Present Value of the Residential flat (including car parking, if provided)	779 SFT	6 000	46 74 000	90%	42 06 600
	Useable OP area	165 SFT	3 000	4 95 000	90%	4 45 500
2	Wardrobes		considered in market rate adopted	Nil	Nil	Nil
3	Showcases					
4	Kitchen arrangements					
5	Superfine finish					
6	Interior Decorations					
7	Electricity deposits/ Electrical fittings etc.					
8	Extra collapsible gates/ grill works etc.					
9	Potential Value, if any					
10	Others					
			Total	51 69 000		46 52 100
			Or say	₹ 52.00 Lakhs		₹ 47.00 Lakhs



8	What is the undivided area of land as per Sale Deed?	:	Not applicable			
9	What is the plinth area of the flat?	:	Sr. No.	Particulars	Estimated Built up area in SFT	
			1	Flat No. 606	935	
			2	Useable O.P area	165	
10	What is the floor space index (app.)	:	Details not available			
11	What is the Carpet Area of the flat?	:	Sr. No.	Particulars	Documented carpet area in SFT	Measured carpet area in SFT
			1	Flat No. 606	779	716
			2	Useable O.P area	165	155
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium			
13	Is it being used for Residential or Commercial purpose?	:	Building under construction			
14	Is it Owner – occupied or let out?	:	Building under construction			
15	If rented, what is the monthly rent?	:	Building under construction			

IV MARKETABILITY:

1	How is the marketability?	:	Average		
2	What are the factors favoring for an extra Potential Value?	:	Nothing specific		
3	Any negative factors are observed which affect the market value in general?	:	Nothing specific l e n c e		

V RATE:

1	After analyzing the comparable sale instances, what is the composite rate for a similar Residential flat with same specifications in the adjoining locality?	:	₹ 6,000/- per SFT on Carpet area basis		
2	Assuming it is a new construction, what is the adopted basic composite rate of the residential flat under valuation after comparing with the specifications and other factors with the residential flat under comparison (given details)	:	₹ 6,000/- per SFT to ₹ 7,500/- per SFT on Carpet area basis		
3	Break – up for the rate (a) Building + Services (b) Land + Others	:	Adopted composite market rate		
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 35,900/- per SMT on Built up area basis. (Refer Exhibit E)		

