

VALUATION REPORT (IN RESPECT OF FLAT)

General			
1	Purpose for which the valuation is made	:	To assess Fair Market Value of the property for Bank Loan Purpose.
2	a) Date of inspection	:	23.09.2023
	b) Date of which the valuation is made	:	30.10.2023
3	List of documents produced for perusal: I) Copy of Agreement For Sale No.11247 / 2023 Dated 14.08.2023 between M/s. Infinity Enterprises(The Developers) And Mr. Shadab Chand Shaikh(The Purchasers). II) Copy of Commencement Certificate No.PMC/TP/Panvel/746/1A/2B/3/22-23/16605/394/2023 Dated 15.01.2023 issued by Panvel Municipal Corporation. III) Copy of Approved Building Plan No.PMC / NRV / 16605 Ja. Kr. 394 /2023 Dated 15.02.2023 issued by Panvel Municipal Corporation. IV) Copy of RERA Certificate No.P52000050289 Dated 01.04.2023 issued by Maharashtra Real Estate Regulatory Authority.		
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)	:	Shadab Chand Shaikh Residential Flat No. 604, 6 th Floor, " Ideal Palace ", Plot No. 3, Sai Nagar Road, Village - Panvel, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 206, State - Maharashtra, India. Contact Person : Saqib (Supervisor) Mobile No. 9323122311 Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 6 th Floor. (1 BHK) The composition of flat is as per Approved Plan. The property is at 2.6 Km distance from Railway Station Panvel. At the time of inspection building was under construction.
Stage of Construction			
If under construction, extent of completion			
	RCC Footing/Foundation	Complete	RCC Plinth Complete
	Full Building Rcc	Completed upto 1st floor	
	Total	15% work completed	
6	Location of property		
a)	Plot No. / Survey No.	:	Plot No - 3 New Survey No - 746
b)	Door No.	:	Residential Flat No. 604
c)	C.T.S. No. / Village	:	Village - Panvel
d)	Ward / Taluka	:	Taluka - Panvel
e)	Mandal / District	:	District - Raigad

f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan No. JA. KR. 394 /2023 Dated 15.02.2023 issued by Panvel Municipal Corporation	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.	
7	Postal address of the property	:	Residential Flat No. 604, 6 th Floor, " Ideal Palace ", Plot No. 3, Sai Nagar Road, Village - Panvel, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 206, State - Maharashtra, India.	
8	City / Town	:	City - Navi Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Semi Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Panvel Panvel 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	:	No	
12	Boundaries of the property	:	As per site	As per Document
	North	:	Sai Nagar Road	Sai Nagar 12 Mt. Wide Main Road
	South	:	Rekhi Residency	Survey No. 747
	East	:	Royal Garden Lawns Panvel	Plot No. 2 of Survey No. 746
	West	:	HOC Colony	Plot No. 4 of Survey No. 746
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-

14	Extent of the site	:	Carpet Area in Sq. Ft. = 395.00 (Area As Per Agreement For Sale) Built Up Area in Sq. Ft. = 434.50 (Carpet Area + 10%)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	18°59'48.0"N 73°6'11.9"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 395.00 (Area As Per Agreement For Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Panvel, Panvel Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 604, 6 th Floor, " Ideal Palace ", Plot No. 3, Sai Nagar Road, Village - Panvel, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 206, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	Building is under construction
5.	Number of Floors	:	Ground + 6 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Proposed 7 Flats on 6 th Floor
8.	Quality of Construction	:	Building Under Construction
9.	Appearance of the Building	:	Building Under Construction
10.	Maintenance of the Building	:	Building Under Construction
11.	Facilities Available		
	Lift	:	Proposed 2 Lifts
	Protected Water Supply	:	Proposed Municipal Water Supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking
	Is Compound wall existing?	:	Building Under Construction
	Is pavement laid around the Building	:	Building Under Construction

III	Residential Flat		
1.	The floor in which the Flat is situated	:	6 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 604
3.	Specifications of the Flat		
	Roof	:	Proposed RCC Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door frame with flush doors
	Windows	:	Proposed Powder coated aluminium sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed.
	Finishing	:	Proposed Cement Plastering
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?	:	Building under Construction
7.	Sale Deed executed in the name of	:	Shadab Chand Shaikh
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. = 435.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	as per PMC norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 395.00 (As Per Area Agreement For Sale)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Building Under Construction
15.	If rented, what is the monthly rent?	:	₹ 9,500/- (Expected rented income per month after completion)
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located at Developing area
3.	Any negative factors are observed which affect the market value in general?	:	No

V	Rate		
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)	:	₹ 8,400/- to ₹ 13,400/- per Sq. Ft. on Carpet Area ₹ 7,000/- to ₹ 12,100/- per Sq. Ft. on Built Up 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).	:	₹ 11,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 9,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 84,420/- per Sq. M. i.e. ₹ 7,843/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
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 are Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact that even RR Rates Decided by Government Differ.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,500/- per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periodic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Building is under construction
	Depreciation Ratio of the building	:	-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,500/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 9,000/- per Sq. Ft.
	Total Composite Rate	:	₹ 11,500/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	395.00 Sq. Ft.	11,500.00	45,42,500.00
2	Wardrobes			
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 / Car Parking			
	Total value / Realizable value of the property			45,42,500.00
	Insurable value of the property (434.50 X 2,500.00)			10,86,250.00
	Guideline value of the property (434.50 X 7,843.00)			34,07,784.00