

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 : 30.10.2023
	b) Date of which the valuation is made : 31.10.2023
3	List of documents produced for perusal: I) Copy of Agreement for sale Document No.2738/2023 Dated 20.02.2023 between Mr. Mitu Prahalad Padhy & Mrs. Gauri Mitu Padhy(The Transferor) And Mr. Sujeet Chauhan, Mrs. Jyoti & Mr. Santosh Kumar(The Transferee). II) Copy of Index- II Document No.2738/2023 Dated 20.02.2023 between Mitu Prahalad Padhy & Gauri Mitu Padhy(The Seller) And Sujeet Chauhan, Jyoti & Santosh Kumar(The Purchaser). III) Copy of Part Occupancy Certificate Document No.CIDCO / VVSR / BP-271 / W / 477 Dated 24.06.1997 issued by City and Industrial Development Corp Of Maharashtra Ltd.. IV) Copy of Development Permission Document No.CIDCO / VVSR / BP / 288 / 796 Dated 17.09.1990 issued by City and Industrial Development Corp Of Maharashtra Ltd..
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) : Mr. Sujeet Chauhan, Mrs. Jyoti & Mr. Santosh Kumar Residential Flat No. 08, Ground Floor, Building No 10, Type C, Wing - B, " Gandak West End Co-op. Hsg. Soc. Ltd. ", Unitech's West End Complex, Village - Bolinj, Virar (West), Taluka - Vasai, District - Palghar, PIN - 401 303, State - Maharashtra, India. Contact Person : Mr. Sujeet Chauhan (Owner) Mobile No. 9156737319 Joint Ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on Ground Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Passage + Bathroom + WC. (1 BHK) The property is at 1.7 km distance from Railway Station Virar.
6	Location of property
a)	Plot No. / Survey No. : New Survey No - 316-B
b)	Door No. : Residential Flat No. 08
c)	C.T.S. No. / Village : Village - Bolinj
d)	Ward / Taluka : Taluka - Vasai
e)	Mandal / District : District - Palghar
f)	Date of issue and validity of layout of approved map / plan : As Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan.
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	:	No	
7	Postal address of the property	:	Residential Flat No. 08, Ground Floor, Building No 10, Type C, Wing - B, " Gandak West End Co-op. Hsg. Soc. Ltd. ", Unitech's West End Complex, Village - Bolinj, Virar (West), Taluka - Vasai, District - Palghar, PIN - 401 303, State - Maharashtra, India.	
8	City / Town	:		
	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	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Bolinj Vasai Virar 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	:	No	
12	Boundaries of the property	:	As per site	As per Document
	North	:	Ganga CHSL - 11	Details not available
	South	:	Chinab CHSL - 9	Details not available
	East	:	Unique Homes CHSL	Details not available
	West	:	Kalisingh Building No. 18 / Road	Details not available
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. = 368.37 (Area as per Site measurement) Built Up Area in Sq. Ft. = 455.00 (Area As Per Index- II)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°27'20.3"N 72°48'0.6"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 455.00 (Area As Per Index- II)	

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Bolinj, Vasai Virar City Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 08, Ground Floor, Building No 10, Type C, Wing - B, " Gandak West End Co-op. Hsg. Soc. Ltd. ", Unitech's West End Complex, Village - Bolinj, Virar (West), Taluka - Vasai, District - Palghar, PIN - 401 303, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1997 (As Per Part Occupancy Certificate)
5.	Number of Floors	:	Ground + 3 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Ground Floor is having 4 Flats
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	Not Provided
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	Ground Floor
2.	Door No. of the Flat	:	Residential Flat No. 08
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified tile flooring

	Doors	:	Teak wood door frame with flush shutters
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	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	:	Mr. Sujeet Chauhan, Mrs. Jyoti & Mr. Santosh Kumar
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. = 455.00 (Area as per Index- II)
10.	What is the floor space index (app.)	:	As per VVCMC norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 368.37 (As per Area actual site measurement)
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?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ 5,000/- (Expected rented income per month)
IV	MARKETABILITY		
1.	How is the marketability?	:	Normal
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed 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)	:	₹ 4,300/- to ₹ 5,800/- per Sq. Ft. on Carpet Area ₹ 3,900/- to ₹ 5,200/- 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).	:	₹ 5,800/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 3,300/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 49,500/- per Sq. M. i.e. ₹ 4,599/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 40,150/- per Sq. M. i.e. ₹ 3,730/- 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	:	No justification require as variation is less than 20%
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	:	26 years
	Life of the building estimated	:	34 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	37.50%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,563/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,300/- per Sq. Ft.
	Total Composite Rate	:	₹ 4,863/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	455.00 Sq. Ft.	4,863.00	22,12,665.00
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			22,12,665.00
	Insurable value of the property (455.00 X 2,500.00)			11,37,500.00
	Guideline value of the property (455.00 X 3,730.00)			16,97,150.00

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