

## VALUATION REPORT (IN RESPECT OF FLAT)

General		
1	Purpose for which the valuation is made	: To assess Fair Market Value of the property for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Purpose.
2	a) Date of inspection	: 26.10.2023
	b) Date of which the valuation is made	: 04.11.2023
3	List of documents produced for perusal: I) Copy of Agreement For Sale No.6413/2014 Dated 26.08.2014 between Mahalaxmi Homemakers Pvt. Ltd.(The Developers) And Mr. Kaunen Banne Khan & Mrs. Seema Kaunen Khan(The Purchasers). II) Copy of Society Maintenance Bill No.1167 Dated 14.10.2023.	
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)	: <b>Mr. Kaunen Banne Khan &amp; Mrs. Seema Kaunen Khan</b>  Residential Flat No. 602, 6 <sup>th</sup> Floor, Building No 3, Wing - A, " <b>Mahalaxmi Nagar Bldg. No. 3 Co-op. Hsg. Soc. Ltd.</b> ", Village - Chandrapada, Taluka - Vasai, District - Palghar, Naigaon (East), Palghar, PIN - 401 208, State - Maharashtra, India.  <u>Contact Person :</u> Snehal Rathod (Tenant) Mobile No. 9930375648  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 6 <sup>th</sup> Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + Bathroom + WC. <b>(1 BHK)</b> The property is at 1.5 Km. distance from Railway Station Juchandra.
6	Location of property	
a)	Plot No. / Survey No.	: New Survey No - 97
b)	Door No.	: Residential Flat No. 602
c)	C.T.S. No. / Village	: Village - Chandrapada
d)	Ward / Taluka	: Taluka - Vasai
e)	Mandal / District	: District - Palghar
f)	Date of issue and validity of layout of approved map / plan	: Copy of Approved Building plans were not provided and not verified.
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. 602, 6 <sup>th</sup> Floor, Building No 3, Wing - A, <b>"Mahalaxmi Nagar Bldg. No. 3 Co-op. Hsg. Soc. Ltd."</b> , Village - Chandrapada, Taluka - Vasai, District - Palghar, Naigaon (East), Palghar, PIN - 401 208, State - Maharashtra, India.	
8	City / Town	:	City - Naigaon (East), Palghar	
	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 - Chandrapada 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	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Internal Road & Building	Details not available
	South	:	Sai Ram Apartment	Details not available
	East	:	Internal Road	Details not available
	West	:	Rashmi Star City	Details not available
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	<b>As per the Deed</b>	<b>As per Actuals</b>
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14	Extent of the site	:	Carpet Area in Sq. Ft. = 317.16 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 530.00 (Area As Per Agreement For Sale)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°21'34.3"N 72°51'59.6"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 317.16</b> <b>( Area As Per actual site measurement)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied  Tenant Name : Snehal Rathod	

<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Chandrapada, Vasai Virar City Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 602, 6 <sup>th</sup> Floor, Building No 3, Wing - A, <b>"Mahalaxmi Nagar Bldg. No. 3 Co-op. Hsg. Soc. Ltd."</b> , Village - Chandrapada, Taluka - Vasai, District - Palghar, Naigaon (East), Palghar, PIN - 401 208, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2013 (Approx.)
5.	Number of Floors	:	Ground + 7 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	6 <sup>th</sup> Floor is having 4 Flats
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	1Lift
	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
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	6 <sup>th</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 602
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood door frame, Flush doors shutters
	Windows	:	Powder coated Aluminum sliding windows with M. S. Grills

	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	:	<b>Mr. Kaunen Banne Khan &amp; Mrs. Seema Kaunen Khan</b>
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. = 381.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per VVCMC norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 317.16</b> <b>(As per Area actual site measurement)</b> <b>Carpet Area in Sq. Ft. = 265.00</b> <b>Balcony Area in Sq. Ft. = 52.00</b>
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?	:	Tenant Occupied
15.	If rented, what is the monthly rent?	:	₹ 9,000/- (Present rented income per month)
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Good
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
<b>V</b>	<b>Rate</b>		
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)	:	₹ 8,000/- to ₹ 9,100/- per Sq. Ft. on Carpet Area ₹ 6,700/- to ₹ 7,500/- 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).	:	₹ 8,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 6,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office	:	₹ 42,840/- per Sq. M. i.e. ₹ 3,980/- per Sq. Ft.
	Guideline rate(after depreciation)	:	₹ 39,502/- per Sq. M. i.e. ₹ 3,670/- per Sq. Ft.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,500/- per Sq. Ft.
	Age of the building	:	10 years
	Life of the building estimated	:	50 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	15.00%
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,125/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 6,000/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 8,125/- per Sq. Ft.</b>
	<b>Remarks</b>	:	<b>Total Carpet area as per measurement is 317.00 Sq. Ft. and Built up area as per Agreement for Sale is 530.00 Sq. Ft., which is actually Salable area as loading comes to 68%. For the purpose of valuation we have considered the area as per measurement and adjusted the rate accordingly.</b>

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	317.00 Sq. Ft.	8,125.00	25,75,625.00
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			
	<b>Total value of the property</b>			<b>25,75,625.00</b>
	<b>Realizable value of the property</b>			<b>21,89,281.00</b>
	<b>Distress value of the property</b>			<b>18,02,938.00</b>
	<b>Insurable value of the property (530.00 X 2,500.00)</b>			<b>13,25,000.00</b>
	<b>Guideline value of the property (380.59 X 3,670.00)</b>			<b>13,96,765.00</b>

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