

## VALUATION REPORT (IN RESPECT OF FLAT)

		<b>General</b>	
1	Purpose for which the valuation is made	:	To assess Fair Market Value of the property for Housing Loan Purpose.
2	a)	Date of inspection	: 08.12.2023
	b)	Date of which the valuation is made	: 08.12.2023
3	List of documents produced for perusal: I) Copy of Agreement Document No.13303/2018 Dated 22.11.2018 between Qualitas Naman Home Makers LLP (The Developers) And Mr. Sachin Siddharth Tambe & Mrs. Samiksha Sachin Tambe(The purchaser). II) Copy of Commencement Certificate Document No.2018 / PMC / TP / BP / 8699 / 2018 Dated 05.09.2018 issued by Panvel Municipal Corporation. III) Copy of Occupancy Certificate Document No.PMC / TP / BP / 469 / 2021 Dated 18.02.2021 issued by Panvel Municipal Corporation.		
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. Sachin Siddharth Tambe &amp; Mrs. Samiksha Sachin Tambe</b> Residential Flat No. F - 104, 1 <sup>st</sup> Floor, Building No 2, Phase 1, Wing - F, "QN Greens", QN Greens Co-Op. Hsg. Soc. Ltd., Near Siddhivinayak Garima, Village - Koynavele, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410208, State - Maharashtra, India.  <u>Contact Person :</u> Sachin Siddharth Tambe (Owner) Mobile No. 9022383976  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 1 <sup>st</sup> Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Passage + Bathroom + Toilet. <b>(1 BHK)</b> The property is at 4.2 Km distance from Railway Station Taloja Pnachand .
6	Location of property		
a)	Plot No. / Survey No.	:	New Survey No - 1/3, 1/4, 1/5 & 1/7
b)	Door No.	:	Residential Flat No. F - 104
c)	C.T.S. No. / Village	:	Village - Koynavele
d)	Ward / Taluka	:	Taluka - Panvel
e)	Mandal / District	:	District - Raigad
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Occupancy Certificate Document No. PMC / TP / BP / 469 / 2021 Dated 18.02.2021 issued by Panvel Municipal Corporation
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	No

i)	Any other comments by our empanelled valuers on authentic of approved plan	:	NA	
7	Postal address of the property	:	Residential Flat No. F - 104, 1 <sup>st</sup> Floor, Building No 2, Phase 1, Wing - F , "QN Greens ", QN Greens Co-Op. Hsg. Soc. Ltd. , Near Siddhivinayak Garima , Village - Koynavele, Navi Mumbai , Taluka - Panvel , District - Raigad , PIN - 410208, 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	:	Semi Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Koynavele Panvel Municipal Council	
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	:	Open Plot	S. No. 84 & Property Lagu Gaonthan
	South	:	Residential Building	S. No. 1 / 9 & 1 / 6 / 10
	East	:	Siddhivinayak Homes	S. No. 1 / 6 / 1 to 1 / 6 / 4 & S. No. 30
	West	:	Under Construction Building	S. No. 1/2 & S. No. 1/8
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	:	<p>Carpet Area in Sq. Ft. = 404.59 (Area as per Site measurement)</p> <p>Carpet Area in Sq. Ft. = 449.00 (Area As Per Agreement)</p> <p>Built Up Area in Sq. Ft. = 493.90 (Carpet Area + 10%)</p>	

14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°4'37.3"N 73°6'38.7"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 449.00 ( Area As Per Agreement)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied  Tenant Name : Savita Navnath
<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 - Koynavele, Panvel Municipal Council
	Door No., Street or Road (Pin Code)	:	Residential Flat No. F - 104, 1 <sup>st</sup> Floor, Building No 2, Phase 1, Wing - F , " <b>QN Greens</b> ", QN Greens Co-Op. Hsg. Soc. Ltd. , Near Siddhivinayak Garima , Village - Koynavele, Navi Mumbai , Taluka - Panvel , District - Raigad , PIN - 410208, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2021 (As per occupancy certificate)
5.	Number of Floors	:	Stilt + 4 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	1 <sup>st</sup> Floor is having 6 Flats
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available		
	Lift	:	1Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt & Open 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	:	1 <sup>st</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. F - 104

3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	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	:	<b>Mr. Sachin Siddharth Tambe &amp; Mrs. Samiksha Sachin Tambe</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. = 494.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per PMC Norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 404.59 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 449.00 (As Per Area Agreement)</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?	:	₹ 7500/- (Present rented income per month)
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Average
2.	What are the factors favoring for an extra Potential Value?	:	Located in Developing 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)	:	₹ 7,400/- to ₹ 9,800/- per Sq. Ft. on Carpet Area ₹ 6,700/- to ₹ 8,900/- 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).	:	₹ 8,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 5,200/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 45,600/- per Sq. M. i.e. ₹ 4,236/- 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.
<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)	:	₹ 2,800/- per Sq. Ft.
	Age of the building	:	2 years
	Life of the building estimated	:	58 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Age of Property below 5 year
	Depreciation Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,800/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 5,200/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 8,000/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
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1	Present value of the Flat	449.00 Sq. Ft.	8,000.00	<b>35,92,000.00</b>
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 / Realizable value of the property</b>			<b>35,92,000.00</b>
	<b>Insurable value of the property (493.90 X 2,800.00)</b>			<b>13,82,920.00</b>
	<b>Guideline value of the property (493.90 X 4,236.00)</b>			<b>20,92,160.00</b>

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