

## 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 MSME Loan Purpose.
2	a)	Date of inspection	: 10.01.2024
	b)	Date of which the valuation is made	: 11.01.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale Registration No.06649/2004 Dated 25.11.2004 between M/s. M.F.R. Electronic Components Private Limited(The Transferor) And Mr. Sapinder Jeet Singh(The Transferee). II) Copy of Occupancy Certificate No.CE / 5837 / BSII / AK Dated 22.09.1979 issued by Municipal Corporation Of Greater Mumbai.		
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. Sapinder Jeet Singh</b> Residential Flat No. A-9, 2 <sup>nd</sup> Floor, Wing - A, " <b>Nav Neelima Co-op. Hsg. Soc. Ltd.</b> ", Neelima Apartments, Mahakali Caves Road, Village - Mulegaon, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 093, State - Maharashtra, India.  <u>Contact Person :</u> Ms. Anushka Sonawane (Owner's Daughter) Mobile No. 8767835935  Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 2 <sup>nd</sup> Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Toilet + Passage. <b>(2 BHK)</b> The property is at 2.7 km distance from Andheri Railway Station.
6	Location of property		
	a)	Plot No. / Survey No.	: New Survey No - 42/7
	b)	Door No.	: Residential Flat No. A-9
	c)	C.T.S. No. / Village	: CTS No - 39, Village - Mulegaon
	d)	Ward / Taluka	: Taluka - Andheri
	e)	Mandal / District	: District - Mumbai Suburban
	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. A-9, 2 <sup>nd</sup> Floor, Wing - A, " <b>Nav Neelima Co-op. Hsg. Soc. Ltd.</b> ", Neelima Apartments, Mahakali Caves Road, Village - Mulegaon, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 093, 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 - Mulegaon Municipal Corporation of Greater Mumbai (MCGM)	
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	:	Mahakali Caves Road / Canossa High School	Details not available
	South	:	Internal Road	Details not available
	East	:	Sanskriti Park	Details not available
	West	:	'C' Wing of Neelima Apartments / Mahakali Caves Road	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. = 484.60 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 550.00 (Area As Per Agreement)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°7'30.2"N 72°51'56.3"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built Up Area in Sq. Ft. = 550.00</b> <b>( Area As Per Agreement)</b>	

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	CTS No - 39
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Mulegaon, Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Residential Flat No. A-9, 2 <sup>nd</sup> Floor, Wing - A, " <b>Nav Neelima Co-op. Hsg. Soc. Ltd.</b> ", Neelima Apartments, Mahakali Caves Road, Village - Mulegaon, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 093, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1979 (As per 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	:	2 <sup>nd</sup> Floor is having 4 Flats
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
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 Space
	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	:	2 <sup>nd</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. A-9
3.	Specifications of the Flat		
	Roof	:	R.C.C. slab
	Flooring	:	Vitrified tiles flooring

	Doors	:	Teak wood door frame with flush shutters
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring
	Finishing	:	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?	:	Good
7.	Sale Deed executed in the name of	:	<b>Mr. Sapinder Jeet Singh</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 undefined = 0.00 (undefined)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 484.60</b> <b>(As per Area actual site measurement)</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?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ 31,000/- (Expected 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)	:	₹ 20,200/- to ₹ 27,600/- per Sq. Ft. on Carpet Area ₹ 18,400/- to ₹ 23,000/- 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).	:	₹ 24,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 21,700/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,48,780/- per Sq. M. i.e. ₹ 13,822/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,09,639/- per Sq. M. i.e. ₹ 10,186/- 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	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<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	:	45 years
	Life of the building estimated	:	15 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	67.50%
	Depreciation Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 910/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 21,700/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 22,610/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	550.00 Sq. Ft.	22,610.00	<b>1,24,35,500.00</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>1,24,35,500.00</b>
	<b>Insurable value of the property (550.00 X 2,800.00)</b>			<b>15,40,000.00</b>
	<b>Guideline value of the property (550.00 X 10,186.00)</b>			<b>56,02,300.00</b>

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