

VALUATION REPORT (IN RESPECT OF FLAT)

General	
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 : 11.01.2024
	b) Date of which the valuation is made : 31.01.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale property no.2541/2009 Dated 01.10.2009 between M/s. Dolphin Developers(The Promoter) And Mrs. Vanita Himatlal Goradia(The purchaser). II) Copy of Commencement Certificate No.Khonapa / B.V./ Bandh / 1473 / 3901 Dated 12.12.2006 issued by Khopoli Municipal Council.
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) : Mrs. Vanita Himatlal Goradia Residential Flat No. 30, 1 st Floor, Wing - A, " Madhav Residency ", Near Shankar Lake, Village - Khopoli, Taluka - Khalapur, District - Raigad, PIN Code - 410 203, State - Maharashtra, India. <u>Contact Person :</u> Mr. Raj Kapoor Yadav (Contractor) Mobile No. 8600084922 sole ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 1 st Floor. The composition of Residential Flat is 6 Bedroom + 2 Living Room + 3 Kitchen + 6 Toilet + 4 Passage + Cupboard + 3 Balcony. (6 BHK) Flat Nos. 28, 29 & 30 are amalgamated with separate entrance. The said valuation is for Flat No. 30. The property is at 650M distance from Khopoli Railway Station.
6	Location of property
a)	Plot No. / Survey No. : New Survey No - 3, Hissa No. 1-B & 2
b)	Door No. : Residential Flat No. 30
c)	C.T.S. No. / Village : CTS No - 4451, 4452, 4453/2, 4450 & 4454/1, Village - Khopoli
d)	Ward / Taluka : Taluka - Khalapur
e)	Mandal / District : District - Raigad
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. 30, 1 st Floor, Wing - A, " Madhav Residency ", Near Shankar Lake, Village - Khopoli, Taluka - Khalapur, District - Raigad, PIN Code - 410 203, 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 - Khopoli Khopoli Nagarparishad	
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	:	Internal Road	Road
	South	:	Wing - B	KMC Gim
	East	:	Open Garden / Shankar Lake	KMC Garden
	West	:	Internal Road	Road
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. = 2725.00 (Area as per Site measurement) Built Up Area in Sq. Ft. = 1050.00 (Area As Per Agreement for sale)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	18°47'8.6"N 73°20'59.3"E	
15	Extent of the site considered for Valuation	:	Built Up Area in Sq. Ft. = 1050.00 (Area As Per Agreement for sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	

II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	CTS No - 4451, 4452, 4453/2, 4450 & 4454/1
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Khopoli, Khopoli Nagarparishad
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 30, 1 st Floor, Wing - A, " Madhav Residency ", Near Shankar Lake, Village - Khopoli, Taluka - Khalapur, District - Raigad, PIN Code - 410 203, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2008 (Approx.)
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	:	1 st 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	:	Not Provided
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open 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	:	1 st Floor
2.	Door No. of the Flat	:	Residential Flat No. 30
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

	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	:	Mrs. Vanita Himatlal Goradia
8.	What is the undivided area of land as per Sale Deed?	:	Goods
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 1050.00 (Area as per Agreement for sale)
10.	What is the floor space index (app.)	:	As per KMC norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 2725.00 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 2209.00 Cupboard Area in Sq. Ft. = 30.00 Balcony area in Sq. Ft. = 486.00 (Measurement of Flat Nos. 28, 29 & 30)
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?	:	₹ 27,500/-
IV	MARKETABILITY		
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
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)	:	₹ 3,700/- to ₹ 6,400/- per Sq. Ft. on Carpet Area ₹ 3,400/- to ₹ 5,800/- 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).	:	₹ 5,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 2,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 26,505/- per Sq. M. i.e. ₹ 2,462/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 26,505/- per Sq. M. i.e. ₹ 2,462/- 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.
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	:	16 years
	Life of the building estimated	:	44 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	24.00%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,900/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 2,500/- per Sq. Ft.
	Total Composite Rate	:	₹ 4,400/- per Sq. Ft.
	Remarks	:	As per Site Inspection, Flat No. 28, 29 & 30 are internally amalgamated with Separate entrance. For the purpose of valuation, we have considered area as per Agreement of Flat No. 30 only.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1050.00 Sq. Ft.	4,400.00	46,20,000.00
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			
	Fair market value of the property			46,20,000.00
	Realizable value of the property			41,58,000.00
	Distress value of the property			36,96,000.00
	Insurable value of the property (1050.00 X 2,500.00)			26,25,000.00
	Guideline value of the property (1050.00 X 2,462.00)			25,85,100.00

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