

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	:	18.01.2024
	b) Date of which the valuation is made	:	19.01.2024
3	List of documents produced for perusal: I) Copy of Agreement For Sale Registration No.919-2024 Dated 11.01.2024 between Mr. Shashikant Anant Kuwalekar(The Transferor) And Mrs. Neha Nilesh Palav & Mr. Nilesh Dattaram Palav(The Transferee). II) Copy of Occupancy Certificate No.CIDCO / VVSR / OC - 1774 / E / 477 Dated 29.05.2003 issued by City and Industrial Development Corp Of Maharashtra Ltd.. III) Copy of Electricity Bill Consumer No.001900890873 Dated 10.12.2023. IV) Copy of Share Certificate No.43 Dated 01.05.2005bearing Nos. 211 to 215 having 5 Shares of Rs. 50/- each in the name of Shri. Shashikant Anant Kuwalekar issued by Morya Co-op. Hsg. Soc. 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)	:	Mrs. Neha Nilesh Palav & Mr. Nilesh Dattaram Palav Residential Flat No. D-2, Ground Floor, Wing - D, " Morya Co-op. Hsg. Soc. Ltd. ", Plot No. 75 & 76, Central Park Road, Village - More, Nalasopara (East), Taluka - Vasai, District - Palghar, PIN - 401 209, State - Maharashtra, India. <u>Contact Person :</u> Mr. Ramesh S. Kuwalekar (Seller's Son) Mobile No. 9270802841 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 1.4 km distance from Nalasopara Railway Station.
6	Location of property		
a)	Plot No. / Survey No.	:	Plot No - 75 & 76 New Survey No - 8 & 9 (pt)
b)	Door No.	:	Residential Flat No. D-2
c)	C.T.S. No. / Village	:	Village - More
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. D-2, Ground Floor, Wing - D, " Morya Co-op. Hsg. Soc. Ltd. ", Plot No. 75 & 76, Central Park Road, Village - More, Nalasopara (East), Taluka - Vasai, District - Palghar, PIN - 401 209, 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 - More 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	:	Shri Ashta Sidhi Vinayak Apartment	Details not available
	South	:	Om Mangal Murti CHSL	Details not available
	East	:	Omkar Apartment	Details not available
	West	:	Internal 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. = 350.87 (Area as per Site measurement) Built Up Area in Sq. Ft. = 455.00 (Area As Per Agreement For Sale)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°25'38.3"N 72°49'11.2"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 455.00 (Area As Per Agreement For Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Seller Occupied	

II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - More, Vasai Virar City Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. D-2, Ground Floor, Wing - D, " Morya Co-op. Hsg. Soc. Ltd. ", Plot No. 75 & 76, Central Park Road, Village - More, Nalasopara (East), Taluka - Vasai, District - Palghar, PIN - 401 209, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2003 (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	:	Ground 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 Space
	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. D-2
3.	Specifications of the Flat		
	Roof	:	R.C.C. slab
	Flooring	:	White Marble 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.	:	Consumer No. 001900890873
	Meter Card is in the name of	:	Shri. Shashikant A. Kuwalekar
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	Mrs. Neha Nilesh Palav & Mr. Nilesh Dattaram Palav
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 Agreement For Sale)
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. = 350.87 (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?	:	Seller Occupied
15.	If rented, what is the monthly rent?	:	₹ 6,000/- (Expected rented income per month)
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed residential 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)	:	₹ 6,200/- to ₹ 7,800/- per Sq. Ft. on Carpet Area ₹ 5,600/- to ₹ 7,100/- 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).	:	₹ 7,000/- per Sq. Ft.

3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,200/- per Sq. Ft.
	II. Land + others	:	₹ 4,800/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 62,800/- per Sq. M. i.e. ₹ 5,834/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 52,321/- per Sq. M. i.e. ₹ 4,861/- 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)	:	₹ 2,200/- per Sq. Ft.
	Age of the building	:	21 years
	Life of the building estimated	:	39 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	31.50%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,507/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 4,800/- per Sq. Ft.
	Total Composite Rate	:	₹ 6,307/- 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.	6,307.00	28,69,685.00
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			28,69,685.00
	Insurable value of the property (455.00 X 2,200.00)			10,01,000.00
	Guideline value of the property (455.00 X 4,861.00)			22,11,755.00

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