

VALUATION REPORT (IN RESPECT OF FLAT)

General									
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3	<p>List of documents produced for perusal:</p> <p>I) Copy of Agreement for sale Registration No.209/2012 Dated 17.01.2012 between Mr. Gangadhar Shantaram Dalvi(The Transferor) And Mr. Sushilkumar Bhimrao Kamble & Mrs. Trupti Sushilkumar Kamble(The Transferee).</p> <p>II) Copy of Occupancy Certificate No.NRV / BP / Case No. B-4803 / 1235 / 2009 Dated 01.04.2009 issued by Navi Mumbai Municipal Corporation..</p> <p>III) Copy of Share Certificate No.5 Dated 16.02.2013bearing Nos. 41 to 50 having 10 Shares of Rs. 50/- each the name of Shri Sushil B. Kamble issued by Heramb Apartment Co-op. Hsg. Soc. Ltd..</p>								
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6	Location of property								
a)	Plot No. / Survey No.	:	Plot No - 734 & 736						
b)	Door No.	:	Residential Flat No. 7						
c)	C.T.S. No. / Village	:	Village - Shiravane						
d)	Ward / Taluka	:	Taluka - Thane						
e)	Mandal / District	:	District - Thane						
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. 7, 1 st Floor, " Heramb Apartment Co-op. Hsg. Soc. Ltd. ", Plot No. 734 & 736, Sector 1, Jui Nagar, Village - Shiravane, Nerul, Navi Mumbai, Taluka - Thane, District - Thane, Navi Mumbai, PIN - 410 706, State - Maharashtra, India.	
8	City / Town	:	City - Navi Mumbai	
	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 - Shiravane Navi Mumbai 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	:	Plot No. 735	Details not available
	South	:	Plot No. 733	Details not available
	East	:	Plot No. 610 / Hanuman Mandir Road	Details not available
	West	:	Railway Track	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	:	Built Up Area in Sq. Ft. = 600.00 (Area As Per Agreement for sale)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°2'53.6"N 73°1'9.4"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 600.00 (Area As Per Agreement)	

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Shiravane, Navi Mumbai Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 7, 1 st Floor, " Heramb Apartment Co-op. Hsg. Soc. Ltd. ", Plot No. 734 & 736, Sector 1, Jui Nagar, Village - Shiravane, Nerul, Navi Mumbai, Taluka - Thane, District - Thane, Navi Mumbai, PIN - 410 706, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2009 (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	:	1 st 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 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	:	1 st Floor
2.	Door No. of the Flat	:	Residential Flat No. 7
3.	Specifications of the Flat		
	Roof	:	R.C.C. slab
	Flooring	:	External site visit only

	Doors	:	External site visit only
	Windows	:	External site visit only
	Fittings	:	External site visit only
	Finishing	:	External site visit only
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?	:	External site visit only
7.	Sale Deed executed in the name of	:	Mr. Sushilkumar Bhimrao Kamble & Mrs. Trupti Sushilkumar Kamble
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 NMMC norms
11.	What is the Carpet area of the Flat?	:	
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?	:	₹ Information not available
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)	:	₹ 12,400/- to ₹ 15,000/- per Sq. Ft. on Carpet Area ₹ 11,300/- to ₹ 13,700/- 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).	:	₹ 13,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 10,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 98,610/- per Sq. M. i.e. ₹ 9,161/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 84,532/- per Sq. M. i.e. ₹ 7,853/- 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	:	15 years
	Life of the building estimated	:	45 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	22.50%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,938/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 10,500/- per Sq. Ft.
	Total Composite Rate	:	₹ 12,438/- per Sq. Ft.
	Remarks	:	At the time of visit, flat was occupied by tenant and not open the door for internal inspection, measurement and photographs. Hence our report is based on external site visit and documents provided by the bank for valuation.

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	600.00 Sq. Ft.	12,438.00	74,62,800.00
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 of the property			72,82,800.00
	Realizable value of the property			61,90,380.00
	Distress value of the property			50,97,960.00
	Insurable value of the property (600.00 X 2,500.00)			15,00,000.00
	Guideline value of the property (600.00 X 7,853.00)			49,84,800.00

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