

VALUATION REPORT (IN RESPECT OF FLAT)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Market Value Purpose.
2	a) Date of inspection : 24.01.2024
	b) Date of which the valuation is made : 28.02.2024
3	List of documents produced for perusal: I) Copy of Draft Agreement for sale between M/s. Moraj Infratech Private Limited(The Developers) And Mr. Nileshkumar Omprakash Gupta(The Purchaser)Made in 2023. II) Copy of Part Occupancy Certificate No.MADC/MIHA/BP/63/1230 Dated 30.11.2016 issued by Maharashtra Airport Development Company Limited. III) Copy of Lease Agreement Dated 09.09.2010 between Maharashtra Airport Development Company Ltd.(The Company) And M/s. Moraj Infratech Pvt. Ltd.(The Lessee). IV) Copy of Full Occupation Certificate No.MADC / MIHAN / BP / 490A / 3707 Dated 27.07.2017 issued by Maharashtra Airport Development Company Limited. V) Copy of Commencement Certificate No.MADC / MIHAN / BP /63 / 7100 Dated 29.11.2010 issued by Maharashtra Airport Development Company Limited.
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) : Name of Owner : M/s. Moraj Infratech Private Limited Name of Proposed Purchaser : Mr. Nilesh Kumar Omprakash Gupta Residential Flat No. 1504, 15 th Floor, " Woods Tower, Block - D - Rosewood ", Moraj Waterfall Gateway, Plot No. 5, Sector 21, Wardha Road, Near Delhi Public School, Village - Khapri (Railway), Mihan, Taluka - Nagpur (Rural), District - Nagpur, Nagpur, PIN - 441 108, State - Maharashtra, India. Contact Person : Mr. Nilesh Kumar Omprakash Gupta (Proposed Purchaser) Mobile No. 9326718691 Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 15 th Floor. As per site inspection it is a 3 BHK flat, composition of flat is Living Room + Dining Area + 3 Bedrooms + Kitchen + 3 Toilets + Utility + Dressing + Balcony (i.e. 3 BHK with 3 Toilets) The property is at 2.2 km distance from Khapri Railway Station.
6	Location of property
a)	Plot No. / Survey No. : Plot No - 5 New Survey No - 30(pt), 31(pt), 33(pt), 34(pt), 35(pt), Govt. Land-Nallah (pt)
b)	Door No. : Residential Flat No. 1504
c)	C.T.S. No. / Village : Village - Khapri (Railway)
d)	Ward / Taluka : Taluka - Nagpur (Rural)
e)	Mandal / District : District - Nagpur

f)	Date of issue and validity of layout of approved map / plan	:	As Part & Full 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. 1504, 15 th Floor, " Woods Tower, Block - D - Rosewood ", Moraj Waterfall Gateway, Plot No. 5, Sector 21, Wardha Road, Near Delhi Public School, Village - Khapri (Railway), Mihan, Taluka - Nagpur (Rural), District - Nagpur, Nagpur, PIN - 441 108, State - Maharashtra, India.	
8	City / Town	:	City - Nagpur	
	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 - Khapri (Railway) Maharashtra Airport Development Company Limited	
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	Proposed Two Lane Road
	South	:	Open Land	Proposed Development
	East	:	Open Land	Proposed Development
	West	:	Internal Road	Channel And 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. = 949.00 (Area As Per Draft Agreement for sale) Built Up Area in Sq. Ft. = 1138.80 (Carpet Area + 20%)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	21°2'27.5"N 79°2'7.4"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 949.00 (Area As Per Draft Agreement for sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Khapri (Railway), Maharashtra Airport Development Company Limited
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1504, 15 th Floor, " Woods Tower, Block - D - Rosewood ", Moraj Waterfall Gateway, Plot No. 5, Sector 21, Wardha Road, Near Delhi Public School, Village - Khapri (Railway), Mihan, Taluka - Nagpur (Rural), District - Nagpur, Nagpur, PIN - 441 108, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2016 (As Per Part Occupancy Certificate)
5.	Number of Floors	:	1 Basement + Stilt + 1 Podium + 18 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	15 th 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	:	2 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	One Covered Car 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	:	15 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 1504
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. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	Information not available
	Tax paid in the name of	:	Information not available
	Tax amount	:	Information not available
5.	Electricity Service connection No.	:	Information not available
	Meter Card is in the name of	:	Information not available
6.	How is the maintenance of the Flat?	:	Normal
7.	Sale Deed executed in the name of	:	Name of Owner : M/s. Moraj Infratech Private Limited Name of Proposed Purchaser : Mr. Nilesh Kumar Omprakash Gupta
8.	What is the undivided area of land as per Sale Deed?	:	Information not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 1139.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per MADC norm
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 949.00 (As Per Area Draft Agreement for sale)
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?	:	Vacant
15.	If rented, what is the monthly rent?	:	₹ 14,000/- Expected rental 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 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)	:	₹ 6,000/- to ₹ 7,100/- per Sq. Ft. on Carpet Area ₹ 5,000/- to ₹ 5,900/- 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).	:	₹ 7,300/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- 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)	:	₹ 30,190/- per Sq. M. i.e. ₹ 2,805/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 27,944/- per Sq. M. i.e. ₹ 2,596/- 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	:	8 years
	Life of the building estimated	:	52 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	12.00%
	Depreciation Ratio of the building	:	-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,200/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 4,800/- per Sq. Ft.

	Total Composite Rate	:	₹ 7,000/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	949.00 Sq. Ft.	7,000.00	66,43,000.00
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 / Car Parking			
	Total value / Realizable value of the property			66,43,000.00
	Insurable value of the property (1138.80 X 2,500.00)			28,47,000.00
	Guideline value of the property (1138.80 X 2,596.00)			32,50,135.00