

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 : 07.02.2024
	b) Date of which the valuation is made : 08.02.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale No.15352/2023 Dated 28.12.2023 between Mr. Swapan Kumar Biswas & Mrs. Chaitali Swapan Biswas(The Vendor) And Mr. Samundar Singh Tanwar & Mrs. Chhigan Kanwar(The purchaser). II) Copy of Amended Commencement Certificate No.ANP / NRV / BP / 2010 - 2011 / 314 / 181 / 21 Dated 13.07.2010 issued by Ambernath Municipal Council. III) Copy of Society NOC Letter Dated 26.12.2023 issued by Matoshree Shelters (I) Pvt. Ltd.. IV) Copy of Possession Letter Dated 04.04.2012 issued by Matoshree Shelters (I) Pvt. 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) : Mr. Samundar Singh Tanwar & Mrs. Chhigan Kanwar Residential Flat No. 505, 5 th Floor, Building No 3, Wing - C, Matoshree Nagar Complex, Near Wimco Naka Wimco Colony, Plot No. N A 26, Gaon Deve Road, Kalyan - Badlapur Road, Village - Kohoj - Khuntavali, Taluka - Ambernath, District - Thane, Ambarnath (West), PIN Code - 421 505, State - Maharashtra, India. <u>Contact Person :</u> Mr. Samundar Singh Tanwar (Owner) Mobile No. 9323764827 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 5 th Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Balcony + Bathroom + WC + 2 Passage. (1 BHK) & Terrace Area. The property is at 2.4 Km distance from Ambernath Railway Station.
6	Location of property
a)	Plot No. / Survey No. : Plot No - N A 26
b)	Door No. : Residential Flat No. 505
c)	C.T.S. No. / Village : CTS No - 5399 to 5526, 5586 to 5597, 5685 to 5726, Village - Kohoj - Khuntavali
d)	Ward / Taluka : Taluka - Ambernath
e)	Mandal / District : District - Thane
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	:	No	
7	Postal address of the property	:	Residential Flat No. 505, 5 th Floor, Building No 3, Wing - C, Matoshree Nagar Complex, Near Wimco Naka Wimco Colony, Plot No. N A 26, Gaon Deve Road, Kalyan - Badlapur Road, Village - Kohoj - Khuntavali, Taluka - Ambernath, District - Thane, Ambernath (West), PIN Code - 421 505, State - Maharashtra, India.	
8	City / Town	:	City - Ambernath (West)	
	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 - Kohoj - Khuntavali Ambernath Municipal Council	
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	:	Gaon Devi Road	Details not available
	South	:	Open Space	Details not available
	East	:	Building No. 2	Details not available
	West	:	Building No. 3	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. = 462.00 (Area as per Site measurement) Built Up Area in Sq. Ft. = 700.00 (Area As Per Agreement for sale)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°12'33.2"N 73°11'53.6"E	

15	Extent of the site considered for Valuation	:	Carpet Area in Sq. Ft. = 462.00 (Area As Per actual site measurement)
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.	:	CTS No - 5399 to 5526, 5586 to 5597, 5685 to 5726
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Kohoj - Khuntavali, Ambernath Municipal Council
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 505, 5 th Floor, Building No 3, Wing - C, Matoshree Nagar Complex, Near Wimco Naka Wimco Colony, Plot No. N A 26, Gaon Deve Road, Kalyan - Badlapur Road, Village - Kohoj - Khuntavali, Taluka - Ambernath, District - Thane, Ambernath (West), PIN Code - 421 505, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2012 (As per Possession Letter)
5.	Number of Floors	:	Part Ground + Part Stilt + 7 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	5 th Floor is having 6 Flats
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Normal
11.	Facilities Available		
	Lift	:	1Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt /Covered 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	:	5 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 505

3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid flush door with M.S Safety door
	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?	:	Normal
7.	Sale Deed executed in the name of	:	Mr. Samundar Singh Tanwar & Mrs. Chhigan Kanwar
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. = 508.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per AMC norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 462.00 (As per Area actual site measurement) Carpet area in Sq. Ft. = 428.00 Balcony area in Sq. Ft. = 34.00 Total Built Up Area in Sq. Ft. = 700.00 (As Per Area Agreement for sale) Carpet Area in Sq. Ft. = 620.00 Open Terrace Area in Sq. Ft. = 80.00
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?	:	₹ 4,900/- (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)	:	₹ 3,900/- to ₹ 5,600/- per Sq. Ft. on Carpet Area ₹ 3,500/- to ₹ 5,100/- 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).	:	₹ 5,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 3,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 56,700/- per Sq. M. i.e. ₹ 5,268/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 51,166/- per Sq. M. i.e. ₹ 4,753/- 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)	:	₹ 2,500/- per Sq. Ft.
	Age of the building	:	12 years
	Life of the building estimated	:	48 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	18.00%
	Depreciation Ratio of the building	:	-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,050/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,000/- per Sq. Ft.
	Total Composite Rate	:	₹ 5,050/- per Sq. Ft.

	Remarks	:	1) At the time of site inspection we observed seepage & paint peeling on living & passage wall. 2) As per measured carpet area is 462 sq.ft and as per agreement built up area is 700 sq.ft including terrace area, Vast area difference between agreement BUA and measured carpet area, hence lower area considered for valuation purpose.
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Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	462.00 Sq. Ft.	5,050.00	23,33,100.00
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			23,33,100.00
	Realizable value of the property			20,99,790.00
	Distress value of the property			18,66,480.00
	Insurable value of the property (700.00 X 2,500.00)			17,50,000.00
	Guideline value of the property (508.20 X 4,753.00)			24,15,475.00