

## VALUATION REPORT (IN RESPECT OF FLAT)

		<b>General</b>	
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	:	14.02.2024
	b) Date of which the valuation is made	:	16.02.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale Registration No.113/2007 Dated 05.01.2007 between Mr. Vithal Eknath Nimhan (Huf, Karta / Manager)(The Promoter) And Mr. Shailesh Subhash patne(The Purchaser). II) Copy of Commencement Certificate No.CC / 4017 / 05 Dated 20.02.2006 issued by Pune Municipal Corporation.		
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)	:	<b>Mr. Shailesh Subhash Patne</b>  Residential Flat No. 702, 7 <sup>th</sup> Floor, Building No A, " <b>Padmavilas</b> ", Plot No. 1, Baner - Pashan Link Road, Village - Pashan, Taluka - Haveli, District - Pune, PIN - 411 021, State - Maharashtra, India.  <u>Contact Person :</u> Mr. Shailesh Subhash Patne (Owner) Mobile No. 9373327027  Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 7 <sup>th</sup> Floor. The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + 3 Toilet + Passage + Dining. <b>(3 BHK)</b> + Dry Balcony + Attached Terrace Area.The property is at 7.9 Km. distance from Khadki Railway Station.
5a.	Total Lease Period & remaining period (if leasehold)	:	
6	Location of property	:	
a)	Plot No. / Survey No.	:	Plot No - 1New Survey No - 131/1
b)	Door No.	:	Residential Flat No. 702
c)	C.T.S. No. / Village	:	Village - Pashan
d)	Ward / Taluka	:	Taluka - Haveli
e)	Mandal / District	:	District - Pune
f)	Date of issue and validity of layout of approved map / plan	:	Approved Building Plan were not provided and not verified.
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	No
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No

7	Postal address of the property	:	Residential Flat No. 702, 7 <sup>th</sup> Floor, Building No A, "Padmavilas", Plot No. 1, Baner - Pashan Link Road, Village - Pashan, Taluka - Haveli, District - Pune, PIN - 411 021, 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 - Pashan Pune 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	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Athashri Road / Athashri Society	Survey No. 132
	South	:	Kumar Hills Space	Survey No. 131/2
	East	:	Internal Road	Plot No. 2 out of Survey No. 131/1
	West	:	Hill Area	Survey No. 133
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	<b>As per the Deed</b>	<b>As per Actuals</b>
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
13.2	Latitude, Longitude & Co-ordinates of Flat	:	18°32'53.2"N 73°47'27.0"E	
14	Extent of the site	:	Carpet Area in Sq. Ft. = 1315.18 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 1521.00 (Area As Per Agreement for sale)	
15	Extent of the site considered for Valuation	:	<b>Built Up Area in Sq. Ft. = 1521.00</b> <b>( Area As Per Agreement for sale)</b>	

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Pashan, Pune Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 702, 7 <sup>th</sup> Floor, Building No A, " <b>Padmavilas</b> ", Plot No. 1, Baner - Pashan Link Road, Village - Pashan, Taluka - Haveli, District - Pune, PIN - 411 021, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2010 (Approx.)
5.	Number of Floors	:	Stilt + 11 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	7 <sup>th</sup> 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	:	Stilt Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	7 <sup>th</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 702
3.	Specifications of the Flat		
	Roof	:	R.C.C. slab
	Flooring	:	Partly Vitrified & Partly Wooden 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.	:	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?	:	Good
7.	Sale Deed executed in the name of	:	<b>Mr. Shailesh Subhash Patne</b>
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. = 1521.00 (Area as per Agreement for sale)
10.	What is the floor space index (app.)	:	As per PMC norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 1315.18</b> <b>(As per Area actual site measurement)</b> <b>Carpet Area in Sq. Ft. = 1188.76</b> <b>Dry Balcony Area in Sq. Ft. = 28.42</b> <b>Terrace Area in Sq. Ft. = 98.00</b>  <b>Carpet Ara in Sq. Ft. = 1,235.00</b> <b>Attached Terrace Area in Sq. Ft. = 98.00</b> <b>(Ara as per Agreement for Sale)</b>  <b>Built-up Area in Sq. Ft. = 1,482.00</b> <b>(Carpet Area + 20%)</b> <b>Add: 40% of Attached Terrace Area in Sq. Ft. = 39.00</b> <b>Total Built-up Area in Sq. Ft. = 1521.00</b>
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?	:	₹ 33,000/- Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>		
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
<b>V</b>	<b>Rate</b>		
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)	:	₹ 11,600/- to ₹ 15,500/- per Sq. Ft. on Carpet Area ₹ 10,500/- to ₹ 12,900/- 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).	:	₹ 11,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,600/- per Sq. Ft.
	II. Land + others	:	₹ 8,400/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,02,155/- per Sq. M. i.e. ₹ 9,490/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 92,450/- per Sq. M. i.e. ₹ 8,589/- per Sq. Ft.
5.	Registered Value(if available)	:	N.A.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,600/- per Sq. Ft.
	Age of the building	:	14 years
	Life of the building estimated	:	46 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	21.00%
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,054/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 8,400/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 10,454/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1521.00 Sq. Ft.	10,454.00	1,59,00,534.00

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			
	<b>Total value of the property</b>			<b>1,59,00,534.00</b>
	<b>Realizable value of the property</b>			<b>1,43,10,481.00</b>
	<b>Distress value of the property</b>			<b>1,27,20,427.00</b>
	<b>Insurable value of the property (1521.00 X 2,600.00)</b>			<b>39,54,600.00</b>
	<b>Guideline value of the property (1521.00 X 8,589.00)</b>			<b>1,30,63,869.00</b>