

## 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	:	24.06.2024
	b) Date of which the valuation is made	:	26.06.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale No.8266 / 2024 Dated 11.06.2024 between M/s. Eshan Developers (The Developers) And Mr. Aditya Jayant Ghedmal (The Purchasers). II) Copy of Approved Building Plan No.KBMC / NRV / CC / 4665 / 2021 - 22 / Unique No. 48 Dated 03.06.2021 issued by Kulgaon Badlapur Municipal Council (As downloaded from RERA site). III) Copy of Commencement Certificate No.KBMC / NRV / CC / 4665 / 2021 - 22 / Unique No. 48 Dated 03.06.2021 issued by Kulgaon Badlapur Municipal Council. IV) Copy of RERA Certificate No.P51700033348 Dated 16.02.2022 issued by Maharashtra Real Estate Regulatory Authority.		
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. Aditya Jayant Ghedmal</b> Residential Flat No. 105, 1 <sup>st</sup> Floor, Building No 3, " <b>Panvelkar Greens - Phase I</b> ", Village - Joveli , Badlapur (East), Taluka - Ambernath, District - Thane , PIN - 421 503, State - Maharashtra, Country - India.  <u>Contact Person :</u> Mr. Sachin Patil (Sales Person ) Mobile No. 8652200111  Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 1 <sup>st</sup> Floor. As per Approved Building Plan, the composition of Flat will be 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Enclosed Balcony Area. (2 BHK + 2 Toilets) The property is at 4.7 Km. distance from Badalapur Railway Station. <b>At the time of inspection building was under construction.</b>
<b>Stage of Construction</b>			
<b>If under construnction, extent of completion</b>			
	RCC Footing/Foundation	<b>Complete</b>	RCC Plinth <b>Complete</b>
	Full Building Rcc	<b>Completed upto 2nd floor</b>	
	<b>Total</b>	<b>15% work completed</b>	
6	Location of property		
a)	Plot No. / Survey No.	:	New Survey No - 69, Hissa No. 28, 29
b)	Door No.	:	Residential Flat No. 105
c)	C.T.S. No. / Village	:	Village - Joveli
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 Plan No. KBMC / NRV / CC / 4665 / 2021 - 22 / Unique No. 48 dated 03.06.2021 issued by Kulgaon Badlapur Municipal Council.	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	Building is under construction	
7	Postal address of the property	:	Residential Flat No. 105, 1 <sup>st</sup> Floor, Building No 3, " <b>Panvelkar Greens - Phase I</b> ", Village - Joveli , Badlapur (East), Taluka - Ambernath, District - Thane , PIN - 421 503, State - Maharashtra, Country - 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 - Joveli Kulgaon Badlapur 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	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Open Plot	Details not available
	South	:	Open Plot	Details not available
	East	:	Internal Road	Details not available
	West	:	Open Plot	Details not available
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	:	-	-

14	Extent of the site	:	Carpet Area in Sq. Ft. = 457.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 502.70 (Carpet Area + 10%)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°8'34.8"N 73°14'34.8"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 457.00</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.	:	Building is under construction
<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 - Joveli , Kulgaon Badlapur Municipal Council
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 105, 1 <sup>st</sup> Floor, Building No 3, " <b>Panvelkar Greens - Phase I</b> ", Village - Joveli , Badlapur (East), Taluka - Ambernath, District - Thane , PIN - 421 503, State - Maharashtra, Country - India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	Building is under construction
5.	Number of Floors	:	Part Ground + Part Stilt + 14 Upper Floors
6.	Type of Structure	:	Proposed R.C.C Framed Structure
7.	Number of Dwelling units in the building	:	Proposed 12 Flats on 1 <sup>st</sup> Floor
8.	Quality of Construction	:	Building is under construction
9.	Appearance of the Building	:	Building is under construction
10.	Maintenance of the Building	:	Building is under construction
11.	Facilities Available		
	Lift	:	Proposed 2 Lifts
	Protected Water Supply	:	Proposed Municipal Water Supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Stilt Car Parking Space
	Is Compound wall existing?	:	Proposed, Yes
	Is pavement laid around the Building	:	Proposed, Yes

III	Residential Flat		
1.	The floor in which the Flat is situated	:	1 <sup>st</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 105
3.	Specifications of the Flat		
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door frame with flush doors
	Windows	:	Proposed Powder coated aluminium sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed.
	Finishing	:	Proposed Cement Plastering
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?	:	Building is under construction
7.	Sale Deed executed in the name of	:	<b>Mr. Aditya Jayant Ghegadmal</b>
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. = 503.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per AMC norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 457.00 (As Per Area Agreement for sale)</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?	:	Building is under construction
15.	If rented, what is the monthly rent?	:	6,700/- (Expected rental income per month after completion of construction works)
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

<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)	:	₹ 4742/- to ₹ 7561/- per Sq. Ft. on Carpet Area ₹ 4311/- to ₹ 6874/- 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	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 4,200/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 46,700/- per Sq. M. i.e. ₹ 4,339/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
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 are Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact that even RR Rates Decided by Government Differ.
<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)	:	₹ 2,800/- per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periodic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Building is under construction
	Depreciation Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,800/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 4,200/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 7,000/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	457.00 Sq. Ft.	7,000.00	31,99,000.00
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			
	<b>Total value of the property After completion</b>			<b>31,99,000.00</b>
	<b>Realizable value of the property</b>			<b>28,79,100.00</b>
	<b>Distress value of the property</b>			<b>25,59,200.00</b>
	<b>Insurable value of the property (502.70 X 2,800.00)</b>			<b>14,07,560.00</b>
	<b>Guideline value of the property (502.70 X 4,339.00)</b>			<b>21,81,215.00</b>