

VALUATION REPORT (IN RESPECT OF FLAT)

General			
1	Purpose for which the valuation is made	:	To assess Fair Market Value of the property for Banking Purpose Purpose.
2	a)	Date of inspection	: 01.01.1970
	b)	Date of which the valuation is made	: 02.08.2024
3	List of documents produced for perusal: I) Copy of Any Other Document.		
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)	:	<p>Sudhir Koli</p> <p>Residential Flat No. 201, 2nd Floor, " Sai Darshan Apartment ", Near Shree Mhasoba Maharaj Mandir Devasthan, Gandhi Nagar, , Plot No. 2 & 3, Jai Bhavani Road,, Village - Deolali, Taluka - Nashik, District - Nashik, Nashik, 422214, State - Maharashtra, India.</p> <p><u>Contact Person :</u> Sudhir Koli (Owner) Mobile No. 9545520184</p> <p>sole ownership</p>
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 2 nd Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Toilet + Bathroom + WC + Passage. (2 BHK) The property is at 3.4 distance from Nashik Road Railway Station. At the time of inspection building was under construction.
Stage of Construction			
If under construction, extent of completion			
	RCC Footing/Foundation	Complete	RCC Plinth Complete
	Full Building Rcc	Completed upto 5th floor	Internal Brick Work Completed upto 5th floor
	External Brick Work	Completed upto 5th floor	Internal Plastering Completed upto 5th floor
	External Plastering	Completed upto 5th floor	Flooring, Tilling, Kitchen Platform Completed upto 5th floor
	Electrification, Plumbing, Sanitary Installation	Completed upto 3rd floor	
	Total	71% work completed	
5a.	Total Lease Period & remaining period (if leasehold)	:	-
6	Location of property	:	
a)	Plot No. / Survey No.	:	Plot No - 2 & 3New Survey No - 49/ 6

b)	Door No.	:	Residential Flat No. 201	
c)	C.T.S. No. / Village	:	CTS No - 7337 & 7338, Village - Deolali	
d)	Ward / Taluka	:	Taluka - Nashik	
e)	Mandal / District	:	District - Nashik	
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Commencement Certificate No. C3/ 27/ 2023 dated.28.04.2023 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.	
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	:	NA	
7	Postal address of the property	:	Residential Flat No. 201, 2 nd Floor, " Sai Darshan Apartment ", Near Shree Mhasoba Maharaj Mandir Devasthan, Gandhi Nagar, , Plot No. 2 & 3, Jai Bhavani Road,, Village - Deolali, Taluka - Nashik, District - Nashik, Nashik, 422214, State - Maharashtra, India.	
8	City / Town	:	City - Nashik	
	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 - Deolali Nashik 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	:	Row Houses	S. No. 49/ 3
	South	:	Road	Former 7.5 M Road & Present 9.00 M Road
	East	:	Row Houses	Plot No. 04 in the Same Layout
	West	:	Row Houses	Plot No. 01 in the Same Layout
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	:	Marginal Space	Marginal Space
	South	:	Flat No. 202	Flat No. 202
	East	:	Marginal Space	Marginal Space
	West	:	Staircase & Flat No. 204	Staircase & Flat No. 204
13.2	Latitude, Longitude & Co-ordinates of Flat	:	19°57'22.9"N 19°57'22.9"E	
14	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 676.00 (Area as per Site measurement)</p> <p>Carpet Area in Sq. Ft. = 465.00 (Area As Per Any Other Document)</p> <p>Built Up Area in Sq. Ft. = 511.50 (Carpet Area + 10%)</p>	
15	Extent of the site considered for Valuation	:	Carpet Area in Sq. Ft. = 465.00 (Area As Per Any Other Document)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	CTS No - 7337 & 7338	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village - Deolali, Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 201, 2 nd Floor, " Sai Darshan Apartment ", Near Shree Mhasoba Maharaj Mandir Devasthan, Gandhi Nagar, , Plot No. 2 & 3, Jai Bhavani Road,, Village - Deolali, Taluka - Nashik, District - Nashik, Nashik, 422214, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	Building is under construction	
5.	Number of Floors	:	Ground + 4 Upper Floors	
6.	Type of Structure	:	Proposed R.C.C Framed Structure	
7.	Number of Dwelling units in the building	:	Proposed 4 Flats on 2 nd Floor	
8.	Quality of Construction	:	Building Under Construction	
9.	Appearance of the Building	:	Building Under Construction	
10.	Maintenance of the Building	:	Building Under Construction	
11.	Facilities Available	:		

	Lift	:	Proposed 1Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	No
III	Residential Flat		
1.	The floor in which the Flat is situated	:	2 nd Floor
2.	Door No. of the Flat	:	Residential Flat No. 201
3.	Specifications of the Flat		
	Roof	:	
	Flooring	:	
	Doors	:	
	Windows	:	
	Fittings	:	
	Finishing	:	
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?	:	Details not available
7.	Sale Deed executed in the name of	:	Sudhir Koli
8.	What is the undivided area of land as per Sale Deed?	:	NA
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 512.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	NA
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 676.00 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 465.00 (As Per Area Any Other Document)
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 Under Construction

15.	If rented, what is the monthly rent?	:	₹ 5000/- after completion
IV	MARKETABILITY		
1.	How is the marketability?	:	Average
2.	What are the factors favoring for an extra Potential Value?	:	Located in Developing Area
3.	Any negative factors are observed which affect the market value in general?	:	NA
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)	:	₹ 4841/- to ₹ 6535/- per Sq. Ft. on Carpet Area ₹ 4400/- to ₹ 5940/- 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).	:	₹ 5,400/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000/- per Sq. Ft.
	II. Land + others	:	₹ 3,400/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 31,680/- per Sq. M. i.e. ₹ 2,943/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
5.	Registered Value(if available)	:	N.A.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000/- per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periotic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Building is under construction
	Depreciation Ratio of the building	:	-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,000/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,400/- per Sq. Ft.

	Total Composite Rate	:	₹ 5,400/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	465.00 Sq. Ft.	5,400.00	25,11,000.00
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 of the property After completion			25,11,000.00
	Realizable value of the property			23,85,450.00
	Distress value of the property			20,08,800.00
	Insurable value of the property (511.50 X 2,000.00)			10,23,000.00
	Guideline value of the property (511.50 X 2,943.00)			15,05,345.00