

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 : 01.01.1970
	b) Date of which the valuation is made : 05.08.2024
3	List of documents produced for perusal: I) Copy of Deed of Apartment Dated 06.03.2023 between M/s. SaiParasad Builders & Develpoers(The Owner) And Shri. Milind Bhimrao Bahgat & Sau. Ujawala Bhimrao Bahgat(The The Occupant). II) Copy of Commencement certificate Document No.LND/ BP/ B1/ BP/ 64/ 2021 dated.31.05.2021 issued by Nashik Municipal Corporation. III) Copy of Approved Building Plan Document No.B1/ 30504/ 2022 Dated 23.05.2022. IV) Copy of Occupancy Certificate Document No.No. B1/ 30504/ 2022 Dated 23.05.2022 issued by Nashik Municipal Corporation. V) Copy of RERA Certificate Document No.P51600027969 Dated 08.09.2021 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) : Shri. Milind Bhimrao Bahgat & Sau. Ujawala Bhimrao Bahgat Residential Flat No. 7, 4 th Floor, Next to Mahadev Mandir,, Plot No. 04, Dharmaji Colony, Shivaji Nagar, Gangapur - Satpur Link Road,, Village - Gangapur,, Taluka - Nashik, District - Nashik, Nashik, 422003, State - Maharashtra, India. <u>Contact Person :</u> Milind Bahgat (Owner) Mobile No. 8390914159 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 4 th Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + WC + Bathroom + Passage + 2 Balcony. (1 BHK) The property is at 18.2 distance from Railway Station.
6	Location of property
a)	Plot No. / Survey No. : Plot No - 04 New Survey No - 52/ 1 /1,
b)	Door No. : Residential Flat No. 7
c)	C.T.S. No. / Village : Village - Gangapur,
d)	Ward / Taluka : Taluka - Nashik
e)	Mandal / District : District - Nashik
f)	Date of issue and validity of layout of approved map / plan : Copy of Occupancy Certificate No. B1/ 30504/ 2022 dated.23.05.2022 issued by 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	:	No	
7	Postal address of the property	:	Residential Flat No. 7, 4 th Floor, Next to Mahadev Mandir,, Plot No. 04, Dharmaji Colony, Shivaji Nagar, Gangapur - Satpur Link Road,, Village - Gangapur,, Taluka - Nashik, District - Nashik, Nashik, 422003, 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 - Gangapur, 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	:	Building	Plot No. 03
	South	:	Road	9.00 M. Wide Colony Road
	East	:	Garden	S. No. 52/2
	West	:	Farm	Open Space & Transformer Site
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	:	Open Space	Open Space
	South	:	Lobby + Flat No. 06	Lobby + Flat No. 06
	East	:	Flat No. 08	Flat No. 08
	West	:	Open Space	Open Space
14	Extent of the site	:	Carpet Area in Sq. Ft. = 418.94 (Area as per Site measurement) Carpet Area in Sq. Ft. = 390.00 (Area As Per Agreement) Built Up Area in Sq. Ft. = 429.00 (Carpet Area + 10%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	20°0'28.8"N 73°43'6.0"E	

15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 390.00 (Area As Per Agreement)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Gangapur,, Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 7, 4 th Floor, Next to Mahadev Mandir,, Plot No. 04, Dharmaji Colony, Shivaji Nagar, Gangapur - Satpur Link Road,, Village - Gangapur,, Taluka - Nashik, District - Nashik, Nashik, 422003, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2022 (As per occupancy certificate)
5.	Number of Floors	:	Ground + 5 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 th Floor is having 9 Flats
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	1Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	YES
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	4 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 7
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab

	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood / Glass Door
	Windows	:	Wooden frame openable widow with M. S. Grill
	Fittings	:	Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	NA
	Tax paid in the name of	:	NA
	Tax amount	:	NA
5.	Electricity Service connection No.	:	NA
	Meter Card is in the name of	:	NA
6.	How is the maintenance of the Flat?	:	NA
7.	Sale Deed executed in the name of	:	Shri. Milind Bhimrao Bhagat & Sau. Ujwala Bhimrao Bhagat
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. = 429.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per NMC Norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 418.94 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 390.00 (As Per Area Agreement)
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?	:	3,900/- (Expected rental income per month)
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	NA
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)	:	₹ 4800/- to ₹ 4970/- per Sq. Ft. on Carpet Area ₹ 4000/- to ₹ 4142/- 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).	:	₹ 4,800/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000/- per Sq. Ft.
	II. Land + others	:	₹ 2,800/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 28,930/- per Sq. M. i.e. ₹ 2,688/- 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 / Rgstrn. 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.
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	:	2 years
	Life of the building estimated	:	58 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Age of Property below 5 year
	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	:	₹ 2,800/- per Sq. Ft.
	Total Composite Rate	:	₹ 4,800/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
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1	Present value of the Flat	390.00 Sq. Ft.	4,800.00	18,72,000.00
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 / Fair market value of the property			18,72,000.00
	Realizable value of the property			16,84,800.00
	Distress value of the property			14,97,600.00
	Insurable value of the property (429.00 X 2,000.00)			8,58,000.00
	Guideline value of the property (429.00 X 2,688.00)			11,53,152.00