

## 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	: 27.08.2024
	b) Date of which the valuation is made	: 29.08.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale No.9897/ 2024 Dated 25.07.2024 between M/s. Shreeji Life Space(The Developers) And Mr. Gurmukhdas Amarlal Nandwani & Mrs. Lata Gurumukhdas Nandwani(The purchaser). II) Copy of Commencement Certificate No.LND/ BP/ A4/ RBP/ 440/ 2021 Dated 23.03.2021 issued by Nashik Municipal Corporation. III) Copy of Approved Building Plan No.Nashik/ A4/ OC/ 30851/ 2022 Dated 26.08.2022 issued by Nashik Municipal Corporation. IV) Copy of RERA Certificate No.P51600021894 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)	: <b>Mr. Gurmukhdas Amarlal Nandwani &amp; Mrs. Lata Gurumukhdas Nandwani</b>  Residential Flat No. 204, 2 <sup>nd</sup> Floor, Wing - A, " <b>Shreeji Jayshankar Towers</b> ", Near Dr. Kadale Baba, Jayshankar Circle, Tapovan Link Road, Plot No. 1+2+3+4+5+6+7+8/A, Village - Nashik, Taluka - Nashik, District - nashik, Nashik, 422003, State - Maharashtra, India.  <u>Contact Person :</u> Dinesh Thakare (Owner Repersentaive) Mobile No. 9308808345  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 2 <sup>nd</sup> Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage + 2 Balcony. <b>(2 BHK)</b> The property is at 6.9 distance from Nashik Road Railway Station.
5a.	Total Lease Period & remaining period (if leasehold)	:
6	Location of property	:
a)	Plot No. / Survey No.	: Plot No - 1+2+3+4+5+6+7+8/ANew Survey No - 449/1/4/2/3/5/6/1to6/449/3/4/1/1/449/2P
b)	Door No.	: Residential Flat No. 204
c)	C.T.S. No. / Village	: Village - Nashik
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 Occupancy Certificate No. Nashik/ A4/ OC/ 30851/ 2022 dated.26.08.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik	
g)	Approved map / plan issuing authority	:	Planning Nashik Municipal Corporation, Nashik	
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. 204, 2 <sup>nd</sup> Floor, Wing - A, " <b>Shreeji Jayshankar Towers</b> ", Near Dr. Kadale Baba, Jayshankar Circle, Tapovan Link Road, Plot No. 1+2+3+4+5+6+7+8/A, Village - Nashik, 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 - Nashik 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	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	18.00 M. Wide Road	18.00 M. Wide Road
	South	:	Akshar Bele Park Apartment	Akshar Bele Park Apartment
	East	:	30.00 M. Wide Road	30.00 M. Wide Road
	West	:	15.00 M. Wide Road	15.00 M. Wide Road
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	:	Duct & Passage	Duct & Passage
	East	:	Flat No. 206	Flat No. 206
	West	:	Flat No. 202	Flat No. 202
13.2	Latitude, Longitude & Co-ordinates of Flat	:	19°59'38.0"N 73°48'32.6"E	

14	Extent of the site	:	Carpet Area in Sq. Ft. = 877.61 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 854.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 939.40 (Carpet Area + 10%)
15	Extent of the site considered for Valuation	:	<b>Carpet Area in Sq. Ft. = 854.00</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.	:	Vacant
II	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Nashik, Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 204, 2 <sup>nd</sup> Floor, Wing - A, " <b>Shreeji Jayshankar Towers</b> ", Near Dr. Kadale Baba, Jayshankar Circle, Tapovan Link Road, Plot No. 1+2+3+4+5+6+7+8/A, Village - Nashik, Taluka - Nashik, District - nashik, Nashik, 422003, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential cum Commercial
4.	Year of Construction	:	2022 (Building Completion Certificate)
5.	Number of Floors	:	Ground + 13 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	2 <sup>nd</sup> Floor is having 6 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	:	Covered 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	:	2 <sup>nd</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 204
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?	:	Good
7.	Sale Deed executed in the name of	:	<b>Mr. Gurmukhdas Amarlal Nandwani &amp; Mrs. Lata Gurumukhdas Nandwani</b>
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. = 939.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As Per NMC Norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 877.61 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 854.00 (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?	:	Vacant
15.	If rented, what is the monthly rent?	:	₹ 10000/-
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Average

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?	:	NA
<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)	:	₹ 5134/- to ₹ 6125/- per Sq. Ft. on Carpet Area ₹ 4278/- to ₹ 5104/- 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).	:	₹ 5,700/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000/- per Sq. Ft.
	II. Land + others	:	₹ 3,700/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 34,850/- per Sq. M. i.e. ₹ 3,238/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
5.	Registered Value(if available)	:	Purchase Value - ₹4,000,000.00 Document No. - 9897/ 2024 Agreement Date - 25/07/2024
<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)	:	₹ 2,000/- 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>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,000/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,700/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 5,700/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	854.00 Sq. Ft.	5,700.00	<b>48,67,800.00</b>
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>48,67,800.00</b>
	<b>Realizable value of the property</b>			<b>46,24,410.00</b>
	<b>Distress value of the property</b>			<b>38,94,240.00</b>
	<b>Insurable value of the property (939.40 X 2,000.00)</b>			<b>18,78,800.00</b>
	<b>Guideline value of the property (939.40 X 3,238.00)</b>			<b>30,41,777.00</b>