

## 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	:	01.01.1970
	b) Date of which the valuation is made	:	07.08.2024
3	List of documents produced for perusal: I) Copy of Notarized Agreement for Sale Dated 03.08.2024 between Shri. Kalpeshbhai Prabhudas Patel & Sau. Bhumikaben Kalpeshbhai Patel(The Owner) And Shri. Vijay Raghunath Patil & Sau. Shital Vijay Patil(The purchaser). II) Copy of Commencement Certificate Document No.LND/ BP/ CD/ B3/ 213/ 1745 Dated 29.06.2012 issued by Nashik Municipal Corporation. III) Copy of Occupancy Certificate Document No.NRV/ Cidco/ 15387/ 2205 Dated 27.08.2024 issued by Nashik Municipal Corporation. IV) Copy of Approved Building Plan Document No.Cidco/ 15387/ 2205 Dated 27.08.2013 issued by Nashik Municipal Corporation. V) Copy of site Details.		
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>Shri. Vijay Raghunath Patil &amp; Sau. Shital Vijay Patil</b>  Residential Flat No. Flat No. 14, 4 <sup>th</sup> Floor, " <b>Dwarkadhish Apartment</b> ", Near Manohar Gardens Lawns & Banquet Halls, Govind Nagar, Old Canal Link Rd, Plot No. 16+17, Taluka - Nashik, District - Nashik, Nashik, 422 009, State - Maharashtra, India.  <u>Contact Person :</u> Shri. Vijay Patil (Owner) Mobile No. 9822587788  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 <sup>th</sup> Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + WC + Toilet + 2 Passage + Balcony. <b>(2 BHK)</b> The property is at 9.4 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 - 16+17New Survey No - 956/ 3+4+6+9/ 2/ 16/ 17
b)	Door No.	:	Residential Flat No. Flat No. 14
c)	C.T.S. No. / Village	:	
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. NRV/ Cidco/15387/ 2205 Dated.27.08.2013 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik	
g)	Approved map / plan issuing authority	:	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	:	Yes - Internal Change Done on Site Terrace Area is Converted into 2 Bedroom.	
7	Postal address of the property	:	Residential Flat No. Flat No. 14, 4 <sup>th</sup> Floor, " <b>Dwarkadhish Apartment</b> ", Near Manohar Gardens Lawns & Banquet Halls, Govind Nagar, Old Canal Link Rd, Plot No. 16+17, Taluka - Nashik, District - Nashik, Nashik, 422 009, 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	:	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	:	Yes	
12	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	6.00 M Wide Road	6.00 M Wide Road
	South	:	Adj Plot No. 14 & 15	Adj Plot No. 14 & 15
	East	:	Adj. S. No. 955	Adj. S. No. 955
	West	:	6.00 M Wide Road	6.00 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	:	Flat No. 13	Flat No. 13
	South	:	Marginal Space	Marginal Space
	East	:	Marginal Space	Marginal Space
	West	:	Lift & Flat No. 15	Lift & Flat No. 15
13.2	Latitude, Longitude & Co-ordinates of Flat	:	19°58'48.2"N 73°46'38.8"E	

14	Extent of the site	:	Carpet Area in Sq. Ft. = 758.76 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 990.00 (Area As Per Notarized Agreement for Sale)
15	Extent of the site considered for Valuation	:	<b>Built Up Area in Sq. Ft. = 990.00</b> <b>( Area As Per Notarized Agreement for Sale)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
<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	:	, Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. Flat No. 14, 4 <sup>th</sup> Floor, " <b>Dwarkadhish Apartment</b> ", Near Manohar Gardens Lawns & Banquet Halls, Govind Nagar, Old Canal Link Rd, Plot No. 16+17, Taluka - Nashik, District - Nashik, Nashik, 422 009, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2013 (As per occupancy certificate)
5.	Number of Floors	:	Ground + 4 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 <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	:	1Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open 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	:	4 <sup>th</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. Flat No. 14
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 with POP Finished
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>Shri. Vijay Raghunath Patil &amp; Sau. Shital Vijay Patil</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 undefined = 0.00 (undefined)
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. = 758.76</b> <b>(As per Area actual site measurement)</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?	:	₹ 11000/-
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Average
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
<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)	:	₹ 4661/- to ₹ 7432/- per Sq. Ft. on Carpet Area ₹ 3884/- to ₹ 6193/- 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).	:	₹ 5,600/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000/- per Sq. Ft.
	II. Land + others	:	₹ 3,600/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 45,500/- per Sq. M. i.e. ₹ 4,227/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 44,015/- per Sq. M. i.e. ₹ 4,089/- 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)	:	₹ 2,000/- per Sq. Ft.
	Age of the building	:	11 years
	Life of the building estimated	:	49 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	16.50%
	Depreciation Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,670/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,600/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 5,270/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	990.00 Sq. Ft.	5,270.00	<b>52,17,300.00</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>52,17,300.00</b>
	<b>Realizable value of the property</b>			<b>49,56,435.00</b>
	<b>Distress value of the property</b>			<b>41,73,840.00</b>
	<b>Insurable value of the property (990.00 X 2,000.00)</b>			<b>19,80,000.00</b>
	<b>Guideline value of the property (990.00 X 4,089.00)</b>			<b>40,48,110.00</b>

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