

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	: 12.08.2024
3	List of documents produced for perusal: I) Copy of Deed of Apartment Dated 05.08.2024 between Nihar Co-Operative Housing Society Limited Nashik Road(The Developers) And Shri. Rajendra Vasanttrao Ahire(The buyer). II) Copy of Commencement Certificate No.LND/ BP/ 341/ 3865 Dated 22.10.2003 issued by Nashik Municipal Corporation. III) Copy of Occupancy Certificate No.Javak No. NRRV/ Nashik Road/ 000567 Dated 31.12.2004 issued by Nashik Municipal Corporation. IV) Copy of Approved Building Plan No.NMC/ II/ LND/ BP/ 341 Dated 22.10.2024 issued by Nashik Municipal Corporation.	
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. Rajendra Vasanttrao Ahire Residential Flat No. 1 st Floor, " Nihar Co-Operative Housing Society Limited Nashik Road ", Behind Indira Gandhi Statue, Shivaji Nagar, Off Old Saikheda Road, Plot No. 2+3, Village - Dasak, District - Nashik, Nashik, 422 101. Contact Person : Rajendra Vasanttrao Ahire (Owner) Mobile No. 9860744706 Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat located on 1 st Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Balcony + WC + Toilet. (2 BHK) The property is at 3.4 distance from Nashik Road Railway Station.
6	Location of property	
a)	Plot No. / Survey No.	: Plot No - 2+3New Survey No - 31/ 1B+2B
b)	Door No.	: Residential Flat No.
c)	C.T.S. No. / Village	: Village - Dasak
d)	Ward / Taluka	:
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. NMC/ II/LND/ BP/ 341 dated.22.10.2003 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	: Ye
i)	Any other comments by our empanelled valuers on authentic of approved plan	: No

7	Postal address of the property	:	Residential Flat No. 1 st Floor, " Nihar Co-Operative Housing Society Limited Nashik Road ", Behind Indira Gandhi Statue, Shivaji Nagar, Off Old Saikheda Road, Plot No. 2+3, Village - Dasak, District - Nashik, Nashik, 422 101.	
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 - Dasak 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	:	Road	Deatis are not mentioned in Documnet
	South	:	Open Plot	Deatis are not mentioned in Documnet
	East	:	Road	Deatis are not mentioned in Documnet
	West	:	Building	Deatis are not mentioned in Documnet
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
	North	:	40.00 Ft Wide Road	40.00 Ft Wide Road
	South	:	Flat No.2	Flat No.2
	East	:	Flat No.12	Flat No.12
	West	:	Flat No.4	Flat No.4
14	Extent of the site	:	Carpet Area in Sq. Ft. = 608.40 (Area as per Site measurement) Built Up Area in Sq. Ft. = 785.00 (Area As Per Deed of Apartment)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°58'29.4"N 73°50'22.0"E	
15	Extent of the site considered for Valuation	:	Built Up Area in Sq. Ft. = 785.00 (Area As Per Deed of Apartment)	

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Dasak, Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1 st Floor, " Nihar Co-Operative Housing Society Limited Nashik Road ", Behind Indira Gandhi Statue, Shivaji Nagar, Off Old Saikheda Road, Plot No. 2+3, Village - Dasak, District - Nashik, Nashik, 422 101
3.	Description of the locality Residential / Commercial / Mixed	:	Residential cum Commercial
4.	Year of Construction	:	2004 (Approx.)
5.	Number of Floors	:	Stilt + 2 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	1 st Floor is having 4 Flats
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available		
	Lift	:	Not Provided
	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
III	Residential Flat		
1.	The floor in which the Flat is situated	:	1 st Floor
2.	Door No. of the Flat	:	Residential Flat No.
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?	:	Normal
7.	Sale Deed executed in the name of	:	Shri. Rajendra Vasant Rao Ahire
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. = 785.00 (Area as per Deed of Apartment)
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. = 608.40 (As per Area actual site measurement)
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?	:	₹ 6000/-
IV	MARKETABILITY		
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
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)	:	₹ 4434/- to ₹ 6000/- per Sq. Ft. on Carpet Area ₹ 3695/- to ₹ 5000/- 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).	:	₹ 2,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000/- per Sq. Ft.
	II. Land + others	:	₹ 500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 30,210/- per Sq. M. i.e. ₹ 2,807/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 25,688/- per Sq. M. i.e. ₹ 2,387/- per Sq. Ft.
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	:	No justification require as variation is less than 20%
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	:	20 years
	Life of the building estimated	:	40 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	30.00%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,400/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 500/- per Sq. Ft.
	Total Composite Rate	:	₹ 1,900/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	785.00 Sq. Ft.	1,900.00	14,91,500.00
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			
	Fair market value of the property			14,91,500.00
	Realizable value of the property			14,16,925.00
	Distress value of the property			11,93,200.00
	Insurable value of the property (785.00 X 2,000.00)			15,70,000.00
	Guideline value of the property (785.00 X 2,387.00)			18,73,795.00

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