

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	: 13.08.2024
	b) Date of which the valuation is made	: 14.08.2024
3	List of documents produced for perusal: I) Copy of Commencement Certificate No.LND/ BP/ A1/ 116/ 2021 Dated 13.07.2021 issued by Nashik Municipal Corporation. II) Copy of Approved Building Plan No.A1/ 116/ 2021 Dated 13.07.2021 issued by Nashik Municipal Corporation. III) Copy of RERA Certificate No.P51600049272 Dated 03.02.2023 issued by Maharashtra Real Estate Regulatory Authority. IV) Copy of Occupancy Certificate No.Building Proposal Number - 257800 Dated 28.05.2024 issued by Nashik Municipal Corporation. V) Copy of Notarized Agreement for Sale Dated 07.08.2024 between Sau. Pranjal Nalin Chandak(The Owner) And Shri. Laxman Vinayak Patil & Sau. Jayashree Laxman patil(The purchaser).	
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)	: <u>Name of Owner :</u> Sau. Pranjal Nalin Chandak <u>Name of Proposed Purchaser :</u> Shri. Laxman Vinayak Patil & Sau. Jayashree Laxman patil Residential Flat No. 05, 3 rd Floor, " Mangalmurti Apartment ", Near Navshya Ganapati Parisar, Ganpati Nagar, Gangapur Road, Plot No. 8+9, Village - Anandvalli, Taluka - Nashik, District - Nashik, Nashik, 422 013, State - Maharashtra, India. <u>Contact Person :</u> Shri. Anand Chandak (Builder) Mobile No. 9850443311 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 3 rd Floor. The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + 3 Toilet + 3 Balcony + 2 Passage. (3 BHK) The property is at 15.8 distance from Nashik Road Railway Station.
6	Location of property	
a)	Plot No. / Survey No.	: Plot No - 8+9 New Survey No - 65/ 3/ 2/ 1
b)	Door No.	: Residential Flat No. 05
c)	C.T.S. No. / Village	: Village - Anandvalli
d)	Ward / Taluka	: Taluka - Nashik
e)	Mandal / District	: District - Nashik

f)	Date of issue and validity of layout of approved map / plan	:	Yes	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Copy of Approved Building Plan Accompanying Commencement Certificate No. A1/ 116/ 2021 dated.13.07.2021 issued by Assistant Director Town Planning, Nashik Municipal Corporation, Nashik	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
7	Postal address of the property	:	Residential Flat No. 05, 3 rd Floor, " Mangalmurti Apartment ", Near Navshya Ganapati Parisar, Ganpati Nagar, Gangapur Road, Plot No. 8+9, Village - Anandvalli, Taluka - Nashik, District - Nashik, Nashik, 422 013, 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 - Anandvalli 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	:	9.00 M. Wide Road	Road
	South	:	Plot No. 7	Building
	East	:	Plot No. 10	Open Plot
	West	:	9.00 M. Wide Road	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. 06	Flat No. 06
	South	:	Marginal Space	Marginal Space
	East	:	Marginal Space	Marginal Space
	West	:	Marginal Space	Marginal Space

14	Extent of the site	:	Carpet Area in Sq. Ft. = 966.67 (Area as per Site measurement) Carpet Area in Sq. Ft. = 953.00 (Area As Per Notarized Agreement for Sale) Built Up Area in Sq. Ft. = 1048.30 (Carpet Area + 10%)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	20°0'48.8"N 73°44'40.5"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 953.00 (Area As Per Notarized Agreement for Sale)
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 - Anandvalli, Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 05, 3 rd Floor, "Mangalmurti Apartment" , Near Navshya Ganapati Parisar, Ganpati Nagar, Gangapur Road, Plot No. 8+9, Village - Anandvalli, Taluka - Nashik, District - Nashik, Nashik, 422 013, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2024 (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	:	3 rd Floor is having 2 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
III	Residential Flat		
1.	The floor in which the Flat is situated	:	3 rd Floor
2.	Door No. of the Flat	:	Residential Flat No. 05
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 + POP Finish
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	:	Name of Owner : Sau. Pranjal Nalin Chandak Name of Proposed Purchaser : Shri. Laxman Vinayak Patil & Sau. Jayashree Laxman patil
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. = 1048.00 (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. = 966.67 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 953.00 (As Per Area Notarized Agreement for Sale)
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?	:	₹ 14000/-

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)	:	₹ 4755/- to ₹ 7179/- per Sq. Ft. on Carpet Area ₹ 3963/- to ₹ 5983/- 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).	:	₹ 7,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000/- per Sq. Ft.
	II. Land + others	:	₹ 5,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 42,000/- per Sq. M. i.e. ₹ 3,902/- 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 area Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
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	:	Less than 1 year
	Life of the building estimated	:	60 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	:	₹ 5,000/- per Sq. Ft.
	Total Composite Rate	:	₹ 7,000/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	953.00 Sq. Ft.	7,000.00	66,71,000.00
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			11,30,000.00
	Total value / Fair market value of the property			78,01,000.00
	Realizable value of the property			74,10,950.00
	Distress value of the property			62,40,800.00
	Insurable value of the property (1048.30 X 2,000.00)			20,96,600.00
	Guideline value of the property (1048.30 X 3,902.00)			40,90,467.00