

VALUATION REPORT (IN RESPECT OF FLAT)

General																	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Housing Loan Purpose.																
2	a) Date of inspection : 01.01.1970																
	b) Date of which the valuation is made : 17.08.2024																
3	List of documents produced for perusal: I) Copy of Agreement for sale Document No.10676/2024 Dated 12.08.2024 between M/s.Sm Developer (The Developers) And Shri.Ramhari Sanjay Bornare & Sau.Pratiksha Ramhari Bornare Pratiksha Balasaheb Kate (Alies (The purchaser). II) Copy of Commencement Certificate No.LND/BP/C1/270/2021 Dated 03.08.2021 issued by Nashik Municipal Corporation. III) Copy of RERA Certificate No.P51600031117 Dated 05.10.2021 issued by Nashik Municipal Corporation. IV) Copy of Building Plan Document No.C1/270/2021 Dated 03.08.2021 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.Ramhari Sanjay Bornare & Sau.Pratiksha Ramhari Bornare Alies Pratiksha Balasaheb Kate Residential Flat No. 502, 5 th Floor, Wing - C, " Shree Chintamani Aneex ", Near Aher Hospital, Sambhaji Chowk, Dr.Nanasaheb Dharmadhikari Marg, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, 422003, State - Maharashtra, India. <u>Contact Person :</u> Shri.Ramhari Bornare (Owner) Mobile No. 9422402158 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 5 th Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + bedroom + Toilet + 2 Passage + 2 Balcony. (3 BHK) The property is at 11.5 distance from Road Railway Station. At the time of inspection building was under construction.																
Stage of Construction																	
If under construction, extent of completion																	
	<table border="1"> <tbody> <tr> <td>RCC Footing/Foundation</td> <td>Complete</td> <td>RCC Plinth</td> <td>Complete</td> </tr> <tr> <td>Full Building Rcc</td> <td>Completed upto 8th floor</td> <td>Internal Brick Work</td> <td>Completed upto 7th floor</td> </tr> <tr> <td>External Brick Work</td> <td>Completed upto 7th floor</td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>56% work completed</td> <td></td> <td></td> </tr> </tbody> </table>	RCC Footing/Foundation	Complete	RCC Plinth	Complete	Full Building Rcc	Completed upto 8th floor	Internal Brick Work	Completed upto 7th floor	External Brick Work	Completed upto 7th floor			Total	56% work completed		
RCC Footing/Foundation	Complete	RCC Plinth	Complete														
Full Building Rcc	Completed upto 8th floor	Internal Brick Work	Completed upto 7th floor														
External Brick Work	Completed upto 7th floor																
Total	56% work completed																
5a.	Total Lease Period & remaining period (if leasehold) : -																

6	Location of property		
a)	Plot No. / Survey No.	:	New Survey No - 159/1/1B
b)	Door No.	:	Residential Flat No. 502
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 Building Plan Document No.C1/270/2021 Dated 03.08.2021 Nashik Municipal Corporation
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. 502, 5 th Floor, Wing - C, " Shree Chintamani Aneex ", Near Aher Hospital, Sambhaji Chowk, Dr.Nanasaheb Dharmadhikari Marg, 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	Boundaries of the property	:	As per site As per Document
	North	:	30.00 Meter Wide DP Road 30.00 Meter Wide DP Road
	South	:	Open Space Open Space
	East	:	Survey No.159/1/1 Part Survey No.159/1/1 Part
	West	:	12.00 Meter Wide Colony Road 12.00 Meter Wide Colony 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	:	D-Wing	D-Wing
	South	:	Flat No.B-504 of B-Wing	Flat No.B-504 of B-Wing
	East	:	Flat No.C-501	Flat No.C-501
	West	:	Side Margin	Side Margin
13.2	Latitude, Longitude & Co-ordinates of Flat	:	20°1'28.4"N 73°48'20.2"E	
14	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 912.84 (Area as per Site measurement)</p> <p>Carpet Area in Sq. Ft. = 907.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 997.70 (Carpet Area + 10%)</p>	
15	Extent of the site considered for Valuation	:	Carpet Area in Sq. Ft. = 907.00 (Area As Per Agreement for sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction	
II	APARTMENT BUILDING			
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. 502, 5 th Floor, Wing - C, " Shree Chintamani Aneex ", Near Aher Hospital, Sambhaji Chowk, Dr.Nanasaheb Dharmadhikari Marg, 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	:	Building is under construction	
5.	Number of Floors	:	Ground + 7 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	Proposed 3 Flats on 5 th Floor	
8.	Quality of Construction	:	Building Under Construction	
9.	Appearance of the Building	:	Building Under Construction	
10.	Maintenance of the Building	:	Building Under Construction	
11.	Facilities Available	:		

	Lift	:	Proposed 1Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Proposed Concealed
	Car parking - Open / Covered	:	Yes
	Is Compound wall existing?	:	Building Under Construction
	Is pavement laid around the Building	:	Building Under Construction
III	Residential Flat		
1.	The floor in which the Flat is situated	:	5 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 502
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood
	Windows	:	Proposed Powder coated aluminium sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed.
	Finishing	:	Building Under Construction
4.	House Tax		
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	NA
	Meter Card is in the name of	:	NA
6.	How is the maintenance of the Flat?	:	Building is Under Construction
7.	Sale Deed executed in the name of	:	Shri.Ramhari Sanjay Bornare & Sau.Pratiksha Ramhari Bornare Alies Pratiksha Balasaheb Kate
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?	:	Carpet Area in Sq. Ft. = 912.84 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 907.00 (As Per Area 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?	:	Building Under Construction
15.	If rented, what is the monthly rent?	:	₹ NA after completion
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)	:	₹ 5529/- to ₹ 5600/- per Sq. Ft. on Carpet Area ₹ 3836/- to ₹ 4667/- 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).	:	₹ 5,900/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000/- per Sq. Ft.
	II. Land + others	:	₹ 3,900/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 39,375/- per Sq. M. i.e. ₹ 3,658/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
5.	Registered Value(if available)	:	N.A.
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	:	Building is under construction
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periotic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Building is under construction
	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	:	₹ 3,900/- per Sq. Ft.
	Total Composite Rate	:	₹ 5,900/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	907.00 Sq. Ft.	5,900.00	53,51,300.00
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 of the property After completion			53,51,300.00
	Realizable value of the property			50,83,735.00
	Distress value of the property			42,81,040.00
	Insurable value of the property (997.70 X 2,000.00)			19,95,400.00
	Guideline value of the property (997.70 X 3,658.00)			36,49,587.00