

VALUATION REPORT (IN RESPECT OF FLAT)

General		
1	Purpose for which the valuation is made	: To assess Fair Market Value of the property for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Purpose.
2	a) Date of inspection	: 01.01.1970
	b) Date of which the valuation is made	: 24.08.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale No.11052/ 2021 Dated 30.12.2021 between Shri. Anant Narayan Dandekar & Sau. Madhuri Anant Dandekar(The Seller) And Sau. Priyanka Ganesh Botwe (Alias) Priyanka Rajendra Awasarkar & Shri. Ganesh Kisan Botwe (The buyer). II) Copy of Occupancy Certificate No.Javak No/ NNRV/ 2682 Dated 09.06.2009 issued by Nashik Municipal Corporation. III) Copy of Approved Building Plan No.Nashik/ A2/ 2682 Dated 06.09.2009 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)	Sau. Priyanka Ganesh Botwe (Alias) Priyanka Rajendra Awasarkar & Shri. Ganesh Kisan Botwe Residential Flat No. 16, 4 th Floor, " Prabhu Capital Apartment ", Near K.K Wagh Universal School, Tirumla Nagar, Pujya Sri Sri Ravishankar Marg, Plot No. 18, Village - Wadala, District - Nashik, Nashik, 422006, India. <u>Contact Person :</u> Sau. Priyanka Ganesh Botwe (Alias) Priyanka Rajendra Awasarkar & Shri. Ganesh Kisan Botwe (Owner) Mobile No. 7875557300 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 th Floor. The property is at 6.7 distance from Nashik Road Railway Station.
6	Location of property	
a)	Plot No. / Survey No.	: Plot No - 18 New Survey No - 16/ 1B/ 1 to 10
b)	Door No.	: Residential Flat No. 16
c)	C.T.S. No. / Village	: Village - Wadala
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 Occupancy Certificate Javak No. Nashik/ A2/ 2682 dated.09.06.2009 issued by Nashik Municipal Corporation, Nashik
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	:	Yes - At the time of visit, Flat was locked, physical measurement & internal photographs of the property could not be taken. We have taken the area as per Agreement For Sale.	
7	Postal address of the property	:	Residential Flat No. 16, 4 th Floor, " Prabhu Capital Apartment ", Near K.K Wagh Universal School, Tirumla Nagar, Pujya Sri Sri Ravishankar Marg, Plot No. 18, Village - Wadala, District - Nashik, Nashik, 422006, 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 - Wadala 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	:	7.50 Mtr. Colony Road	Road
	South	:	Adj. Survey No. 16	Open Plot
	East	:	30.00 Mtr. D.P. Road	Road
	West	:	Marginal Space & Plot No. 19	Row Bungalow
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. 15	Internal Site Visit not allowed
	South	:	Marginal Space	Internal Site Visit not allowed
	East	:	Marginal Space & D.P. Road	Internal Site Visit not allowed
	West	:	Lift & Flat No. 17	Internal Site Visit not allowed
14	Extent of the site	:	<p>Built Up Area in Sq. Ft. = 1250.00 (Area As Per Agreement for sale) Carpet Area in Sq. Ft. = 1000.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 1200.00 (Carpet Area + 20%)</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°58'18.8"N 73°48'6.3"E	

15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 1250.00 (Area As Per Agreement for sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Internal visit not allowed
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Wadala, Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 16, 4 th Floor, " Prabhu Capital Apartment ", Near K.K Wagh Universal School, Tirumla Nagar, Pujya Sri Sri Ravishankar Marg, Plot No. 18, Village - Wadala, District - Nashik, Nashik, 422006, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential cum Commercial
4.	Year of Construction	:	2009 (Approx.)
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	:	4 th Floor is having 4 Flats
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
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	:	4 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 16
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab

	Flooring	:	Internal Visit not allowed
	Doors	:	Internal Visit not allowed
	Windows	:	Internal Visit not allowed
	Fittings	:	Internal Visit not allowed
	Finishing	:	Internal Visit not allowed
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	:	Sau. Priyanka Ganesh Botwe (Alias) Priyanka Rajendra Awasarkar & Shri. Ganesh Kisan Botwe
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. = 1250.00 (Area as per Agreement for sale)
10.	What is the floor space index (app.)	:	As Per NMC Nomrs
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 1000.00 (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?	:	Internal visit not allowed
15.	If rented, what is the monthly rent?	:	₹ 8000/-
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)	:	₹ 4080/- to ₹ 4667/- per Sq. Ft. on Carpet Area ₹ 3400/- to ₹ 3889/- 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).	:	₹ 3,800/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000/- per Sq. Ft.
	II. Land + others	:	₹ 1,800/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 29,200/- per Sq. M. i.e. ₹ 2,713/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 26,665/- per Sq. M. i.e. ₹ 2,477/- 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	:	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 / Rgstrn. 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	:	15 years
	Life of the building estimated	:	45 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	22.50%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,550/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 1,800/- per Sq. Ft.
	Total Composite Rate	:	₹ 3,350/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1250.00 Sq. Ft.	3,350.00	41,87,500.00
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 / Car Parking			
	Total value / Fair market value of the property			41,87,500.00
	Realizable value of the property			35,59,375.00
	Distress value of the property			29,31,250.00
	Insurable value of the property (1200.00 X 2,000.00)			24,00,000.00
	Guideline value of the property (1250.00 X 2,477.00)			30,96,250.00

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