

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	:	04.09.2024
	b) Date of which the valuation is made	:	04.09.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale Document No.9455/2024 Dated 30.08.2024 between M/s.Anup Builders and Developers (The Developers) And Mr.Rohit Balasaheb Patil & Sushmita Narendra Pawar(The purchaser). II) Copy of Commencement Certificate No.LND/BP/C2/145/2022 Dated 04.07.2022 issued by Nashik Municipal Corporation. III) Copy of Building Plan Document No.C2/145/2022 Dated 04.07.2022 issued by Nashik Municipal Corporation. IV) Copy of RERA Certificate Document No.P51600048494 Dated 03.01.2023.		
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)	:	Mr.Rohit Balasaheb Patil & Sushmita Narendra Pawar Residential Flat No. 604, 6 th Floor, Building No ABD Pride, Behind Namco Cancer Hospital, Opposite RTO Road, Samarth Nagar, Village - Makhmalabad, Taluka - Nashik, District - Nashik, 422004. <u>Contact Person :</u> Mr.Rohit Balasaheb Patil & Sushmita Narendra Pawar (Owner) Mobile No. 9021337843 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 6 th Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Bathroom + 3 Passage + 4 Balcony + WC. The property is at 13.8 distance from 13.8 Railway Station.
5a.	Total Lease Period & remaining period (if leasehold)	:	
6	Location of property	:	
a)	Plot No. / Survey No.	:	
b)	Door No.	:	Residential Flat No. 604
c)	C.T.S. No. / Village	:	Village - Makhmalabad
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.C2/145/2022 Dated 04.07.2022 Issued by Nashik Municipal Corporation. 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	:	Yes	
7	Postal address of the property	:	Residential Flat No. 604, 6 th Floor, Building No ABD Pride, Behind Namco Cancer Hospital, Opposite RTO Road, Samarth Nagar, Village - Makhmalabad, Taluka - Nashik, District - Nashik, 422004.	
8	City / Town	:	City - 422004	
	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 - Makhmalabad 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	:	18.00 Mtr DP Road	18.00 Mtr DP Road
	South	:	MSEB Power Station and Plot No.17	MSEB Power Station and Plot No.17
	East	:	Plot No.2	Plot No.2
	West	:	9 Mtr Road	9 Mtr 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	:	Marginal Space	Marginal Space
	South	:	Lobby, Lift, Duct & Flat No.603	Lobby, Lift, Duct & Flat No.603
	East	:	Flat No.605 & Lobby	Flat No.605 & Lobby
	West	:	Marginal Space	Marginal Space
13.2	Latitude, Longitude & Co-ordinates of Flat	:	20°1'58.1"N 73°47'37.3"E	
14	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 1032.73 (Area as per Site measurement)</p> <p>Carpet Area in Sq. Ft. = 1013.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 1114.30 (Carpet Area + 10%)</p>	

15	Extent of the site considered for Valuation	:	Carpet Area in Sq. Ft. = 1013.00 (Area As Per Agreement for sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Makhmalabad, Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 604, 6 th Floor, Building No ABD Pride, Behind Namco Cancer Hospital, Opposite RTO Road, Samarth Nagar, Village - Makhmalabad, Taluka - Nashik, District - Nashik, 422004
3.	Description of the locality Residential / Commercial / Mixed	:	Residential cum Commercial
4.	Year of Construction	:	2023 (As per site information)
5.	Number of Floors	:	1 Basement + Ground + 7 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	6 th Floor is having 6 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	:	Yes
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	6 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 604
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	:	Open-Conduit plumbing with Casing 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?	:	Good
7.	Sale Deed executed in the name of	:	Mr.Rohit Balasaheb Patil & Sushmita Narendra Pawar
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. = 1032.73 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 1013.00 (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?	:	Vacant
15.	If rented, what is the monthly rent?	:	₹ NA
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)	:	₹ 5398/- to ₹ 7500/- per Sq. Ft. on Carpet Area ₹ 4498/- to ₹ 6250/- 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)	:	₹ 37,275/- per Sq. M. i.e. ₹ 3,463/- 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	:	1 year
	Life of the building estimated	:	59 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	:	₹ 3,600/- per Sq. Ft.
	Total Composite Rate	:	₹ 5,600/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1013.00 Sq. Ft.	5,600.00	56,72,800.00
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			56,72,800.00
	Realizable value of the property			51,05,520.00
	Distress value of the property			45,38,240.00
	Insurable value of the property (1114.30 X 2,000.00)			22,28,600.00
	Guideline value of the property (1114.30 X 3,463.00)			38,58,821.00

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