

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	: 06.09.2024
	b)	Date of which the valuation is made	: 09.09.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale No.8929/ 2024 Dated 05.09.2024 between Pallavi Nanaji Khare Alias Sau. Pallavi Motiram Ingale(The Seller) And Shri. Jayesh Uday Pathak & Sau. Ujwala Uday Pathak(The purchaser). II) Copy of Approved Building Plan No.Nashik/ A4/ 26634/ 2024 Dated 14.08.2024 issued by Nashik Municipal Corporation. III) Copy of Occupancy Certificate No.Javak No. NRV/ A4/ 26634/ 2024 Dated 14.08.2024 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. Jayesh Uday Pathak & Sau. Ujwala Uday Pathak Residential Flat No. 15, 4 th Floor, Wing - A, " Sadashiv Shanti Apartment ", Near Lasure Hospital, Savata Nagar, Khande Mala Road, Taluka - Nashik, District - Nashik, Nashik, Pin Code - 422 008, State - Maharashtra, Country - India. <u>Contact Person :</u> Sau. Pallavi Motiram Ingale (Seller) Mobile No. 8767808017 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 composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + WC + Bathroom + 2 Passage + Balcony. (2 BHK) As Per Approved Building Plan The Composition of Flat No. 15 is Living Room + Bedroom + Kitchen + WC+ Bath + Balcony + Passage. But As per Site Inspection Internal Change Done on Side. 1 Bedroom Area is Converted into 2 Bedroom So As per Site Inspection The Composition of Flat No. 15 is Living Room + 2 Bedroom + Kitchen + WC+ Bath + Balcony + Passage(i.e.,2BHK) The property is at 12.8 distance from Nashik Road Railway Station.
6	Location of property		
a)	Plot No. / Survey No.	:	
b)	Door No.	:	Residential Flat No. 15
c)	C.T.S. No. / Village	:	
d)	Ward / Taluka	:	Taluka - Nashik
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 No. Nashik/ A4/ 26634/ 2024 dated.14/08/ 2024 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik	
g)	Approved map / plan issuing authority	:	Municipal Corporation, Nashik	
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 - As Per Approved Building Plan The Composition of Flat No. 15 is Living Room + Bedroom + Kitchen + WC+ Bath + Balcony + Passage. But As per Site Inspection Internal Change Done on Side. 1 Bedroom Area is Converted into 2 Bedroom So As per Site Inspection The Composition of Flat No. 15 is Living Room + 2 Bedroom + Kitchen + WC+ Bath + Balcony + Passage (i.e.,2BHK).	
7	Postal address of the property	:	Residential Flat No. 15, 4 th Floor, Wing - A, " Sadashiv Shanti Apartment ", Near Lasure Hospital, Savata Nagar, Khande Mala Road, Taluka - Nashik, District - Nashik, Nashik, Pin Code - 422 008, State - Maharashtra, Country - 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	:	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	:	Row Houses	Plot No. 6
	South	:	Row Houses	Plot No. 11
	East	:	Open Plot	Adj. Layout
	West	:	Road	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	:	Side Margin	Side Margin
	South	:	Flat No. 16 of A-Wing	Flat No. 16 of A-Wing
	East	:	Side Margin	Side Margin

	West	:	Staircase & Duct	Staircase & Duct
14	Extent of the site	:	Carpet Area in Sq. Ft. = 628.96 (Area as per Site measurement) Carpet Area in Sq. Ft. = 597.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 716.40 (Carpet Area + 20%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°58'43.0"N 73°45'40.5"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 597.00 (Area As Per Agreement for sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Seller Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:		
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 15, 4 th Floor, Wing - A, " Sadashiv Shanti Apartment ", Near Lasure Hospital, Savata Nagar, Khande Mala Road, Taluka - Nashik, District - Nashik, Nashik, Pin Code - 422 008, State - Maharashtra, Country - India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2020 (As per occupancy certificate)	
5.	Number of Floors	:	Ground + 4 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	:	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	:	4 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 15
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. Electrical wiring with concealed
	Finishing	:	Cement Plastering + POP Finish
4.	House Tax		
	Assessment No.	:	Details Not Provided
	Tax paid in the name of	:	Details Not Provided
	Tax amount	:	Details Not Provided
5.	Electricity Service connection No.	:	Details Not Provided
	Meter Card is in the name of	:	Details Not Provided
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	Shri. Jayesh Uday Pathak & Sau. Ujwala Uday Pathak
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. = 716.00 (Carpet Area + 20%)
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. = 628.96 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 597.00 (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?	:	Seller Occupied
15.	If rented, what is the monthly rent?	:	₹ 7000/-
IV	MARKETABILITY		

1.	How is the marketability?	:	Average
2.	What are the factors favoring for an extra Potential Value?	:	Located in developing area
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)	:	₹ 4836/- to ₹ 5943/- per Sq. Ft. on Carpet Area ₹ 4030/- to ₹ 4953/- 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).	:	₹ 5,800/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000/- per Sq. Ft.
	II. Land + others	:	₹ 3,800/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 34,600/- per Sq. M. i.e. ₹ 3,214/- 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 / 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	:	4 years
	Life of the building estimated	:	56 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	:	₹ 3,800/- per Sq. Ft.
	Total Composite Rate	:	₹ 5,800/- per Sq. Ft.
	Remarks	:	Yes - As Per Approved Building Plan The Composition of Flat No. 15 is Living Room + Bedroom + Kitchen + WC+ Bath + Balcony + Passage. But As per Site Inspection Internal Change Done on Side. 1 Bedroom Area is Converted into 2 Bedroom So As per Site Inspection The Composition of Flat No. 15 is Living Room + 2 Bedroom + Kitchen + WC+ Bath + Balcony + Passage(i.e.,2BHK).

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	597.00 Sq. Ft.	5,800.00	34,62,600.00
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			34,62,600.00
	Realizable value of the property			32,89,470.00
	Distress value of the property			27,70,080.00
	Insurable value of the property (716.40 X 2,000.00)			14,32,800.00
	Guideline value of the property (716.40 X 3,110.00)			22,28,004.00