

## VALUATION REPORT (IN RESPECT OF FLAT)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Banking Purpose Purpose.
2	a) Date of inspection : 01.01.1970
	b) Date of which the valuation is made : 18.09.2024
3	List of documents produced for perusal: I) Copy of Approved Building Plan No.True Copy issued by Ashok Jamdar.. II) Copy of Deed of Apartment Document No.9383/2011 Dated 29.10.2011 between M/s. K.K.Developers(The Developers) And Shri. Manish Tryambak Baviskar & Sau. Savita Manish Baviskar(The buyer). III) Copy of Occupancy Certificate No.Javak No. / NRV / CIDCO / 8520 / Dated 03.06.2011 issued by Nashik Municipal Corporation. IV) Copy of Electricity Bill Consumer No.050010025637 Dated 24.08.2024.
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) : <b>Shri. Manish Trimbak Baviskar &amp; Sau. Savita Manish Baviskar</b> Residential Flat No. 13, 4 <sup>th</sup> Floor, " <b>Shree Samarth Avenue Apartment</b> ", Near Raje Sambhaji Vyayamshala, Karmayogi Nagar, Plot No. 12+13+14, Sadguru Nagar, Tidke Colony Road, Muktai Marg, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, 422008, State - Maharashtra, India.  <u>Contact Person :</u> Manish Baviskar (Owner) Mobile No. 9850133095  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 <sup>th</sup> Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Toilet + Passage + 2 Balcony. <b>(2 BHK)</b> The property is at 11.2 KM distance from Nashik Road Railway Station.
6	Location of property
a)	Plot No. / Survey No. : Plot No - 12+13+14 New Survey No - 733
b)	Door No. : Residential Flat No. 13
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 True Copy Building Plan issued by Ashok Jamdar.
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	:	NA	
7	Postal address of the property	:	Residential Flat No. 13, 4 <sup>th</sup> Floor, " <b>Shree Samarth Avenue Apartment</b> ", Near Raje Sambhaji Vyayamshala, Karmayogi Nagar, Plot No. 12+13+14, Sadguru Nagar, Tidke Colony Road, Muktai Marg, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, 422008, 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	:	Upper 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	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Road	7.50 M. Wide Colony Road
	South	:	Building	Plot No. 11
	East	:	Building	Plot No. 17 & 15
	West	:	Road	6 M. 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	:	Passage & Colony Road	Passage & Colony Road
	South	:	Flat No. 14	Flat No. 14 & Staircase
	East	:	Passage	Marginal Space
	West	:	Flat No. 16	Flat No. 16 & Lift
14	Extent of the site	:	Carpet Area in Sq. Ft. = 766.35 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 771.00 (Area As Per Deed of Apartment)  Built Up Area in Sq. Ft. = 925.20 (Carpet Area + 20%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°59'9.0"N 73°46'0.4"E	

15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 771.00 ( Area As Per Deed of Apartment)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
<b>II</b>	<b>APARTMENT BUILDING</b>		
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. 13, 4 <sup>th</sup> Floor, " <b>Shree Samarth Avenue Apartment</b> ", Near Raje Sambhaji Vyayamshala, Karmayogi Nagar, Plot No. 12+13+14, Sadguru Nagar, Tidke Colony Road, Muktai Marg, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, 422008, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2011 (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 <sup>th</sup> 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 Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	4 <sup>th</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 13
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 Concealed Electrification
	Finishing	:	Cement Plastering
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.	:	050010025637
	Meter Card is in the name of	:	Manisha Trimbak Baviskar
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	<b>Shri. Manish Trimbak Baviskar &amp; Sau. Savita Manish Baviskar</b>
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. = 925.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per NMC Norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 766.35 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 771.00 (As Per Area Deed of Apartment)</b>
12.	Is it Posh / I Class / Medium / Ordinary?	:	I Class
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	12,000/- (Expected rental income per month)
<b>IV</b>	<b>MARKETABILITY</b>		
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
<b>V</b>	<b>Rate</b>		

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)	:	₹ 5886/- to ₹ 7907/- per Sq. Ft. on Carpet Area ₹ 4905/- to ₹ 6590/- 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).	:	₹ 7,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000/- per Sq. Ft.
	II. Land + others	:	₹ 5,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 37,400/- per Sq. M. i.e. ₹ 3,475/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 34,449/- per Sq. M. i.e. ₹ 3,200/- 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 are Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact that even RR Rates Decided by Government Differ.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000/- per Sq. Ft.
	Age of the building	:	13 years
	Life of the building estimated	:	47 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	19.50%
	Depreciation Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,610/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 5,500/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 7,110/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
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1	Present value of the Flat	771.00 Sq. Ft.	7,110.00	<b>54,81,810.00</b>
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			3,00,000.00
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking			
	<b>Total value / Fair market value of the property</b>			<b>57,81,810.00</b>
	<b>Realizable value of the property</b>			<b>54,92,720.00</b>
	<b>Distress value of the property</b>			<b>46,25,448.00</b>
	<b>Insurable value of the property (925.20 X 2,000.00)</b>			<b>18,50,400.00</b>
	<b>Guideline value of the property (925.20 X 3,200.00)</b>			<b>29,60,640.00</b>