

## 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 : 01.01.1970
	b) Date of which the valuation is made : 24.09.2024
3	List of documents produced for perusal: I) Copy of Confirmation Deed Dated 21.08.2023. II) Copy of Notarized Agreement for Sale Dated 21.09.2024 between Mr. Sunil Eknath Hire(The Seller) And Mr. Rahul Dilip Gawande (The Purchaser). III) Copy of Commencement Certificate No.LND/ BP/ 240/ 2627/ 12 Dated 22.08.2012 issued by Nashik Municipal Corporation. IV) Copy of Approved Building Plan No.Nashik/ B1/ 22864/ 2019 Dated 12.07.2019 issued by Nashik Municipal Corporation. V) Copy of Occupancy Certificate No.Javak No. NRV/ B1/ 22864/ 2019 Dated 12.07.2019 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) : <u>Name of Owner :</u> <b>Mr. Sunil Eknath Hire</b>  <u>Name of Proposed Purchaser :</u> <b>Mr. Rahul Dilip Gawande</b>  Residential Flat No. 05, 3 <sup>rd</sup> Floor, " <b>Modern Symphony Apartment</b> ", Behind Dr. Ranjit Thatte Maternity Home, Shivaji Nagar, Plot No. 03, Gangapur - Satpur Link Road, Village - Gangapur , District - Nashik, Nashik, PIN Code - 422 007, State - Maharashtra, India.  <u>Contact Person :</u> Mr. Rahul Dilip Gawande (Purchaser) Mobile No. 9011572935  sole ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 3 <sup>rd</sup> Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage + 2 Balcony. <b>(2 BHK)</b> The property is at 18.3 distance from Nashik Road Railway Station.
5a.	Total Lease Period & remaining period (if leasehold) :
6	Location of property
a)	Plot No. / Survey No. : Plot No - 03New Survey No - 95
b)	Door No. : Residential Flat No. 05
c)	C.T.S. No. / Village : Village - Gangapur
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 Commencement Certificate No. Nashik/ B1/ 22864/ 2019 Dated.12.07.2019 issued by Nashik Municipal Corporation, Nashik	
g)	Approved map / plan issuing authority	:	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 - Yes-North Direction is Wrongly Mentioned in Approved Building Plan	
7	Postal address of the property	:	Residential Flat No. 05, 3 <sup>rd</sup> Floor, " <b>Modern Symphony Apartment</b> ", Behind Dr. Ranjit Thatte Maternity Home, Shivaji Nagar, Plot No. 03, Gangapur - Satpur Link Road, Village - Gangapur , District - Nashik, Nashik, PIN Code - 422 007, 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 - Gangapur 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	:	7.50 Mtr. Wide Colony Road	7.50 Mtr. Wide Colony Road
	South	:	Survey No. 169 Part	Survey No. 169 Part
	East	:	Plot No. 4	Plot No. 4
	West	:	Plot No. 2	Plot No. 2
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. 06	Flat No. 06
	South	:	Marginal Space	Marginal Space
	East	:	Lift & Staircase	Lift & Staircase
	West	:	Marginal Space	Marginal Space
13.2	Latitude, Longitude & Co-ordinates of Flat	:	20°1'0.9"N 73°42'49.6"E	

14	Extent of the site	:	Carpet Area in Sq. Ft. = 577.43 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 725.00 (Area As Per Notarized Agreement for Sale)
15	Extent of the site considered for Valuation	:	<b>Built Up Area in Sq. Ft. = 725.00</b> <b>( Area As Per Notarized Agreement for Sale)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
<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 - Gangapur , Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 05, 3 <sup>rd</sup> Floor, " <b>Modern Symphony Apartment</b> ", Behind Dr. Ranjit Thatte Maternity Home, Shivaji Nagar, Plot No. 03, Gangapur - Satpur Link Road, Village - Gangapur , District - Nashik, Nashik, PIN Code - 422 007, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2019 (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	:	3 <sup>rd</sup> Floor is having 2 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
<b>III</b>	<b>Residential Flat</b>		

1.	The floor in which the Flat is situated	:	3 <sup>rd</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 05
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
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	:	<u>Name of Owner :</u> <b>Mr. Sunil Eknath Hire</b> <u>Name of Proposed Purchaser :</u> <b>Mr. Rahul Dilip Gawande</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. = 725.00 (Area as per Notarized Agreement for Sale)
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. = 577.43</b> <b>(Area As per actual site measurement)</b>
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?	:	₹ 6000/-
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed 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)	:	₹ 4524/- to ₹ 5040/- per Sq. Ft. on Carpet Area ₹ 3770/- to ₹ 4200/- 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)	:	₹ 28,930/- per Sq. M. i.e. ₹ 2,688/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 27,839/- per Sq. M. i.e. ₹ 2,586/- per Sq. Ft.
5.	Registered Value(if available)	:	N.A.
<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	:	5 years
	Life of the building estimated	:	55 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	7.50%
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,850/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 1,800/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 3,650/- per Sq. Ft.</b>
	<b>Remarks</b>	:	<b>Yes - North Direction is Wrongly Mentioned in Approved Building Plan</b>

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	725.00 Sq. Ft.	3,650.00	<b>26,46,250.00</b>
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			2,00,000.00
	<b>Total value of the property</b>			<b>28,46,250.00</b>
	<b>Realizable value of the property</b>			<b>27,03,938.00</b>
	<b>Distress value of the property</b>			<b>22,77,000.00</b>
	<b>Insurable value of the property (725.00 X 2,000.00)</b>			<b>14,50,000.00</b>
	<b>Guideline value of the property (725.00 X 2,586.00)</b>			<b>18,74,850.00</b>

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