

## VALUATION REPORT (IN RESPECT OF FLAT)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Housing Loan Purpose.
2	a) Date of inspection : 23.10.2024
	b) Date of which the valuation is made : 28.11.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale Registration No.19246/2024 Dated 24.10.2024 between Mr. Rajesh Chawla(The Transferor) And Mrs. Nisha Dnyaneshwar Bhoje & Mr. Dnyaneshwar Nimba Bhoje(The Transferee). II) Copy of Commencement Certificate No. 91140/2D/TMC/TDD/241 Dated 31.03.2016 issued by Thane Municipal Corporation. III) Copy of Occupancy Certificate No. OCC/0767/19 Dated 15.11.2019 issued by Thane 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) : <b>Mrs. Nisha Dnyaneshwar Bhoje &amp; Mr. Dnyaneshwar Nimba Bhoje</b> Residential Flat No. 606, 6 <sup>th</sup> Floor, Building No 60, "Pelican Co-op. Hsg. Soc. Ltd.", Skylark Enclave, Hiranandani Estate, Ghodbunder Road, Village - Kolshet, Taluka - Thane, District - Thane, Thane (West), PIN - 400 607, State - Maharashtra, India.  <u>Contact Person :</u> Mr. Suhas Potdar (Agent) Mobile No. 9167025494  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 <sup>th</sup> Floor. The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + 2 Toilet + Passage + Store Room. (3 BHK) + Balcony & Dry Balcony Area. The property is at 8.6 km. distance from Thane Railway Station.
6	Location of property
a)	Plot No. / Survey No. : New Survey No - 153/1, 155/1, 156/2(pt), 1561(pt), 160/1, 2, 161/1, 2, 3, 162/1,2, 163/1(pt), 163/2 & 276
b)	Door No. : Residential Flat No. 606
c)	C.T.S. No. / Village : Village - Kolshet
d)	Ward / Taluka : Taluka - Thane
e)	Mandal / District : District - Thane
f)	Date of issue and validity of layout of approved map / plan : As Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan.
g)	Approved map / plan issuing authority :
h)	Whether genuineness or authenticity of approved map/ plan is verified : N.A.

i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
7	Postal address of the property	:	Residential Flat No. 606, 6 <sup>th</sup> Floor, Building No 60, " <b>Pelican Co-op. Hsg. Soc. Ltd.</b> ", Skylark Enclave, Hiranandani Estate, Ghodbunder Road, Village - Kolshet, Taluka - Thane, District - Thane, Thane (West), PIN - 400 607, State - Maharashtra, India.	
8	City / Town	:	City - Thane (West)	
	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 - Kolshet Thane 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	:	Cardinal Hiranandani Estate	Information not available
	South	:	Internal Road & Pelican Hiranandani Estate	Information not available
	East	:	Hiranandani Estate Road	Information not available
	West	:	Internal Road	Information not available
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	<b>As per the Deed</b>	<b>As per Actuals</b>
	North	:	Information not available	Flat No. 605
	South	:	Information not available	Flat No. 606
	East	:	Information not available	Marginal Space
	West	:	Information not available	Passage
14	Extent of the site	:	Carpet Area in Sq. Ft. = 931.76 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 950.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 1140.00 (Carpet Area + 20%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°15'33.0"N 72°59'0.1"E	

15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 950.00 ( Area As Per 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 - Kolshet, Thane Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 606, 6 <sup>th</sup> Floor, Building No 60, " <b>Pelican Co-op. Hsg. Soc. Ltd.</b> ", Skylark Enclave, Hiranandani Estate, Ghodbunder Road, Village - Kolshet, Taluka - Thane, District - Thane, Thane (West), PIN - 400 607, 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	:	1 Basement + Part Ground + Part Stilt + 28 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	6 <sup>th</sup> 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	:	4 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	2 Puzzle with Pit Car Parking No. 106 & 107
	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	:	6 <sup>th</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 606
3.	Specifications of the Flat		

	Roof	:	R.C.C. slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak wood door frame with flush shutters
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	Information not available
	Tax paid in the name of	:	Information not available
	Tax amount	:	Information not available
5.	Electricity Service connection No.	:	Information not available
	Meter Card is in the name of	:	Information not available
6.	How is the maintenance of the Flat?	:	Vacant flat in normal condition
7.	Sale Deed executed in the name of	:	<b>Mrs. Nisha Dnyaneshwar Bhoje &amp; Mr. Dnyaneshwar Nimba Bhoje</b>
8.	What is the undivided area of land as per Sale Deed?	:	Information not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 1140.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per TMC norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 931.76 (Area As per actual site measurement) Carpet Area in Sq. Ft. = 878.04 Balcony Area in Sq. Ft. = 33.94 Dry Balcony Area in Sq. Ft. = 19.78</b>  <b>Carpet Area in Sq. Ft. = 950.00 (Area As Per Agreement for sale)</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?	:	Rs. 70,000/- Expected rental income per month.
<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?	:	No

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)	:	₹ 24282/- to ₹ 27535/- per Sq. Ft. on Carpet Area ₹ 20235/- to ₹ 22946/- 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).	:	₹ 25,300/- per Sq. Ft. on Carpet Area
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 22,800/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,57,290/- per Sq. M. i.e. ₹ 14,613/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,51,341/- per Sq. M. i.e. ₹ 14,060/- 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 the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<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)	:	₹ 2,500/- 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)	:	₹ 2,313/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 22,800/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 25,113/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	950.00 Sq. Ft.	25,113.00	<b>2,38,57,350.00</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			
	<b>Total value / Realizable value of the property</b>			<b>2,38,57,350.00</b>
	<b>Distress value of the property</b>			<b>1,90,85,880.00</b>
	<b>Insurable value of the property (1140.00 X 2,500.00)</b>			<b>28,50,000.00</b>
	<b>Guideline value of the property (1140.00 X 14,060.00)</b>			<b>1,60,28,400.00</b>