

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	:	06.11.2024
	b) Date of which the valuation is made	:	08.11.2024
3	List of documents produced for perusal: l) Copy of Provisional Offer Letter Dated 28.10.2024 issued by Maharashtra Housing And Area Development Authority in the name of Vaibhav Babu Bhapkar.		
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)	:	Vaibhav Babu Bhapkar Residential Flat No. 502, 5 th Floor, Building No 425-A, Wing - C, " Embassy Co-Op Hsg. Soc. Ltd. ", Pantnagar, Village - Ghatkopar Kirool, Ghatkoper (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 075, State - Maharashtra, India. <u>Contact Person :</u> Vaibhav Babu Bhapkar (Owner) Mobile No. 8655511558 Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 5 th Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet. (2 BHK) The property is at 750 Mts. distance from Ghatkopar Railway Station.
6	Location of property		
a)	Plot No. / Survey No.	:	New Survey No - 5661
b)	Door No.	:	Residential Flat No. 502
c)	C.T.S. No. / Village	:	Village - Ghatkopar Kirool
d)	Ward / Taluka	:	Taluka - Andheri
e)	Mandal / District	:	District - Mumbai Suburban
f)	Date of issue and validity of layout of approved map / plan	:	Copy of approved plan were not provided & not verified
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	:	N.A
7	Postal address of the property	:	Residential Flat No. 502, 5 th Floor, Building No 425-A, Wing - C, " Embassy Co-Op Hsg. Soc. Ltd. ", Pantnagar, Village - Ghatkopar Kirool, Ghatkoper (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 075, State - Maharashtra, India.
8	City / Town		
	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		Semi Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Ghatkopar Kirol MHADA	
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	:	Sant Dyaneshwar Road	Details not available
	South	:	Drushti Sapphire	Details not available
	East	:	Open Plot	Details not available
	West	:	Sant Dyaneshwar Road	Details not available
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
	South	:		Building Marginal Space
	East	:		Flat No. 501
	West	:		Lift
14	Extent of the site	:	Carpet Area in Sq. Ft. = 392.83 (Area as per Site measurement) Carpet Area in Sq. Ft. = 474.00 (Area As Per Provisional Offer Letter) Built Up Area in Sq. Ft. = 521.40 (Carpet Area + 10%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°5'8.4"N 72°54'48.6"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 474.00 (Area As Per MHADA Allotment Letter)	
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 - Ghatkopar Kirol, MHADA
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 502, 5 th Floor, Building No 425-A, Wing - C, " Embassy Co-Op Hsg. Soc. Ltd. ", Pantnagar, Village - Ghatkopar Kirol, Ghatkoper (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 075, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2022 (As per site information)
5.	Number of Floors	:	Ground + 16 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	5 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	:	2 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open 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	:	5 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 502
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	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.	:	Details not available

	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	Vaibhav Babu Bhapkar
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
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 MHADA norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 392.83 (Area As per actual site measurement) Carpet Area in Sq. Ft. = 474.00 (Area As Per Provisional Offer Letter)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
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?	:	18,300/- (Expected rental income per month)
IV	MARKETABILITY		
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)	:	₹ 17011/- to ₹ 26977/- per Sq. Ft. on Carpet Area ₹ 15464/- to ₹ 24525/- 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).	:	₹ 18,500/- per Sq. Ft. on Carpet Area
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 15,700/- per Sq. Ft.

4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,40,301/- per Sq. M. i.e. ₹ 13,034/- 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 / Rgstr. 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)	:	₹ 2,800/- per Sq. Ft.
	Age of the building	:	2 years
	Life of the building estimated	:	58 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)	:	₹ 2,800/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 15,700/- per Sq. Ft.
	Total Composite Rate	:	₹ 18,500/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	474.00 Sq. Ft.	18,500.00	87,69,000.00
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			87,69,000.00

	Realizable value of the property	78,92,100.00
	Distress value of the property	70,15,200.00
	Insurable value of the property (521.40 X 2,800.00)	14,59,920.00
	Guideline value of the property (521.40 X 13,034.00)	67,95,928.00

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