

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 : 18.12.2024
	b) Date of which the valuation is made : 20.12.2024
3	<p>List of documents produced for perusal:</p> <p>I) Copy of Draft Agreement for sale between M/s. Shree Samruddhi Corporation(The Developers) And Mrs. Shabnam Parveen Mohd. Firoz Siddiquee & Miss. Saniya Mohd. Firoz Siddiquee (The purchaser) for the Year - 2024.</p> <p>II) Copy of RERA Certificate No.P51700034220 Dated 25.03.2022 issued by Maharashtra Real Estate Regulatory Authority (Download from RERA Site).</p> <p>III) Copy of Other.</p> <p>IV) Copy of Commencement Certificate No.Mahsul / Kasha -1 / T-8 / B.P. / Bapgaon - Bhiwandi / SR - 35 / 2023 Dated 03.11.2023 issued by District Collector, Thane.</p> <p>V) Copy of Approved Building Plan No.BS / Rekhakan / BP / Bapgaon / Bhiwandi / SStane / 5576 Dated 28.06.2023 issued by Grampanchayat Purna issued by Town Planner, Thane.</p>
4	<p>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> M/s. Shree Samruddhi Corporation</p> <p><u>Name of Proposed Purchaser :</u> Mrs. Shabnam Parveen Mohd. Firoz Siddiquee & Miss. Saniya Mohd. Firoz Siddiquee</p> <p>Residential Flat No. 501, 5th Floor, Building No 6, "Samruddhi Heights", Near Cancer Hospital, Village - Bapgaon, Taluka - Bhiwandi, District - Thane, PIN Code - 421 308, State - Maharashtra, India.</p> <p><u>Contact Person :</u> Ms. Yogita Gurav (sales Person) Mobile No. 7304155753</p> <p>Joint Ownership Details of ownership share is not available</p>
5	<p>Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 5th Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Toilet + Balcony. (1 BHK) As per Approved Plan.The property is at 6.5 KM distance from Kalyan Railway Station.</p> <p>At the time of inspection building was under construction.</p>
	Stage of Construction
	If under construction, extent of completion

	RCC Footing/Foundation	Complete	RCC Plinth	Complete
	Full Building Rcc	Completed upto 7th floor	Internal Brick Work	Completed upto 3rd floor
	External Brick Work	Completed upto 3rd floor		
	Total	45% work completed		
6	Location of property			
a)	Plot No. / Survey No.	:		
b)	Door No.	:	Residential Flat No. 501	
c)	C.T.S. No. / Village	:	Village - Bapgaon	
d)	Ward / Taluka	:	Taluka - Bhiwandi	
e)	Mandal / District	:	District - Thane	
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan No.BS / Rekhakan / BP / Bapgaon / Bhiwandi / SStHane / 5576 Dated 28.06.2023	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Building is under construction	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
7	Postal address of the property	:	Residential Flat No. 501, 5 th Floor, Building No 6, "Samruddhi Heights", Near Cancer Hospital, Village - Bapgaon, Taluka - Bhiwandi, District - Thane, PIN Code - 421 308, 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	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Bapgaon Town Planner, Thane	
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	:	Internal Road	Details not available
	South	:	Bungalow	Details not available
	East	:	Open Space	Details not available

	West	:	Building No. 5	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	:	Details not available	Details not available
	South	:	Details not available	Details not available
	East	:	Details not available	Details not available
	West	:	Details not available	Details not available
14	Extent of the site	:	Carpet Area in Sq. Ft. = 387.00 (Area As Per Other) Built Up Area in Sq. Ft. = 425.70 (Carpet Area + 10%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°16'52.4"N 73°8'56.2"E	
15	Extent of the site considered for Valuation	:	Carpet Area in Sq. Ft. = 387.00 (Area As Per Other)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:		
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village - Bapgaon, Town Planner, Thane	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 501, 5 th Floor, Building No 6, "Samruddhi Heights" , Near Cancer Hospital, Village - Bapgaon, Taluka - Bhiwandi, District - Thane, PIN Code - 421 308, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	Building is under construction	
5.	Number of Floors	:	Stilt + 7 Upper Floors	
6.	Type of Structure	:	Proposed R.C.C Framed Structure	
7.	Number of Dwelling units in the building	:	Proposed 6 Flats on 5 th Floor	
8.	Quality of Construction	:	Building Under Construction	
9.	Appearance of the Building	:	Building Under Construction	

10.	Maintenance of the Building	:	Building Under Construction
11.	Facilities Available		
	Lift	:	Proposed 1Lift
	Protected Water Supply	:	Proposed Municipal Water Supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking
	Is Compound wall existing?	:	Proposed, Yes
	Is pavement laid around the Building	:	Proposed, 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. 501
3.	Specifications of the Flat		
	Roof	:	Proposed RCC SLab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door frame with flush doors
	Windows	:	Proposed Powder coated aluminium sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Proposed 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	:	<u>Name of Owner :</u> M/s. Shree Samruddhi Corporation <u>Name of Proposed Purchaser :</u> Mrs. Shabnam Parveen Mohd. Firoz Siddiquee & Miss. Saniya Mohd. Firoz Siddiquee
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 Sq. Ft. = 426.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per Local norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 387.00 (Area As Per Other)

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?	:	Building Under Construction
15.	If rented, what is the monthly rent?	:	₹ 6,500/- (Expected rental income per month after completion of construction works) after completion
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)	:	₹ 6772/- to ₹ 8942/- per Sq. Ft. on Carpet Area ₹ 6156/- to ₹ 8129/- 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).	:	₹ 7,000/- per Sq. Ft. on Carpet Area
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 4,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 24,100/- per Sq. M. i.e. ₹ 2,239/- 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 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.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,500/- per Sq. Ft.
	Age of the building	:	Building is under construction

	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periodic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Building is under construction
	Depreciation Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,500/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 4,500/- per Sq. Ft.
	Total Composite Rate	:	₹ 7,000/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	387.00 Sq. Ft.	7,000.00	27,09,000.00
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			4,27,000.00
10	Others / Car Parking			
	Total value of the property After completion			31,36,000.00
	Realizable value of the property			28,22,400.00
	Distress value of the property			25,08,800.00
	Insurable value of the property (425.70 X 2,500.00)			10,64,250.00
	Guideline value of the property (425.70 X 2,239.00)			9,53,142.00