

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	:	17.01.2025
	b) Date of which the valuation is made	:	18.01.2025
3	List of documents produced for perusal: I) Copy of Previous Valuation Report Dated 23.12.2021 issued by Vastukala Consultants (I) Pvt. Ltd... II) Copy of Agreement for sale Document No.7997/2005 Dated 03.12.2005 between M/s. Ram Nagar Development Corporation(The Builder) And Mrs. Monika Boradia (Jain)(The Purchaser). III) Copy of Part Occupancy Certificate Document No.No. MNP / NR / 4266 / 0647 Dated 28.03.2007 issued by Mira Bhayander Municipal Corporation. IV) Copy of Amended Commencement Certificate Document No.MB / MNP / NR / 2094 / 2004 – 2005 Dated 31.01.2005 issued by Mira Bhayander 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)	:	Mrs. Monika Boradia (Jain) Residential Flat No. 104, 1 st Floor, Building No 9, " Shanti Garden ", Sector 4, Near Police Commissioner Office, Village - Mira, Mira Road (East), Taluka - Thane, District - Thane, 401 107, State - Maharashtra, India. <u>Contact Person :</u> Mrs. Monika Boradia (Owner) Mobile No. 9867520432 Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 1 st Floor. The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + Passage + 3 Toilet. (3 BHK) Flat No. 103 & 104 are internally merged with single entrances. The said valuation is for Flat No. 104. The property is at 2.4 distance from Mira Road Railway Station.
6	Location of property		
a)	Plot No. / Survey No.	:	New Survey No - 17 to 22, 23/1 Old Survey No - 146 to 151, 152/1
b)	Door No.	:	Residential Flat No. 104
c)	C.T.S. No. / Village	:	Village - Mira
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 No. MNP / NR / 4266 / 0647 Dated 28.03.2007 issued by Mira Bhayander Municipal Corporation is available it is 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. 104, 1 st Floor, Building No 9, " Shanti Garden ", Sector 4, Near Police Commissioner Office, Village - Mira, Mira Road (East), Taluka - Thane, District - Thane, 401 107, 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 - Mira Mira Bhayander 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	Boundaries of the property	:	As per site	As per Document
	North	:	Mars Building	Information not available
	South	:	Shanti Garden Road	Information not available
	East	:	Shanti Garden, Sector 5	Information not available
	West	:	Shanti Garden, Sector 4	Information 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	:	Information not available	Marginal Space
	South	:	Information not available	Marginal Space
	East	:	Information not available	Stairase
	West	:	Information not available	Marginal Space
14	Extent of the site	:	Carpet Area in Sq. Ft. = 885.41 (Area as per Site measurement) Built Up Area in Sq. Ft. = 462.00 (Area As Per Agreement for sale)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°16'21.9"N 72°52'21.4"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 462.00 (Area As Per Agreement for sale)	

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Mira, Mira Bhayander Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 104, 1 st Floor, Building No 9, " Shanti Garden ", Sector 4, Near Police Commissioner Office, Village - Mira, Mira Road (East), Taluka - Thane, District - Thane, 401 107, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2007 (As Per Part Occupancy Certificate)
5.	Number of Floors	:	Part Ground + Part Stilt + 7 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	1 st 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	:	Stilt Car 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	:	1 st Floor
2.	Door No. of the Flat	:	Residential Flat No. 104
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring

	Doors	:	Proposed Teak wood door frame with flush doors
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering + POP Finish
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?	:	Good
7.	Sale Deed executed in the name of	:	Mrs. Monika Boradia (Jain)
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. = 462.00 (Area as per Agreement for sale)
10.	What is the floor space index (app.)	:	Information not available
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 885.41 (Area As per actual site measurement) Carpet Area in Sq. Ft. = 842.00 Duct Area in Sq. Ft. = 26.00 Balcony Area in Sq. Ft. = 88.00 Chajja Area in Sq. Ft. = 37.00 (Area as per actual site measurement of Flat No. 103 & 104)
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?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	13,000/- (Expected rental income per month)
IV	MARKETABILITY		
1.	How is the marketability?	:	Average
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)	:	₹ 16689/- to ₹ 21112/- per Sq. Ft. on Carpet Area ₹ 13908/- to ₹ 17593/- 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).	:	₹ 14,200/- per Sq. Ft. on Built Up Area
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 11,700/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 97,700/- per Sq. M. i.e. ₹ 9,077/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 85,280/- per Sq. M. i.e. ₹ 7,923/- 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.
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	:	18 years
	Life of the building estimated	:	42 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	27.00%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,825/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 11,700/- per Sq. Ft.
	Total Composite Rate	:	₹ 13,525/- per Sq. Ft.

	Remarks	:	<p>1. As per site inspection, Flat No. 103 & 104 are internally merged with single entrances. For the purpose of valuation, we have considered Area of Flat No. 103 as per Agreement. The said valuation is only for Flat No. 104.</p> <p>2. At the time of visit, the External building renovation work was in progress.</p>
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Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	462.00 Sq. Ft.	13,525.00	62,48,550.00
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				62,48,550.00
Realizable value of the property				56,23,695.00
Distress value of the property				49,98,840.00
Insurable value of the property (462.00 X 2,500.00)				11,55,000.00
Guideline value of the property (462.00 X 7,923.00)				36,60,426.00