

VALUATION REPORT (IN RESPECT OF FLAT)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Banking Purpose Purpose.
2	a) Date of inspection : 28.01.2025
	b) Date of which the valuation is made : 31.01.2025
3	List of documents produced for perusal: I) Copy of Allotment Letter Dated 06.01.2025 between Mr. Ravindra Shivaji Saidane(The Owner) And Mr. Laxman Gangurde(The purchaser). II) Copy of Title Report Dated 08.01.2025. III) Copy of Previous Valuation Report Dated 15.03.2023.
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) : Name of Owner : Mr. Ravindra Shivaji Saidane through Reliance Commercial Finance Ltd. (Presently Autham Investment & Infrastructure Ltd.) Name of Proposed Purchaser : Mr. Laxman Gangurde Residential Flat No. B-6, Stilt Floor, Wing - B, " Kulswamini Heights ", Near Water Tank, Plot No. 62+63+64, Datta Nagar, Village - Chunchale Shiwar, Gut No. 52+4A/2/1+2+4+5+6/A, Taluka - Nashik, District - Nashik, Nashik, 422010, State - Maharashtra, India. Contact Person : Mr. Ravindra Shivaji Saidane through Reliance Commercial Finance Ltd. (Presently Autham Investment & Infrastructure Ltd.) (Owner) Mobile No. 9881881799 sole ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on Stilt Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Balcony + Bathroom + WC + Passage. (1 BHK) The property is at 15.5 KM 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 - 62+63+64
b)	Door No. : Residential Flat No. B-6
c)	C.T.S. No. / Village : Village - Chunchale Shiwar
d)	Ward / Taluka : Taluka - Nashik
e)	Mandal / District : District - Nashik

f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Not Provided & Not Verified	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	No	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	Yes	
7	Postal address of the property	:	Residential Flat No. B-6, Stilt Floor, Wing - B, " Kulswamini Heights ", Near Water Tank, Plot No. 62+63+64, Datta Nagar, Village - Chunchale Shiwar, Gut No. 52+4A/2/1+2+4+5+6/A, Taluka - Nashik, District - Nashik, Nashik, 422010, 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 - Chunchale Shiwar 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	Boundaries of the property	:	As per site	As per Document
	North	:	Building	Plot No. 61
	South	:	A Wing	Open Space
	East	:	Road	6 Mtrs. Colony Road
	West	:	Open Plot	Adj. Gat No. 53
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	:	Side Marginal space	Side Marginal space
	South	:	Flat No. B-5 in B wing	Flat No. B-5 in B wing
	East	:	Flat No. B- 3 in B wing	Staircase & Flat No. B- 3 in B wing
	West	:	Side Marginal Space	Side Marginal Space
13.2	Latitude, Longitude & Co-ordinates of Flat	:	19°57'36.9"N 73°43'38.8"E	

14	Extent of the site	:	Carpet Area in Sq. Ft. = 444.30 (Area as per Site measurement) Built Up Area in Sq. Ft. = 554.00 (Area As Per Title Report)
15	Extent of the site considered for Valuation	:	Built Up Area in Sq. Ft. = 554.00 (Area As Per Title Report)
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 - Chunchale Shiwar, Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. B-6, Stilt Floor, Wing - B, " Kulswamini Heights ", Near Water Tank, Plot No. 62+63+64, Datta Nagar, Village - Chunchale Shiwar, Gut No. 52+4A/2/1+2+4+5+6/A, Taluka - Nashik, District - Nashik, Nashik, 422010, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2013 (As per site information)
5.	Number of Floors	:	Stilt + 3 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Stilt Floor is having 4 Flats
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	Not Provided
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered 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	:	Stilt Floor
2.	Door No. of the Flat	:	Residential Flat No. B-6
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. Casing Capping Electrical wiring
	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?	:	Average
7.	Sale Deed executed in the name of	:	<u>Name of Owner :</u> Mr. Ravindra Shivaji Saidane through Reliance Commercial Finance Ltd. (Presently Autham Investment & Infrastructure Ltd.) <u>Name of Proposed Purchaser :</u> Mr. Laxman Gangurde
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. = 554.00 (Area as per Title Report)
10.	What is the floor space index (app.)	:	As per NMC Norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 444.30 (Area As per actual site measurement)
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?	:	₹ 3600/-
IV	MARKETABILITY		
1.	How is the marketability?	:	Average
2.	What are the factors favoring for an extra Potential Value?	:	Located inn 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)	:	₹ 3814/- to ₹ 4820/- per Sq. Ft. on Carpet Area ₹ 3178/- to ₹ 4017/- 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).	:	₹ 3,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000/- per Sq. Ft.
	II. Land + others	:	₹ 1,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 28,600/- per Sq. M. i.e. ₹ 2,657/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 25,696/- per Sq. M. i.e. ₹ 2,387/- per Sq. Ft.
5.	Registered Value(if available)	:	N.A.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000/- per Sq. Ft.
	Age of the building	:	12 years
	Life of the building estimated	:	48 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	18.00%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,640/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 1,500/- per Sq. Ft.
	Total Composite Rate	:	₹ 3,140/- per Sq. Ft.
	Remarks	:	1. Our Report is Based On Documents Provided By Bank i.e. A) TSR B) Previous Valuation Report C) Allotment Letter. 2. Title report regarding the same shall be advisable.

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	554.00 Sq. Ft.	3,140.00	17,39,560.00
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 of the property			17,39,560.00
	Realizable value of the property			15,65,604.00
	Distress value of the property			13,91,648.00
	Insurable value of the property (554.00 X 2,000.00)			11,08,000.00
	Guideline value of the property (554.00 X 2,387.00)			13,22,398.00