

VALUATION OF Flat BY COMPOSITE RATE

	Ref. No.	:		
	Date	:		
Existing Flat (Part A)				
I.	General			
	Name and Address of Valuer	:	Manoj Chalikwar Vastukala Consultants India Pvt. Ltd. B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.	
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	:	07.03.2025
	b)	Date of valuation	:	08.03.2025
3	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Pujare Nikita Yashwant Residential Flat No. 1706, 17 th Floor, Building No 11, Wing - F, " Scheme Code No. 274 ", MHADA Complex, Yashwant Nagar, Village - Bolinj, Taluka - Vasai, District - Palghar, Virar (West), PIN - 401 303, State - Maharashtra, India. Contact Person : Mr. Parshuram (Representative of MHADA) Mobile No. 7796242232 Joint Ownership Details of ownership share is not available	
4	List of documents produced for perusal:		I) Copy of Provisional Offer Letter Outward No. M.V./2/3/4/311/2025 dated 13/01/2025 in the name of Pujare Nikita Yashwant issued by Konkan Housing And Area Development Board (A MHADA Unit).. Copy of No Objection Certificate UPMA/M.V./Com. M./Code No. 274/L4/GP/957/2024-25 dated 29/01/2025 issued to Canara Bank, regarding No Objection for Loan to Pujare Nikita yashwant, issued by Konkar Housing And Area Development Board (A MHADA Unit). III) Copy of Commencement Certificate No. VVCMC / TP / RDP / VP-0191 / 01 / 2017-18 Dated 13.04.2017 issued by Vasai Virar City Municipal Corporation(Downloaded from RERA).. IV) Copy of RERA Certificate No. P51800002836 Dated 04.08.2017. V) Copy of MHADA Provisional Offer Letter Dated 13.01.2025 And Pujare Nikita Yashwant(The Allottee)Outward No. M.V./2/3/4/311/2025 issued by Konkan Housing And Area Development Board (A MHADA Unit).	
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 17 th Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Passage + WC + Bathroom + Balcony. (1 BHK) The property is at 2 km. distance from Virar Railway Station.	
6	Location of property			
	a)	Plot No. / Survey No.	:	New Survey No - 376(p), 392(pt)
	b)	Door No.	:	Residential Flat No. 1706

c)	T.S. No. / Village	:	Village - Bolinj	
d)	Ward / Taluka	:	Taluka - Vasai	
e)	Mandal / District	:	District - Palghar	
f)	Date of issue and validity of layout of approved map / plan	:	As MHADA itself is planning authority, building construction permission is assumed to be available.	
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	:	No	
7	Postal address of the property	:	Residential Flat No. 1706, 17 th Floor, Building No 11, Wing - F, " Scheme Code No. 274 ", MHADA Complex, Yashwant Nagar, Village - Bolinj, Taluka - Vasai, District - Palghar, Virar (West), PIN - 401 303, State - Maharashtra, India.	
8	City / Town	:	City - Virar (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 - Bolinj Vasai Virar City 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	:	'E' Wing of Building No. 11	Veer Sawarkar Road (As per RERA)
	South	:	Internal Road	Open Land (As per RERA)
	East	:	Under Construction Building	Bus Deport (As per RERA)
	West	:	'G' Wing of Building No. 11	D P Road (As per RERA)
13	Dimensions of the site	:		
		:	As per the Deed	As per Actuals
	North	:	Information Not Available	Marginal Space
	South	:	Information Not Available	Flat No. 1705
	East	:	Information Not Available	Entrance of Flat No. 1706
	West	:	Information Not Available	Marginal Space

14	Extent of the site	:	Carpet Area in Sq. Ft. = 435.28 (Area as per Site measurement) Carpet Area in Sq. Ft. = 446.00 (Area As Per Provisional Offer Letter) Built Up Area in Sq. Ft. = 490.60 (Carpet Area + 10%)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°26'37.0"N 72°48'21.5"E
15	Extent of the site considered for Valuation (least of 13A & 13B)	:	Carpet Area in Sq. Ft. = 446.00 (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 Apartment	:	Residential
2.	Flat No. and Floor	:	Residential Flat No. 1706, 17 th Floor
3.	Name of the Apartment	:	Scheme Code No. 274
4	Postal address	:	Residential Flat No. 1706, 17 th Floor, Building No 11, Wing - F, " Scheme Code No. 274 ", MHADA Complex, Yashwant Nagar, Village - Bolinj, Taluka - Vasai, District - Palghar, Virar (West), PIN - 401 303, State - Maharashtra, India.
5	Location	:	
	T.S. No	:	
	Ward No	:	
	Village/Municipality/Corporation	:	Vasai Virar City Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1706, Yashwant Nagar, , District - District - Palghar, PIN - 401 303
6.	Description of the locality Residential / Commercial / Mixed	:	Residential
7.	Year of Construction	:	2020 (Approx.)
8.	Number of Floors	:	Stilt + 24 Upper Floors
9.	Type of Structure	:	R.C.C. Framed Structure
10.	Number of Dwelling units in the building	:	17 th Floor is having 8 Flats
11.	Quality of Construction	:	Good
12.	Appearance of the Building	:	Good
13.	Maintenance of the Building	:	Good
14.	Facilities Available		
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water Supply

	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Parking Space
	Around Compound wall	:	Yes
	Pavement around the building	:	Yes
	Any other facility	:	-
III	Flat		
1.	The floor in which the Flat is situated	:	17 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 1706
3.	Specifications of the Flat		
	Roof	:	R.C.C. slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak wood door frame with flush shutters
	Windows	:	Alluminum sliding windows with M. S. Grills
	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	:	Pujare Nikita Yashwant
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. = 491.00 (Carpet Area + 10%)
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. = 435.28 (Area As per actual site measurement) Carpet Area in Sq. Ft. = 446.00 (Area As Per Provisional Offer Letter)
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 tenanted?	:	Vacant

15.	If tenanted, what is the monthly rent?	:	₹ 7,300/- (Expected rental income per month)
	DRAWING APPROVAL		
IV	the building approval, reference violations observed if any, and its consequences thereof violations observed if any, and its consequences thereof		Nil

PART B - VALUATION OF FLAT UNDER CONSTRUCTION

A. CERTIFICATE ON GENUINENESS OF RATE:

a.sq. ft. of undivided share of land @ ₹ per sq. ft.	:	
b.sq. ft. of building Construction @ ₹ per sq. ft..	:	Not Applicable
c.	Total value on completion	:	
d.	Composite Rate	:	

B.	STAGE VALUE	:	
a.	Actual work completed	:	Not Applicable
b.	Percentage of works completed	:	
b.	Composite Rate	:	
C.	VALUATION DETAILS	:	
	Present stage value of the flat:	:	
a.	Undivided share of land % x ₹	:	Not Applicable
b.	Stage value of building % x ₹	:	
c.	Total stage value of the flat as on date	:	

PART C - VALUATION OF EXISTING FLAT

A.	General		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developing area
3.	Any negative factors are observed which affect the market value in general?	:	No
	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)	:	₹ 7740/- to ₹ 9133/- per Sq. Ft. on Carpet Area ₹ 7037/- to ₹ 8303/- 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).	:	₹ 8,000/- per Sq. Ft. on Carpet Area
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 5,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 54,230/- per Sq. M. i.e. ₹ 5,038/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 51,989/- per Sq. M. i.e. ₹ 4,830/- per Sq. Ft.
B	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Residential Flat	:	₹ 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	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,313/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 5,500/- per Sq. Ft.
	Total Composite Rate	:	₹ 7,813/- per Sq. Ft.

Details of Valuation:

C. VALUATION DETAILS				
Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	446.00 Sq. Ft.	7,813.00	34,84,598.00
2	Wardrobes			
3	Showcases / Almirahs			
4	Kitchen arrangements			

5	Superfine finish			
6	Interior Decorations			
7	Electricity, water, drainage deposits etc.			
8	Electrical fittings, etc.			
9	Extra collapsible gates / grill works, etc.			
10	Potential Value, if any?			
11	Share of common amenities, if any?			
	Total			34,84,598.00

Sr. No.		(INR)
	Factors favoring for an additional value	
	Total - Add (+)	Nil
	Factors favoring for less value	Nil
	Total - Less (-)	Nil
	Present Market Value	34,84,598.00
	Guideline value of the property (490.60 X 4,830.00)	23,69,598.00
	Remarks	