

## 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 : 06.03.2025
	b) Date of which the valuation is made : 08.03.2025
3	List of documents produced for perusal: I) Copy of Agreement for sale No.7474/2016 Dated 09.12.2016 between M/s. Aakar Enterprises (The Developers) And Mr. Ravindra Sarjerao Waydande, Mrs. Pradnya Ravindra Waydande, Mrs. Minakshi Sarjerao Waydande & Mr. Prashant Sarjerao Waydande(The purchaser). II) Copy of Amended Commencement Certificate No.KDMC / NRV / BP / KV / 2012 - 2013 / 298 / 156 Dated 21.08.2014 issued by Kalyan Dombivli Municipal Corporation. III) Copy of Occupancy Certificate Document No.KDMC / NRV / CC / KV / 37 Dated 02.06.2015 issued by Kalyan Dombivli 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) : <b>Mr. Ravindra Sarjerao Waydande, Mrs. Pradnya Ravindra Waydande, Mrs. Minakshi Sarjerao Waydande &amp; Mr. Prashant Sarjerao Waydande</b>  Residential Flat No. 304, 3 <sup>rd</sup> Floor, Wing - B, " <b>Bal Gopal Residency</b> ", Beturkar Pada, Near Panchmukhi Hanuman Mandir, Village - Chikenghar, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India.  <u>Contact Person :</u> Mr. Sarjerao Waydande (Owner's Father) Mobile No. 9892181278  Joint Ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 3 <sup>rd</sup> Floor. The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + 2 Toilet + 2 Passage + 2 Cupboard + 3 Balcony. <b>(3 BHK)</b> The property is at 2.6 Km distance from Kalyan Railway Station.
6	Location of property
a)	Plot No. / Survey No. : New Survey No - 113/6A (Part)
b)	Door No. : Residential Flat No. 304
c)	C.T.S. No. / Village : Village - Chikenghar
d)	Ward / Taluka : Taluka - Kalyan
e)	Mandal / District : District - Thane
f)	Date of issue and validity of layout of approved map / plan : As Occupancy Certificate is received may be 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	:	N.A.	
7	Postal address of the property	:	Residential Flat No. 304, 3 <sup>rd</sup> Floor, Wing - B, " <b>Bal Gopal Residency</b> ", Beturkar Pada, Near Panchmukhi Hanuman Mandir, Village - Chikenghar, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India.	
8	City / Town	:	City - Kalyan (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 - Chikenghar Kalyan Dombivali 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	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Khadakpada Road	Part of and the building there on Balleshwar Apartment together with all easement and other rights
	South	:	Chaw1	113 Part
	East	:	Gauri Sankul	Part of Survey No. 113 and the building there on Gauri Sankul
	West	:	Vijay Residency	113 Part
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. = 929.00 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 981.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 1177.20 (Carpet Area + 20%)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°15'2.1"N 73°8'3.1"E
15	Extent of the site considered for Valuation	:	<b>Carpet Area in Sq. Ft. = 981.00</b> <b>( Area As Per Agreement for sale)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Chikenghar, Kalyan Dombivali Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 304, 3 <sup>rd</sup> Floor, Wing - B, " <b>Bal Gopal Residency</b> ", Beturkar Pada, Near Panchmukhi Hanuman Mandir, Village - Chikenghar, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2015 (As per occupancy certificate)
5.	Number of Floors	:	1 Basement + Part Ground + Part Stilt + 6 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	3 <sup>rd</sup> 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	:	

	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	3 <sup>rd</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 304
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 with POP false Ceiling
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	:	<b>Mr. Ravindra Sarjerao Waydande, Mrs. Pradnya Ravindra Waydande, Mrs. Minakshi Sarjerao Waydande &amp; Mr. Prashant Sarjerao Waydande</b>
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. = 1177.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per KDMC norms

11.	What is the Carpet area of the Flat?	:	<p><b>Carpet Area in Sq. Ft. = 929.00</b>  <b>(Area As per actual site measurement)</b>  <b>Carpet Area in Sq. Ft. = 763.00</b>  <b>Balcony Area in Sq. Ft.= 61.00</b>  <b>Terrace Area in Sq. Ft.= 93.00</b>  <b>Dry Balcony Area in Sq. Ft.=12.00</b></p> <p><b>Carpet Area in Sq. Ft. = 781.00</b>  <b>Flowerbed Area in Sq. Ft.= 100.00</b>  <b>Open Terrace Area in Sq. Ft.= 100.00</b>  <b>Carpet Area in Sq. Ft. = 981.00</b>  <b>(Area As Per Agreement for sale)</b></p> <p><b>All the above areas are within 6% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.</b></p>
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?	:	₹ 19,800/- (Expected rental income per month)
<b>IV</b>	<b>MARKETABILITY</b>		
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
<b>V</b>	<b>Rate</b>		
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)	:	₹ 9469/- to ₹ 10556/- per Sq. Ft. on Carpet Area ₹ 7891/- to ₹ 8797/- 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).	:	₹ 10,100/- per Sq. Ft. on Carpet Area
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,600/- per Sq. Ft.
	II. Land + others	:	₹ 7,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 63,100/- per Sq. M. i.e. ₹ 5,862/- per Sq. Ft.

	Guideline rate(an evidence thereof to be enclosed)	:	₹ 59,190/- per Sq. M. i.e. ₹ 5,499/- 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 area Fixed by respective State Government for computing Stamp Duty / Rgstrn. 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.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,600/- per Sq. Ft.
	Age of the building	:	10 years
	Life of the building estimated	:	50 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	15.00%
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,210/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 7,500/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 9,710/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	981.00 Sq. Ft.	9,710.00	<b>95,25,510.00</b>
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			
	<b>Total value of the property</b>			<b>95,25,510.00</b>
	<b>Realizable value of the property</b>			<b>85,72,959.00</b>
	<b>Distress value of the property</b>			<b>76,20,408.00</b>

	<b>Insurable value of the property (1177.20 X 2,600.00)</b>	<b>30,60,720.00</b>
	<b>Guideline value of the property (1177.20 X 5,499.00)</b>	<b>64,73,423.00</b>

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