



KATKAR ENGINEERS & VALUERS

• CHARTERED ENGINEERS • STRUCTURAL AUDITORS • SURVEYORS • PROJECT MANAGEMENT CONSULTANTS

Balasaheb P. Katkar

B.Tech, DE, FIIV, AIISLA

GOVT. REGISTERED (IBBI & WEALTH TAX) VALUER

OFF. : Shop No. 3, Kulswamini Niwas C.H.S.L., Gul Mohar Lane, Near Chembur Nagrik Bank, Off V. N. Purav Marg, Chunabhatti (East), Mumbai - 400 022.
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DESKTOP VALUATION REPORT

Ref no. : 0010/ / /RBC/2020

Date : 30-09-2020

Branch :- Churchgate Branch.

Branch Code :- 0010.

To,
The Asst. General Manager,
Bank of India,
Churchgate Branch

Subject: Desktop Valuation for the Property Located @ Chembur.

Respected sir,

Name of client : Mr. Dhimant K. Gandhi & Mr. Pramith K. Gandhi

Description of the property : Flat No. A-1402, 14th floor, A wing, Building No. 89, Chembur Jyoti CHSL, Tilak Nagar, Chembur, Mumbai-400 089

Survey / CTS no. : C.T.S No. 11 (part) of Chembur.

Summary of valuation :

A]	Fair Market Value of the Property as on date	:	Rs. 1,65,84,000.00
B]	Realizable Market Value of the Property as on date	:	Rs. 1,49,25,000.00
C]	Forced/Distress Sale Value of the Property	:	Rs. 1,32,67,000.00

Note : The details of valuation is given in enclosed Annexure.

Your's faithfully,

For KATKAR ENGINEERS & VALUERS.

Mr. Balasaheb P. Katkar. (Proprietor)
Govt. Regd Valuer. (Wealth Tax Reg. No.
IBBI Regd. Valuer (IBBI/RVO/04/2018/10439)



Ref no. :0010/ / /RBC/2020

ANNEXURE

1)	Purpose for which valuation is made ?	:	To ascertain the fair Market Value of Property as on Date for Old Loan Account with Bank.
2)	Documents refferred by us	:	Index II dated 16/04/2014, Sub Registrar-KURLA 3, Reg.No-3144/2014 which is on the record of Bank.
3)	Fair Market Value of the property as on date	:	Documented S.builtup area = 1105.57 sqft Market Rate Adopted = 15000.00 per sqft (in Rs.) Hence, Fair Market Value of premises as on date = Built Up Area of Flat x Market Rate Adopted = 1105.57 sqft Rs. 15000.00 /- per sqft Rs. 16583550.00 Say Rs. 16584000.00 Amount in words = Rupees One Crore SixtyFive Lakh EightyFour Thousand Only
4)	Realizable value of property	:	At 10% less than Fair Market Value i.e. = Rs. 14925195.00 Say Rs. 14925000.00 Amount in words = Rupees One Crore FortyNine Lakh TwentyFive Thousand Only
5)	Forced/Disress sale value of property	:	At 20% less than Fair Market Value i.e. = Rs. 13266840.00 Say Rs. 13267000.00 Amount in words = Rupees One Crore ThirtyTwo Lakh SixtySeven Thousand Only



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