

T. P. KATEKAR

B.E. Civil, F. I. V. M. I. E.

GOVT. REGISTERED VALUER
REG. No. CCIT/THN/CAT-I/1/9/2011-12
AND IBBI REGISTERED VALUER
REG. No. IBBI/RV/02/2019/10921

303, Manjunath Tower,
V. P. Road, Pendse Nagar,
Dombivli (East) 421201.

E-mail : tpkatekar@gmail.com
tp_katekar@rediffmail.com

Tel. : 0251-2470100
Mob. : 9769900702
Mob. : 9844281817

Bill for Valuation Fees

JOB NO.108/ TPK//UBI/POWAI/2019-20

DATE- 19/07/2019

Name of client.: M/S. NANDAN G.E.S PVT LTD.

Sr No.	Address of property	Amount of valuation	Fees
1)	FLAT NO. 1601, ON 16 th FLOOR,F-WING, RIVER VIEW ,CASARIO,NEAR KHIDKALESHWAR TEMPLE ,NILJE-GHESAR,KALYAN SHIL ROAD,DOM(E)-421201	Rs. 72,60,000.00	Rs.2,500.00
		CGST 9.00 %	Rs. 225.00
		SGST 9.00%	Rs. 225.00
		Total:	Rs. 2,950.00

Amount in words RS. TWO THOUSAND NINE HUNDRED FIFTY ONLY



T. P. KATEKAR
T. P. KATEKAR
GOVT. REGD. VALUR &
PANEL VALUER

Kindly credit fees in my S.B.A/C NO.697002010001060

UNION BANK OF INDIA ,AGARKAR ROAD, DOMBIVLI (E) BRANCH.

IFSC UBIN0569704

PAN NO. AFKPK 5713M

GST NO. 27AFKPK5713M1Z2

T. P. KATEKAR

B.E. CIVIL, F.I.V.V. I.E.
GOVT. REGISTERED VALUER
REG. No. CCIT/TEH/CAT-1/9/2011-12
AND IBI REGISTERED VALUER
REG. No. IBI/RV/02/2019/1921

3/3/2019
1/1/2019

1/1/2019

1/1/2019

Job No-118 TPK UBI-POWAI/2019-20 DATE- 19/07/2019

To,

UNION BANK OF INDIA
BRANCH: POWAI

Subject: Valuation Report for FLAT NO. 1601, ON 16th FLOOR, F-WING, RIVER VIEW
CASARIONEAR KHIDKALESHWAR TEMPLE, NILTE-GHESAR, KALYAN SHIL,
ROAD, DOME, 411201.

Borrower: M.S. NANDAN GROUP SUPPORT EQUIPMENT PVT. LTD.

Owner: M.S. NANDAN GROUP SUPPORT EQUIPMENT PVT. LTD.

Respected Sir/Madam,

Kindly find enclosed herewith Valuation report for the property referred above.

Details of valuation are summarised as under:

I. Market Value: Rs. 72,60,000.00

(RS. SEVENTY TWO LAKH SIXTY THOUSAND ONLY)

II. Realizable Value: Rs. 65,34,000.00

(RS. SIXTY FIVE LAKH THIRTY FOUR THOUSAND ONLY)

III. Forced Distress Sale value: Rs. 58,00,000.00

(RS. FIFTY EIGHT LAKH ONLY)

Thanking you,

Yours faithfully



T.P. KATEKAR



T. P. KATEKAR
B.E. CIVIL, M.I.E., F.I.V.
Govt. Approved Valuers
(CCIT/TEH/CAT-1/9/2011-12)

Form - C

NAME & ADDRESS OF THE VALUER:

T.P. KATEKAR

M/S. MAHANTH TOWER, V.P. ROAD,

PENDE NAGAR, DOMSOLI EAST-401201

JOB NO. 118 TPK/USI/POWAL/21/14-21

DATE: 19/7/2014

TO:

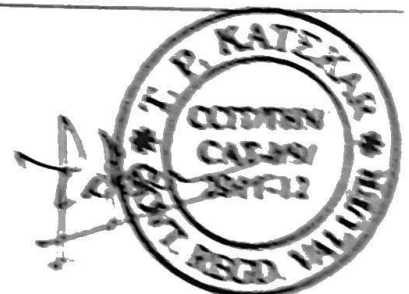
UNION BANK OF INDIA

BRANCH: USI POWAI BRANCH

VALUATION REPORT (IN RESPECT OF FLATS)

(to be filled in by Approved Valuer)

1. GENERAL	
1. Purpose for which the valuation is made	Bank finance
2. (a) Date of inspection	: 19/7/2014
(b) Date on which the valuation is made	: 19/7/2014
3. List of documents produced for review	
(i)	: As per sale agreement dated: 14/12/12
(ii)	:
(iii)	:
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)	: M.S. NANDAN G.E.S PVT LTD.
5. Brief description of the property	: The Property is flat No. 1011, on 10 th Floor consists of Hall, Kitchen, Bedrooms, WC & Bath, Balcony, terrace, etc. (3 BHK type with open car parking)
6. Location of property	
(a) Plot No. Survey No.	: Survey No. 123, 123, 211B, 1A, 96, 1, 0, 63, 08, 211b, 5117, 1118, 4, 136, 2, 138, 3, 226, 4, 136, 3, 48, 3, 134, 226, 5, 116, 3, 137, 2, 235, 1, 235, 2, 2, 98, 0 & Others, Village - Nilje - Ghesar, Taluka - Kalyan, District - Thane
(b) Deed No.	Flat No. 1011
(c) T.S. No. Village	NILJE-GHESAR
(d) Ward Taluka	KALYAN
(e) Municipal District	THANE
7. Postal address of the property	: FLAT NO. 1011, ON 10 th FLOOR, WING RIVER VIEW, CASARIONEAR KHIDKALESHWAR TEMPLE, NILJE-GHESAR, KALYAN SEEL ROAD, DOMSOLI-401201
8. City/Town	: DOMSOLI
Residential area	: Residential area
Commercial area	:
Industrial area	:
9. Classification of the area	:
(i) High Middle Poor	: Middle class
(ii) Urban Semi-Urban Rural	: urban



Format -C

NAME & ADDRESS OF THE VALUER:

T.P.KATEKAR

303, MANJUNATH TOWER, V.P.ROAD,

PENDSE NAGAR, DOMBIVLI EAST-421201

JOB NO.108/ TPK/UBI/ POWAI/2019-20

DATE-19/07/2019

TO,

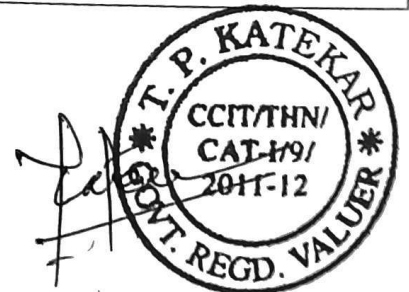
UNION BANK OF INDIA

BRANCH: UBI POWAI BRANCH

VALUATION REPORT (IN RESPECT OF FLATS)

(to be filled in by Approved Valuer)

I		GENERAL	
1.	Purpose for which the valuation is made		Bank finance
2.	a)	Date of inspection	: 19/07/2019
	b)	Date on which the valuation is made	: 19/07/2019
3.	List of documents produced for perusal		
	i)		: As per sale agreement dated : 04/12/2012
	ii)		:
	iii)		:
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)		: M/S. NANDAN G.E.S PVT LTD.
5.	Brief description of the property		: The Property is flat No.1601, on 16 TH Floor consists of Hall, Kitchen,3bedrooms , WC & Bath, Balcony, terrace, etc. (3 BHK type with open car parking)
6.	Location of property		
	a)	Plot No. / Survey No.	: Survey No 123/1,123/2,10B/1A,96/1,9 6/3, 9 8/2,106/5,107/1,108/4,136/2, 138/3,226/4, 236/3,98/3,139,226/5,106/3,137/2,235/1,235/2 P,98/9 & Others , Village – Nilje – Ghesar , Taluka – Kalyan, District – Thane
	b)	Door No.	Flat No. 1601
	c)	T.S. No./ Village	NILJE-GHESAR
	d)	Ward / Taluka	KALYAN
	e)	Mandal / District	THANE
7.	Postal address of the property		: FLAT NO. 1601, ON 16 TH FLOOR,F-WING, RIVER VIEW ,CASARIO,NEAR KHIDKALESHWAR TEMPLE ,NILJE-GHESAR,KALYAN SHIL ROAD,DOM(E)-421201
8.	City / Town		: DOM(E)
	Residential area		: Residential area
	Commercial area		:
	Industrial area		:
9.	Classification of the area		:
	i)	High / Middle/ Poor	: Middle class
	ii)	Urban / Semi Urban / Rural	: urban



10.	Coming under Corporation limit / Village Panchayat / Municipality	:	KDMC limit	
11.	Whether covered under any State/ Central Govt. enactment (e.g. , Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No	
12.	Boundaries of the property	:	As per Deed	Actuals For bldg/ Flat
	North	:	Not Given	River Dale
	South	:		River view E & D chs
	East	:		Internal Road
	West	:		Viviana
13	Dimensions of the site	:		
		:	Carpet area is 798.00sq.ft (as per agreement)Built up area comes to.798.00X1.4=1,117.00sq.ft	Carpet area is 798.00sq.ft (as per agreement)Built up area comes to.798.00X1.4=1,117.00sq.ft
14.	Extent of the site	:	Built up area =1,117.00sq.ft	
15.	Extent of the site considered for Valuation (least of 13 a & 13 b)	:	Built up area =1,117.00sq.ft	
16.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner Occupied	
II APARTMENT BUILDING				
Sr. No.	Description	:	Remarks	
1.	Nature of the apartment	:	Residential flat	
2.	Location	:		
	T.S. No.	:	Survey No 123/1,123/2,10B/1A,96/1,9 6/3, 9 8/2,106/5,107/1,108/4,136/2, 138/3,226/4, 236/3,98/3,139,226/5,106/3,137/2,235/1,235/2P ,98/9 & Others , Village – Nilje – Ghesar , Taluka – Kalyan, District – Thane	
	Block No.	:		
	Ward No.	:		
	Village /Municipality / Corporation	:	KDMC limits	
	Door No., Street or Road-(Pin Code)	:	421201	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2017	
5.	Number of floors	:	Stilt + 19 upper floors	
6.	Type of structure	:	RCC Framed Structure	
7.	Number of Dwelling units in the building	:	4 flats per floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	NA	



11.	Facilities available	:	
	Lift	:	
	Protected Water Supply	:	
	Underground Sewerage	:	2 Lifts provided
	Car Parking - Open / Covered	:	Available
	Is Compound wall existing?	:	Available
	Is pavement laid around the Building?	:	Available
		:	Yes
		:	Yes
III	FLAT	:	
1.	The floor on which the flat is situated	:	
2.	Door No. of the flat	:	16 TH floor
3.	Specifications of the flat	:	Flat No. 1601
	Roof	:	Class I
	Flooring	:	RCC slab
	Doors	:	Not provided
	Windows	:	Not provided
	Fittings	:	Not provided
	Finishing	:	Standard
4.	House Tax	:	Standard
	Assessment No.	:	O.K.
	Tax paid in the name of	:	Not available
	Tax amount	:	Owner to furnish
5.	Electricity Service connection No.	:	Owner to furnish
	Meter Card is in the name of	:	Owner to furnish
6.	How is the maintenance of the flat?	:	Owner to furnish
7.	Sale Deed executed in the name of	:	Good
8.	What is the undivided area of land as per Sale Deed?	:	M/S. NANDAN G.E.S PVT LTD. Not applicable
9.	What is the plinth area of the flat?	:	Built up area = 1,117.00sq.ft sq. ft(as per agreement)
10.	What is the floor space index (app.)	:	As per KDMC rules
11.	What is the Carpet Area of the flat?	:	Carpet area = 798.00 sq. ft
12.	Is it Posh / I Class / Medium / Ordinary ?	:	I class
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?	:	Not applicable
IV	MARKETABILITY	:	
1.	How is the marketability ?	:	Good
2.	What are the factors favouring for an extra Potential Value	:	Nil
3.	Any negative factors are observed which affect the market value in general?	:	Nil
V	Rate	:	
1.	After analyzing the comparable sale instances, what is the composite rate for a similar fiat with same specifications in the adjoining locality ?	:	Rs.6,500.00 per sq. ft market rate
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	:	Rs.7,000.00 per sq. ft



	under comparison details).		
3.	Break-up for the rate	:	
	i) Building + Services	:	Rs. 2,500.00
	ii) Land + others	:	Rs.4,000.00
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs. 63,900.00 per sq.metre i.e.Rs.5,939.00 per sq.ft (Ready Reckoner Rate for 2018-19)
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate	:	
	Replacement cost of flat with Services (V (3) i)	:	Rs .2,500.00 per sq.ft
	Age of the building		2 years
	Life of the building estimated	:	58 years future life subject to proper maintenance
	Depreciation percentage assuming the salvage value as 10%	:	0.0%
	Depreciated Ratio of the building	:	100.00%
b.	Total composite rate arrived for valuation	:	Rs.6,500.00 per sq.ft.
	Depreciated building rate VI (a)	:	Rs.2,500.00 per sq.ft
	Rate for Land & other V(3) ii	:	Rs.4,000.00 per sq.ft
	Total Composite Rate	:	Rs .6,500.00 per sq.ft

Details of valuation:

Sr. No	Description	Qty.	Rate per unit Rs.	Estimated value Rs.
1.	Present value of the flat (incl. car parking, if provided)			
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			
	Total			Included in composite rate of Rs.6,500.00 per sq.ft



VALUATION

Carpet area of FLAT NO. 1601, ON 16th FLOOR, F-WING, RIVER VIEW, CASARIO, NEAR KHIDKALESHWAR TEMPLE, NILJE-GHESAR, KALYAN SHIL ROAD, DOM(E)-421201 is 798.00sq.ft (as per agreement) Built up area comes to $798.00 \times 1.4 = 1,117.00$ sq.ft which has been considered for valuation.

The Property is flat No.1601, on 16th Floor consists of Hall, Kitchen, 3 bedrooms, WC & Bath, balcony, terrace, etc (3 BHK type with open car parking space). Property is located in well developed residential complex having modern amenities.

As per enquiry with local estate agents, market rate of similar properties in the vicinity is in the range of Rs.6,500.00 to Rs. 7,000.00 per sq. ft.

Market rate for the Flat No.1601 is, in Rs.6,500.00 per sq. ft of built up area our opinion.

Market value of the Flat No.1601 is $1,117.00$ sq. ft. \times Rs.6,500.00 = Rs. 72,60,000.00

(RS. SEVENTY TWO LAKH SIXTY THOUSAND ONLY)

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specification Rs. 72,60,000.00

(RS. SEVENTY TWO LAKH SIXTY THOUSAND ONLY)

and the distress value Rs.58,08,000.00 Say Rs.58,00,000.00

(RS. FIFTY EIGHT LAKH ONLY)

Value for insurance purpose $1,117.00 @$ Rs.2,500.00 = Rs. 27,92,000.00

Place: Dombivli

Date: 19/07/2019

The undersigned has inspected the property detailed in the Valuation Report dated 19/07/2019 on 19.07.2019. We are satisfied that the fair and reasonable market value of the property is Rs. 72,60,000/- (RS. Seventy two lac sixty thousand only)

Date: 31.07.2019



T. P. KATEKAR
Signature
(T.P. KATEKAR)

Hari Gopal
Signature
(Name of the Branch Manager
with Office Seal)

Hari Gopal
Chief Manager

DECLARATION FROM VALUERS

I hereby declare that -

- a) The information furnished in my valuation report dated 19/07/2019 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) I have no direct or indirect interest in the property valued;
- c) I have inspected the property on 19/07/2019, The work is not sub contracted to any other Valuer and carried out by myself
- d) I have not been convicted of any offence and sentenced to a term of imprisonment;
- e) I have not been found guilty of misconduct in my professional capacity;
- f) I have read the handbook on policy, standard and procedure for Real Estate valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the part-B of the above handbook to the best of my ability.
- g) I abide by the code of conduct for empanelment of valuer in the bank
- i) I am registered under Section 34AB of the Wealth Tax Act, 1957
- j) I am the proprietor /partner / authorized official of the firm/company, who is component to sign this valuation report.
- k) We accept no responsibility towards change in market conditions due to any reason. Market value given in this report is merely an opinion only & we do not guarantee the price the property will fetch , if put to sale.

Date: 19/07/2019

Place: Dombivli

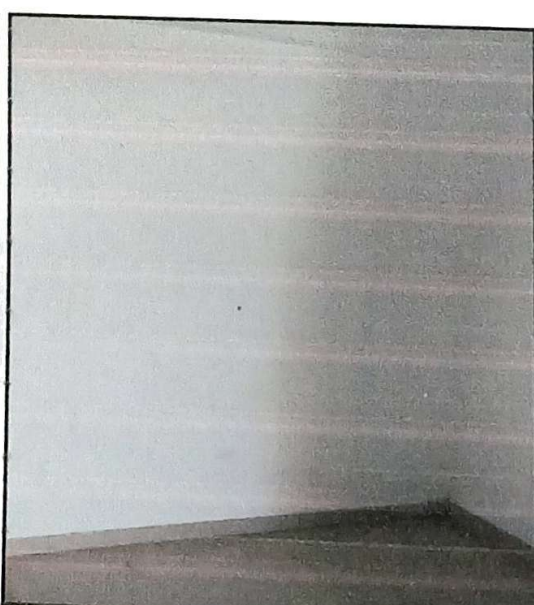
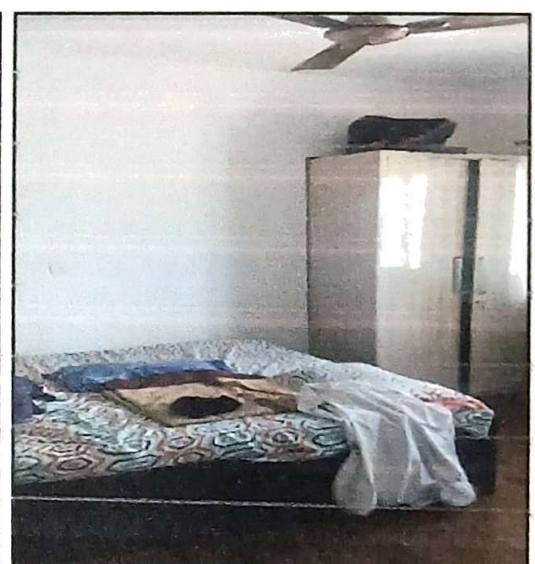
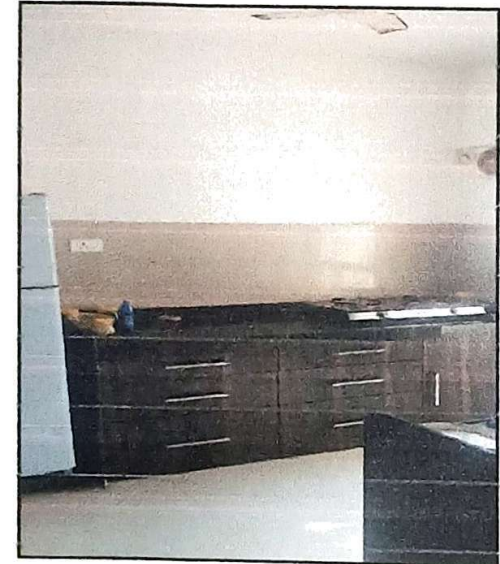
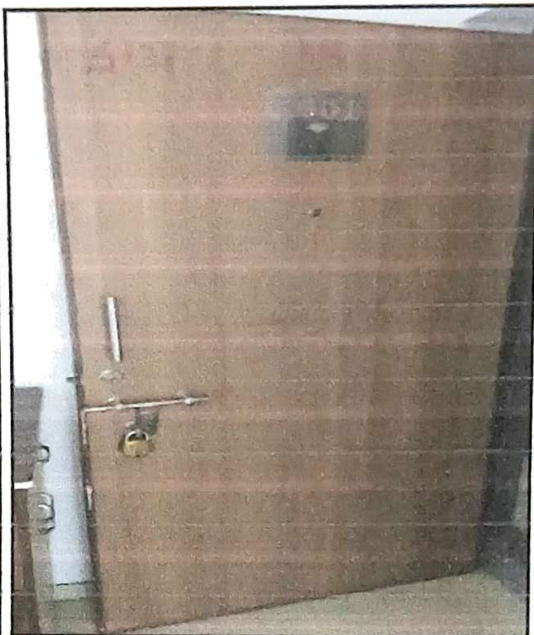



(T.P.KATEKAR)

T. P. KATEKAR
B.B. CIVIL, M.I.E., R.I.V.
Govt. Approved Valuers
(CCIT/THN/CAT-1/9/2011-12)

TEMPLE ,NILJE-GHESAR,KALYAN SHIL ROAD,DOM(E)-421201

OWNER: M/S. NANDAN G.E.S PVT LTD.



[Handwritten Signature]
T. P. KATEKAR
CCIT/THNI
CAT-1/9/
2011-12
GOVT. REGD. VALUER

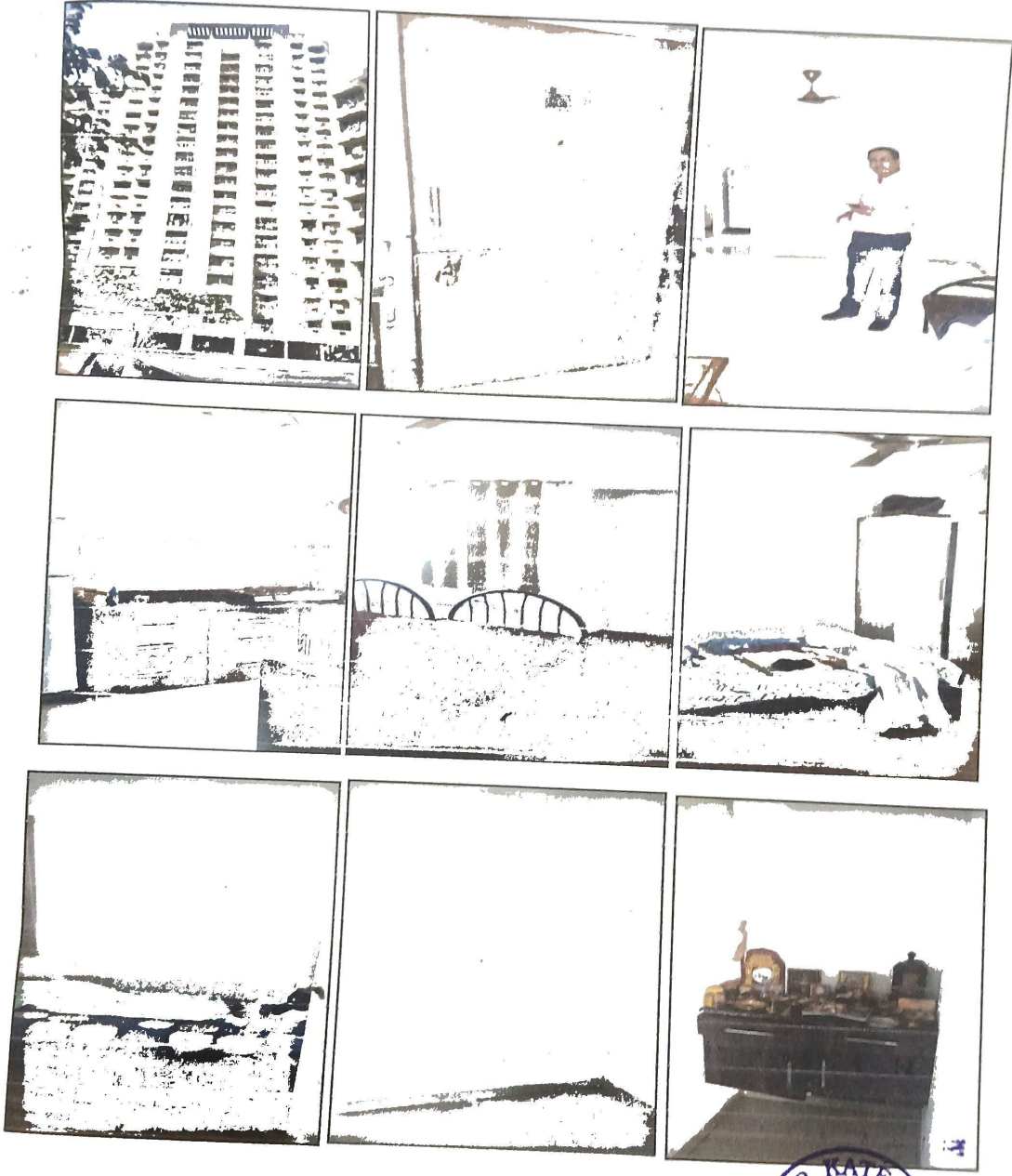
FLAT NO. 1601, ON 16th FLOOR, F-WING, RIVER VIEW, CASARIO, NEAR KIIDKALESHW
TEMPLE, NILJE-GHESAR, KALYAN SHIL ROAD, DOM(E)-421201

OWNER: M/S. NANDAN G.E.S PVT LTD.

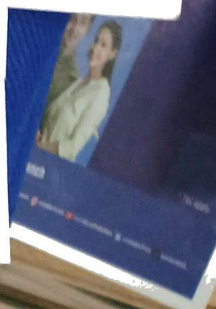
303, Marjunath tower,
V P Road, Pando Nagar,
Dombivli (East) 421201

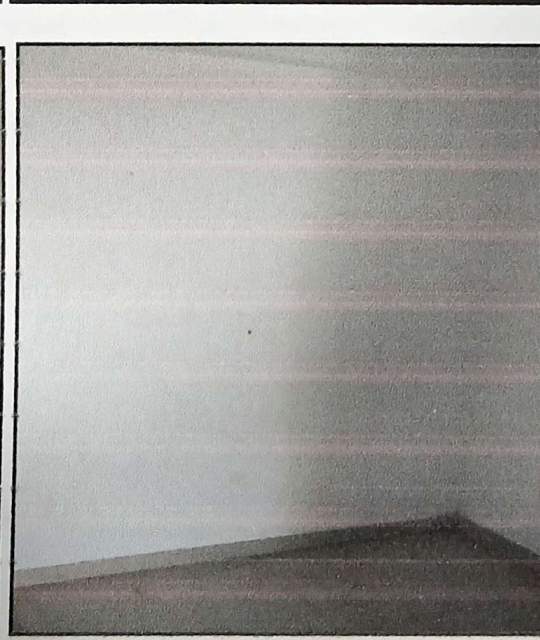
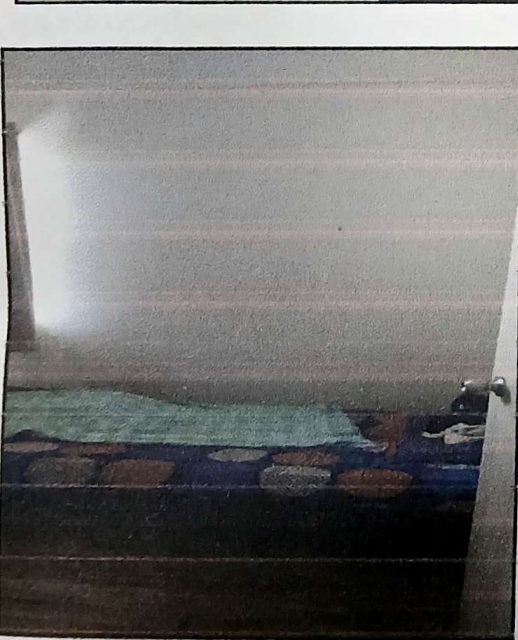
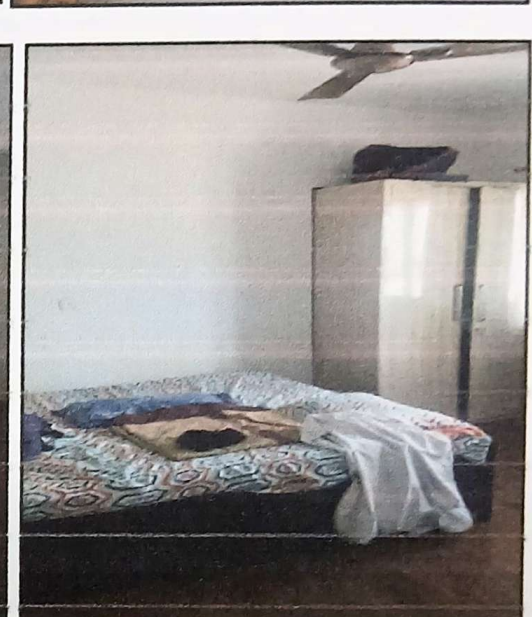
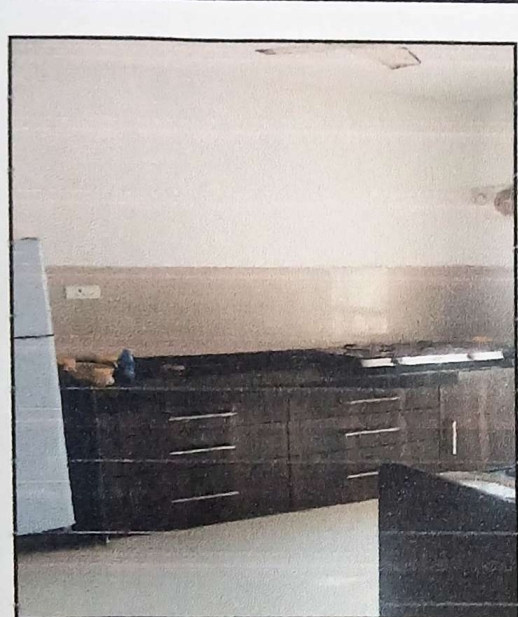
E-mail: tpkatekar@gmail.com
tp_katekar@rediffmail.com

0251-2470100
9769909702
9844201817



GAD-





T. P. KATEKAR

B.E. CIVIL, F.I.Y. M.I.E.
GOVT. REGISTERED VALUER
REG. No. CCIT/THN/CAT-I/9/2011-12
AND IBS REGISTERED VALUER
REG. No. IBS/RV.02/2019/10921

303, Marunath Tower,
V. P. Road, Deccan Nagar,
Dombivli East-421211

E-mail: tpkatekar@gmail.com
tp.katekar@valuer.in

Tel: 0251-2470100
Mob: 9759927722
Mob: 9844351517

Job No-109 TPK UBI-POWAI 2019-20 DATE- 19/07/2019

To,

UNION BANK OF INDIA
BRANCH: POWAI.

Subject: Valuation Report for INDUSTRIAL LAND & FACTORY SHED, ON GUT NO.196,
DHEKU THANEHAVE VILLAGE ROAD, VILLAGE-DHEKU, TAL-KHALAPUR, DIST-RAIGAD,
417015

Borrower: M.S.NANDAN GROUP SUPPORT EQUIPMENT PVT. LTD.

Owner: M.S. NANDAN GROUP SUPPORT EQUIPMENT PVT. LTD.

Respected Sir/ Madam,

Kindly find enclosed herewith Valuation report for the property referred above.

Details of valuation are summarised as under:

i. Market Value: Rs. 3.00Cr.

(RS. THREE CRORE ONLY)

ii. Realizable Value: Rs.2.70Cr.

(RS. TWO CRORE SEVENTY LAKH ONLY)

iii. Forced Distress Sale value: Rs.2.40Cr.

(RS. TWO CRORE FORTY LAKH ONLY)

Thanking you.

Yours faithfully


T.P. KATEKAR



T. P. KATEKAR
B.E. CIVIL, M.I.E., F.I.Y.
Govt. Approved Valuers
(CCIT/THN/CAT-I/9/2011-12)



Format -C

NAME & ADDRESS OF THE VALUER:

T.P.KATEKAR

303, MANJUNATHI TOWER, V.P.ROAD,

PENDSE NAGAR, DOMBIVLI EAST-421201

JOB NO.109/TPK/UBI-POWAI/2019-20 DATE- 19/07/2019

TO,

UNION BANK OF INDIA

BRANCH: POWAI

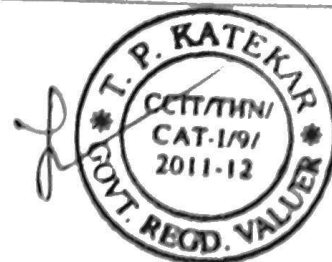
VALUATION REPORT (IN RESPECT OF FLATS)

(to be filled in by Approved Valuer)

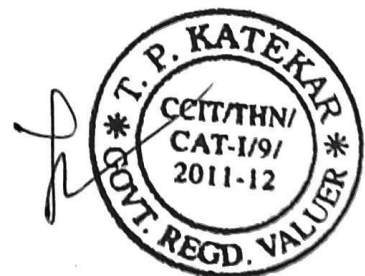
I GENERAL		
1.	Purpose for which the valuation is made	Bank finance
2.	a) Date of inspection	: 19/07/2019
	b) Date on which the valuation is made	: 19/07/2019
3.	List of documents produced for perusal	
	i)	: Deed of Conveyance dated : 13/07/2007
	ii)	:
	iii)	:
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/S.NANDAN GROUP SUPPORT EQUIPMENT PVT.LTD., Through its director ; MR. RAGHUNANDAN JAGDISH.
5.	Brief description of the property	: Industrial factory shed
6.	Location of property	
	a) Plot No. / Survey No.	: Survey No.30/2 +3/C,GUT NO.196,
	b) Door No.	Gut no,196
	c) T.S. No./ Village	Dheku
	d) Ward / Taluka	Khalapur
	e) Mandal / District	Raigad
7.	Postal address of the property	: INDUSTRIAL LAND & FACTORY SHED.,ON GUT NO.196,DHEKU THANEHAVE VILLAGE ROAD,VILLAGE-DHEKU, TAL-KHALAPUR, DIST-RAIGAD-410203
8.	City / Town	: DHEKU
	Residential area	: Industrial area
	Commercial area	:
	Industrial area	:
9.	Classification of the area	:
	i) High / Middle/ Poor	: Middle class
	ii) Urban / Semi Urban / Rural	: Semi Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	: Group Grampanchayat Sajgaon limit
11.	Whether covered under any State/ Central Govt. enactment (e.g. , Urban Land Ceiling Act) or notified under agency area	: No



	/ scheduled area / cantonment area		
12.	Boundaries of the property	:	
	North	:	Gut No.195
	South	:	DhekuThanchave Village Road
	East	:	Samrat Wires Gut No.197
	West	:	Gumpro Driling/ Gut No.191/193
13	Dimensions of the site	:	
		:	a
		:	b
		:	As per the Deed
		:	Actuals
14.	Extent of the site	:	As per valuation sheet
15.	Extent of the site considered for Valuation (least of 13 a & 13 b)	:	As per valuation sheet
16.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner Occupied
II	APARTMENT BUILDING		
Sr. No.	Description	:	Remarks
1.	Nature of the apartment	:	Industrial Factory Shed
2.	Location	:	
	T.S. No.	:	
	Block No.	:	Survey No.30/2 +3/C,GUT NO.196,
	Ward No.	:	
	Village /Municipality / Corporation	:	
	Door No., Street or Road-(Pin Code)	:	Group Grampanchayat Sajgarin limit
		:	410203
3.	Description of the locality Residential / Commercial / Mixed	:	Industrial
4.	Year of Construction	:	About 2007
5.	Number of floors	:	Shed on ground floor
6.	Type of structure	:	ACC Sheet roofing
7.	Number of Dwelling units in the building	:	Owner to furnish
8.	Quality of Construction	:	Ok
9.	Appearance of the Building	:	Ok
10.	Maintenance of the Building	:	Ok
11.	Facilities available	:	
	Lift	:	No Lift provided
	Protected Water Supply	:	Available
	Underground Sewerage	:	Available
	Car Parking - Open / Covered	:	Available
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building?	:	Yes
III	FLAT		
1.	The floor on which the flat is situated	:	Shed on ground floor
2.	Door No. of the flat	:	Gut No.196
3.	Specifications of the flat	:	Class II
	Roof	:	ACC Sheet roofing
	Flooring	:	Industrial flooring
	Doors	:	M. S. Rolling Shutters
	Windows	:	Nil
	Fittings	:	Industrial
	Finishing	:	Industrial
4.	House Tax	:	



	Assessment No.	:	Not available
	Tax paid in the name of	:	Owner to furnish
	Tax amount	:	Owner to furnish
5.	Electricity Service connection No.	:	Owner to furnish
	Meter Card is in the name of	:	Owner to furnish
6.	How is the maintenance of the flat?	:	Good
7.	Sale Deed executed in the name of	:	M/S.NANDAN GROUP SUPPORT EQUIPMENT PVT. LTD.. Through its director : MR. RAGHUNANDAN JAGDISH
8.	What is the undivided area of land as per Sale Deed?	:	Not applicable
9.	What is the plinth area of the flat?	:	As per valuation sheet
10.	What is the floor space index (app.)	:	Group Grampanchayat Sajgaon limit
11.	What is the Carpet Area of the flat?	:	As per valuation sheet
12.	Is it Posh / I Class / Medium / Ordinary ?	:	II class
13.	Is it being used for Residential or Commercial purpose?	:	Industrial purpose
14.	Is it Owner-occupied or let out?	:	Owner occupied
15.	If rented, what is the monthly rent?	:	Not applicable
IV	MARKETABILITY		
1.	How is the marketability ?	:	Good
2.	What are the factors favouring for an extra Potential Value	:	Nil
3.	Any negative factors are observed which affect the market value in general?	:	Nil
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 ?	:	As per valuation sheet
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 details).	:	As per valuation sheet
3.	Break-up for the rate	:	
	i) Building + Services	:	As per valuation sheet
	ii) Land + others	:	As per valuation sheet
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs.3,630.00 per sq.m. for Open land area (As per Ready Reckoner 2019-20)
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate	:	
	Replacement cost of flat with Services (V (3) i)	:	As per valuation sheet
	Age of the building	:	12 years
	Life of the building estimated	:	48 years future life subject to proper maintenance
	Depreciation percentage assuming the salvage value as 10%	:	20%
	Depreciated Ratio of the building	:	80%



b	Total composite rate arrived for valuation	As per valuation sheet
	Depreciated building rate VI (a)	As per valuation sheet
	rate for Land & other V(3) ii	As per valuation sheet
	Total Composite Rate	As per valuation sheet

Details of valuation:

Sr. No	Description	Qty.	Rate per unit Rs.	Estimated value Rs.
1.	Present value of the flat (incl. car parking, if provided)			
2.	Wardrobes			
3.	Showcases			
4.	Kitchen arrangements			
5.	Superline finish			
6.	Interior Decorations			
7.	Electricity Deposits / electrical fittings, etc.			
8.	Extra collapsible gates / grill works, etc.			
9.	Potential value, if any			
10.	Others			
	Total			

As per valuation sheet

VALUATION

Property consists of INDUSTRIAL LAND & FACTORY SHED, ON GUT NO. 196, DHEKU THANEHAVE VILLAGE ROAD, VILLAGE-DHEKU, TAL-KHALAPUR, DIST-RAIGAD-410203.

Property is located in industrial area near Khopoli. This area is well connected by rail & road.

Land & building method has been adopted for valuation.

A) Land : 0-34-0 hect. i.e 3,400.00sq.m

As per enquiry with local estate agents, market rate of Land in the vicinity is in the range of Rs. 6,000.00 to Rs.6,500.00 per sq.mt.

Market rate of the Land is Rs.6,000.00per sq.mt

Market value of the Land is 3,400.00@Rs.6,000.00 per sq.mt-

Rs. 2,04,00,000.00

Market value of the factory bldg. :

1) Building area : main factory shed: 7,755.00sq.ft @ Rs.1000.00per sq. ft-

Rs. 77,55,000.00



2) plot development ,internal road, compound wall & entrance gate :

Rs.15,00,000.00

3)security cabin 105.00sq.ft @ Rs. 800.00=Rs.84,000.00

4) Toilet block : 155.00sq.ft@ Rs. 800.00=Rs. 1,24,000.00

5) Labour room : 287.00 @ Rs.500.00= Rs.1,43,500.00

6) Labour toilet block : 55.00sq.ft @ Rs. 400.00= Rs. 22,000.00

Total building value : Rs. 96,28,500.00

Total market value of Land + Factory bldg. :

Rs.3,00,28,500.00 Say Rs. 3.00Cr. in our opinion

(RS. THREE CRORE ONLY)

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specification Rs. 3.00Cr.

(RS. THREE CRORE ONLY)

and the distress value Rs.2.40Cr.

(RS. TWO CRORE FORTY LAKH ONLY)

Value for insurance purpose ; Rs. 96,28,500.00

Place: Dombivli

Date: 19/07/2019



Signature

T.P. Katekar

(T.P.KATEKAR)

The undersigned has inspected the property detailed in the Valuation Report dated 19/07/2019 on 19/7/2019. We are satisfied that the fair and reasonable market value of the property is Rs. 3,00,00,000 - (Rs. Three Crore only)

Signature

(Name of the Branch Manager with Office Seal)

Hare gopale
Chief Manager.

Date: 31.07.2019.

DECLARATION FROM VALUERS

I hereby declare that -

- a) The information furnished in my valuation report dated 19/07/2019 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) I have no direct or indirect interest in the property valued;
- c) I have inspected the property on 19/07/2019, The work is not sub contracted to any other valuer and carried out by myself
- d) I have not been convicted of any offence and sentenced to a term of imprisonment;
- e) I have not been found guilty of misconduct in my professional capacity;
- f) I have read the handbook on policy, standard and procedure for Real Estate valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the part-B of the above handbook to the best of my ability.
- g) I abide by the code of conduct for empanelment of valuer in the bank
- h) I am registered under Section 34AB of the Wealth Tax Act, 1957
- i) I am the proprietor /partner / authorized official of the firm/company, who is component to sign this valuation report.
- k) We accept no responsibility towards change in market conditions due to any reason. Market value given in this report is merely an opinion only & we do not guarantee the price the property will fetch, if put to sale.

Date: 19/07/2019

Place: Dombivli


(T.P. KATEKAR)



T. P. KATEKAR
B.B. CIVIL, M.I.B., F.I.V.
Govt. Approved Valuers
(CCIT/THN/CAT-1/9/2011-12)

Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
द्वारामूल्य दर पत्रक

Home Valuation Rate User Manual Class

Year 20182023 Language English

Selected District मुंबई

Select Taluka मुंबई

Select Village मुंबई

Vibhag Number 7

Assessment Type	Assessment Range	Rate (Rs.)
निवासात्मक भूखंड	0-1.25	3232100
निवासात्मक भूखंड	1.26-2.50	3248600
निवासात्मक भूखंड	2.51-5.00	3265100
निवासात्मक भूखंड	5.01-7.50	3281600
निवासात्मक भूखंड	7.51-10.00	3298100
निवासात्मक भूखंड	10.01-12.50	3314600
निवासात्मक भूखंड	12.51-15.00	3331100
निवासात्मक भूखंड	0-0.00	432
		1234

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8

T. P. KATEKAR
CCIT/TM/V
CAT-1/9/
2011-12
GOVT. REGD. VALUER

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Return
Union
SUM

Deposit So

33 Days

40%





नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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Valuation Rates User Manual

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Year

20192020 *

Annual Statement of Rates

Language

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Selected District

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Select Taluka

जोशीपुर *

Select Village

देऊ *

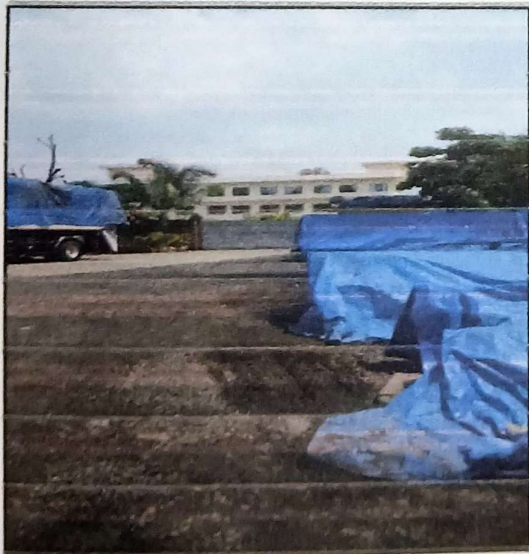
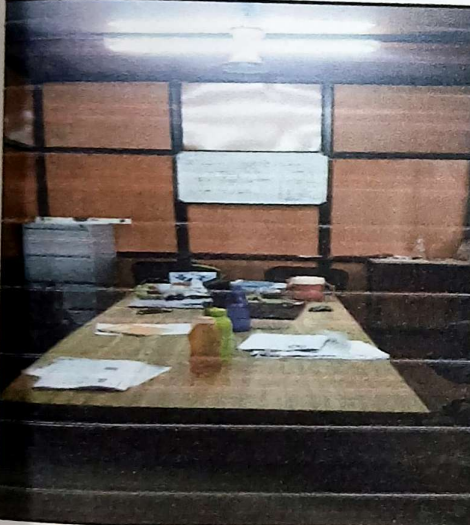
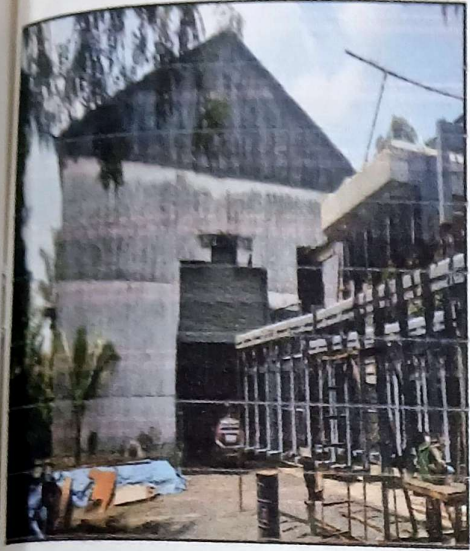
Vibhag Number

7

Assessment Type	Assessment Range	Rate Rs.
विरासत क्षेत्र जमिन	0-1.25	3232100
विरासत क्षेत्र जमिन	1.26-2.50	3249900
विरासत क्षेत्र जमिन	2.51-5.00	3288300
विरासत क्षेत्र जमिन	5.01-7.50	3286900
विरासत क्षेत्र जमिन	7.51-10.00	3306700
विरासत क्षेत्र जमिन	10.01-12.50	3336300
विरासत क्षेत्र जमिन	12.51-व्या पुढे	3383700
विनभेती जमीनी/प्लॉट	0-0.00	4320
		1234

LAND & FACTORY SHED., ON GUT NO.196, DHEKU THANEHAVE VILLAGE ROAD, VILLAGE-DHEKU,
TAL-KHALAPUR , DIST-RAIGAD-410203

OWNER: MR. RAGHUNANDAN JAGDISH.





T. P. KATEKAR
CCTT/THNI/
CAT-1/9/
2011-12
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