

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, Dombivli Nagar,
Dombivli East-411001

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,
411015

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, MANJUNATH TOWER, V.P.ROAD,

PENDESE NAGAR, DOMBIVLI EAST-421201

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

TO,

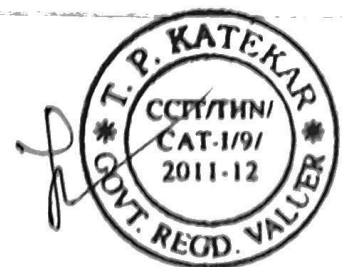
UNION BANK OF INDIA

BRANCH: POWAI

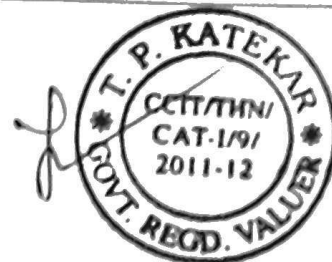
VALUATION REPORT (IN RESPECT OF FLATS)

(to be filled in by Approved Valuer)

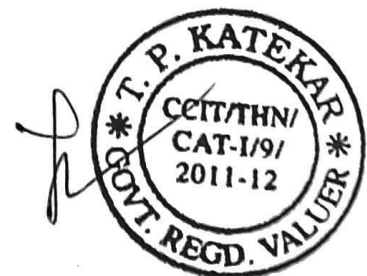
I GENERAL		
1.	Purpose for which the valuation is made	Bank finance
2.	a) Date of inspection	: 19/07/2019
	b) Date on which the valuation is made	: 19/07/2019
3.	List of documents produced for perusal	
	i)	: Deed of Conveyance dated : 13/07/2007
	ii)	:
	iii)	:
4.	Name of the owner(s) and his / their 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, DHEKUTHANEHAVE 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)

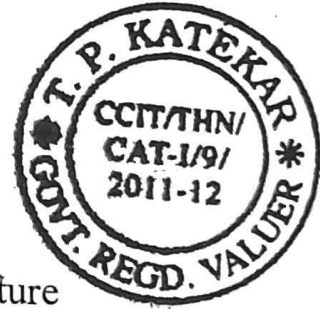
and the distress value Rs.2.40Cr.

(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

Year: 20182023 Language: English

Selected District: मुंबई
Select Taluka: मुंबई
Select Village: मुंबई
Vibhag Number: 7

Assessment Type	Assessment Range	Rate (Rs.)
निवासी क्षेत्र - अतिथ	0-1.25	3232100
निवासी क्षेत्र - अतिथ	1.26-2.50	3248800
निवासी क्षेत्र - अतिथ	2.51-5.00	3286300
निवासी क्षेत्र - अतिथ	5.01-7.50	3286900
निवासी क्षेत्र - अतिथ	7.51-10.00	3306700
निवासी क्षेत्र - अतिथ	10.01-12.50	3338900
निवासी क्षेत्र - अतिथ	12.51-व्यापार	3383700
विक्रीचे सर्वेक्षणपत्र	0-0.00	432
		1234

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T. P. KATEKAR
CCIT/TM/V
CAT-1/91
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

Home

Valuation Rates User Manual

Close

Year

20192020 *

Annual Statement of Rates

Language

English *

Selected District

रायगड *

Select Taluka

जोशीपुर *

Select Village

देऊ *

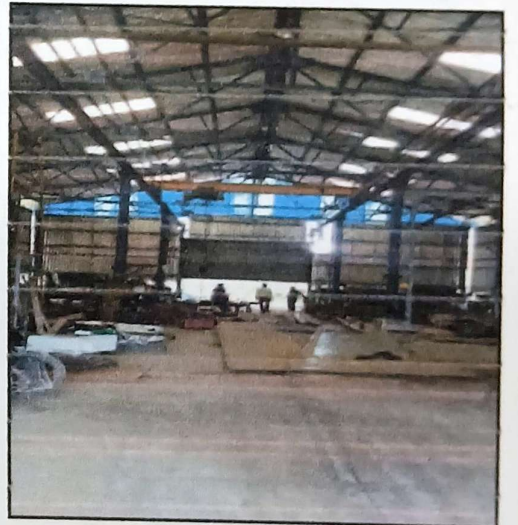
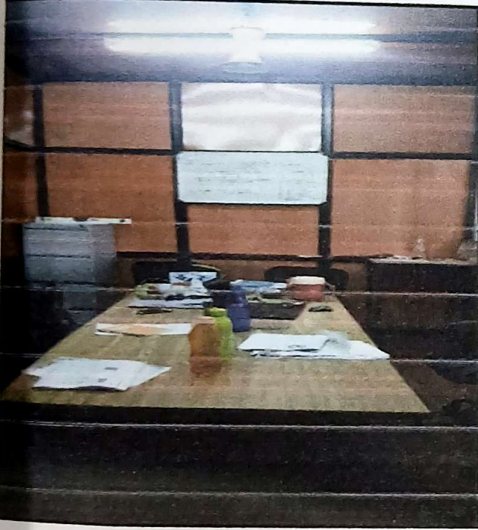
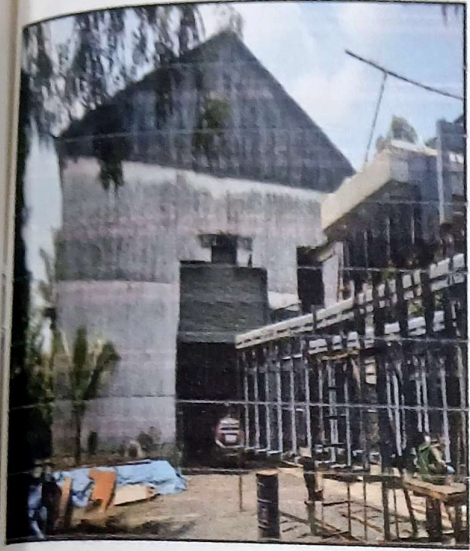
Vibhag Number

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.



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CCIT/THN/
CAT-1/9/
2011-12
GOVT. REGISTERED VALUER



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