

T. P. KATEKAR

B.E.Civil, F.I.V.M.I.E.
GOVT. REGISTERED VALUER
REG. No. CCIT/THN/CAT-1/1/9/2011-12
AND IBBI REGISTERED VALUER
REG. No. IBB/RV/02/2019/10921
LICENCED STRUCTURAL ENGINEER

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

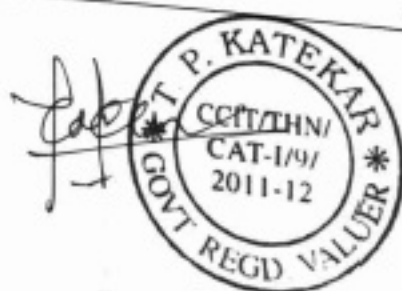
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BANK OF MAHARASHTRA

Job. No.063/ TPK /BOM/ TMC/2021-22 Date: 21/12/2021.

1	Name of the branch	BOM, BR.TMC
2	Name of the borrower	Mr.Ashok Ramraj Pal
3	Name of the valuer/Firm	T.P.Katekar
4	Date of visit by valuer	21/12/2021
5	Name of the Bank official accompanied / visited with valuer	
6	Description of properties/property	Flat No. 407, On 4 th Floor, Gami Trixie (B) Chs Ltd, Plot No.187, Sector 20, Ulwe, Tal- Panvel, Dist-Raigad, Navi Mumbai-410206
A	Name of the owner/Mortgagor	
B	Extent of area(in acres/hectars/sq.m./sq.ft)	Carpet area 25.467sq.mt + 6.406sq.mt balcony+ 6.555sq.mt C.B. Area+ ½ 7.140sq.mt terrace area: 41.99sq.mt i.e 452.00sq.ft (As per agreement) Super built up area comes to 452.00sq.ft X 1.40=633.00sq.ft Measured carpet area : 438.00sq.ft
C	S.No./Gut No./CTS No./House No.	Plot No.187, Sector 20, Ulwe, Tal- Panvel, Dist-Raigad
D	Type of land	Solid
E	Nature of property	Residential.
F	In possession of occupancy	Rented Occupied
G	Location	Plot No.187, Sector 20, Ulwe, Tal- Panvel, Dist-Raigad, Navi Mumbai-410206
H	Boundaries	East: SM heights West: A Wing North: Open Plot South: Road
I	Market value of the property	Rs.53,80,000.00
J	Relizable value of the property	RS.48,42,000.00
K	Distress value of the property	RS.43,04,000.00
l	Value of the property as per Government Ready Reckoner	Rs. 38,82,822.00



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1.	Purpose for which valuation is made	Bank finance from Bank of Maharashtra Br. TMC
2.	Date as on which valuation is made	21/12/2021
3.	Name of the Owner/Owners	Mr.Ashok Ramraj Pal
4.	If the property is under joint ownership/co-ownership share of each such owner. Are the shares undivided?	Soleownership. No
5.	Brief description of the property	Flat No. 407, On 4 th Floor, Gami Trixie (B) Chs Ltd, Plot No.187, Sector 20, Ulwe, Tal- Panvel, Dist-Raigad, Navi Mumbai-410206
6.	Location, street, ward no.	Plot No.187, Sector 20, Ulwe, Tal- Panvel, Dist-Raigad, Navi Mumbai-410206
7.	Survey/Plot no. of land.	Plot No.187, Sector 20, Ulwe, Tal- Panvel, Dist-Raigad
8.	Is the property situated in residential / commercial / mixed area / industrial area ?	Residential area.
9.	Classification of locality -high class/ middle class / poor class	Middle Class.
10.	Proximity to civic amenities like schools / hospitals / offices/ markets/ cinemas/etc.	Nearby
11.	Means and proximate surface communication by which locality is served.	Train, Bus, Auto
Land :-		
12.	Area of land supported by documentary proof, shape, dimensions and physical features.	Not Applicable
13.	Road, Street or Lanes on which the land is abutting.	Plot No.187, Sector 20, Ulwe, Tal- Panvel, Dist-Raigad, Navi Mumbai-410206
14.	Is it free hold or lease- hold land	Lease Hold
15.	If lease hold, the name of lessor /lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease.	Lessor- CIDCO
	I) Initial premium	Not Applicable
	II) Ground rent payable per annum	Not Applicable
	III) Unearned increased payable to the lessor in the event of sale of transfer.	Not Applicable
16.	Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant.	No.
17.	Is there any agreement of easements? If so, attach copy.	No.
18.	Does the land fall in and area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give particulars.	No.



19	Has the whole or part of the land been notified for acquisition by Government or any statutory body? Give details of notification	Owner to furnish.
20	Attach a dimensioned site plan	Owner to furnish.
Improvements :-		
21	Attach plans & elevations of structures standing on the land & a lay-out plan	Owner to furnish.
22	Furnish technical details of the building.	As per Annexure.
23	I) Is the building owner occupied or tenanted / both	Rented/Occupied.
	II) If partly owner occupied, specify portion and extent of area under owner occupation.	Not Applicable.
24	What is the floor space index permissible and percentage actually utilized?	As per NMSR Rules.
Rents :-		
25	I) Names of tenants / lessees / licensees / etc.	Not Applicable.
	II) Portion in their occupation, monthly or annual rent.	Not Applicable.
	III) Compensation/ license fees / etc paid by each.	Not Applicable.
	IV) Gross amount received for whole property.	Not Applicable.
26	Are any of occupants related to or close business associates of the owner?	Not Applicable.
27	Is separate amount being recovered for the use of fixtures like fans / gyms/ refrigerators / cooking ranges built - in wardrobes etc. for service charges? If so, give details.	Not Applicable.
28	Give details of water and electricity charges to be borne by the owner.	Owner to provide details.
29	Has the tenants to bear the whole or part of the cost of repairs and maintenance? Give particulars.	Not applicable
30	If a lift is installed, who has to bear the cost of maintenance and operation - owner or tenants?	Owner through Society.
31	If a pump is installed, who has to bear the cost of maintenance and operation - owner or tenants?	Owner through Society.
32	Who has to bear the cost of electricity charges for lighting of common spaces like entrance hall, stairs, passages, compound, etc. owner or tenants	Owner through Society.
33	What is the amount of property tax? Who is to bear it? Give details with documentary proof.	Owner to furnish.
34	Is the building insured? If so, give policy no. amount for which it is insured and	Owner to furnish.

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Annexure

1.	No of floors and height of each floor.	Stilt + 13 upper floors.
2.	Plinth area floor wise (as per IS 1861-1966)	Carpet area 25.46/sq.mt + 6.40/sq.mt balcony + 6.55/sq.mt C.B. Area + 7.14/sq.mt terrace area: 41.99/sq.mt i.e 452.00sq ft. As per agreement) Super built up area comes to 452.00sq ft X 1.40=633.00sq.ft Measured carpet area - 418.00sq.ft
3.	Year of construction	2015 Approx., Commencement Certificate Dated 29/05/2015 issued By CIDCO
4.	Estimated future life.	54 Years subject to proper maintenance.
5.	Type of construction-load bearing / RCC frame / Steel frame.	RCC Frame.
6.	Type of foundation.	Not inspected.
7.	Walls	Brick walls
	a) Basement and plinth	
	b) Ground floor.	
	c) Super structure	Brick walls
8.	Partitions.	T.W. Frame doors, Aluminium/Gliding Windows
9.	Doors & windows	Vitrified tiles
10.	Flooring	Cement plaster.
11.	Finishing	RCC Slab.
12.	Roofing & reroofing	Nil
13.	Special architectural or decorative features	
14.	Types of wiring, fitting.	C concealed.
	i) Internal wiring surface or conduit	superior
	ii) Class of fittings, superior / ordinary/ poor	
15.	Sanitary installation	
	a	
	i) No. of water closets	1 Nos.
	ii) No. of basins.	Nil.
	iii) No. of urinals	1 Nos.
	iv) No. of sinks.	1 Nos.
	v) No. of bathrooms.	Nil.
	vi) No. of bidets	1 Nos.
	vii) No. of Cisterns	Standard.
	b	
	Class of fittings: superior / colored / superior white / ordinary.	
16.	Compound wall	5ft.
	i) Height & length	Brick wall.
	ii) Type of construction.	21/As provided.
17.	No. of lifts & capacity	Sufficient for complex.
18.	Underground sump/ capacity & type of construction.	
19.	Overhead tank	Terrace level.
	i) Where located	Sufficient for complex.
	ii) Capacity.	Sufficient for complex.
20.	Paving - No and their horse power.	UPS Flooring.
21.	Roads & paving within the compound, type of paving.	
22.	Sewage disposal- whether connected to public sewers, if not, septic tank no and capacity.	Connected to public sewers.

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