



Low Value

# 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**

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SRM

## DESKTOP VALUATION REPORT

Ref no. : 0133/6811/31/RBC/2020

Date : 30-07-2020

To,  
The Asst. General Manager,  
RBC, South Mumbai, Bank of India,  
Fort, Mumbai-400001



7511/6811/31  
24-9-20

Subject: Desktop Valuation for the Property Located @ Village-Vakadi.

Respected sir,

**Name of client**

: Mr.Chitranjan Kumar ✓

**Description of the property**

: Flat No.104,1st floor,B Wing, Building No.10 named as Green Acre,of Village-Vakadi.

**Survey / CTS no.**

: Survey No.1/10,1/12,1/13,1/14,1/15,1/16,1/17 & 2/0 of Village-Vakadi.

**Summary of valuation**

A]	Fair Market Value of the Property as on date	:	Rs.	30,25,000.00
B]	Realizable Market Value of the Property as on date	:	Rs.	27,23,000.00
C]	Forced/Distress Sale Value of the Property	:	Rs.	24,20,000.00
C]	Ready reckoner government value of property	:	Rs.	27,71,000.00

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. CAT I/510)  
IBBI Regd. Valuer (IBBI/RVO/04/2018/10439)



**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 referred by us	:	Index No.II, Register No.481/2016 Sub-Registrar- Panvel-3, Dated 21/01/2016 which is on the record of Bank.
3)	Fair Market Value of the property as on date	:	<p>Documented builtup area of the Property = 605.00 sqft</p> <p>Market Rate Adopted ( in Rs.) = 5000.00 per sqft</p> <p>Hence, Fair Market Value of premises as on date  = Built Up Area of Flat x Market Rate Adopted  = 605.00 sqft X Rs. 5000.00 /- per sqft  Rs. 3025000.00 <b>Say Rs. 3025000.00</b></p> <p>Amount in words = Rupees Thirty Lakhs Twenty Five Thousands</p>
4]	Realizable value of property	:	<p>At 10% less than = <u>Rs. 2722500.00</u>  Fair Market Value i.e. <b>Say Rs. 2723000.00</b></p> <p>Amount in words = Rupees Twenty Seven Lakhs Twenty Three Thousands</p>
5]	Forced/Disress sale value of property	:	<p>At 20% less than = <u>Rs. 2420000.00</u>  Fair Market Value i.e. <b>Say Rs. 2420000.00</b></p> <p>Amount in words = Rupees Twenty Four Lakhs Twenty Thousands</p>
6]	Ready reckoner government value of property	:	<p>= Built Up Area of Flat X Ready reckoner Rate  = 605.00 sqft X Rs. 4580.00 /- per sqft  Rs. 2770900.00 <b>Say Rs. 2771000.00</b></p> <p>Amount in words = Rupees Twenty Seven Lakhs Seventy One Thousands</p>





Ref no.: 0133/6811/31/RBC/2020

**Remarks / Disclaimer:**

1. The Valuation Report is a Desktop Valuation & the Valuation is based on information provided by the Bank & on the Documents ( Old Valuation Report) made available to us by Bank and Our Past experience in this field along with data base available with us.
2. The Physical Inspection / Verification of the Property is not done by us due to **Covid-19 Epidemics** as Building's Societies are not allowing to site visit.
3. For Valuation we have considered the Area mentioned in the documents ( Old Valuation Report) provided for our perusal & we have not independently verified with the site conditions as site visit is not conducted by us.
4. The Valuation is subject to correction if any information regarding technical details of the property / location & the area of the Property differs with the site condition.
5. The Valuation assessed in the Report is the most probable Value of the Property.
6. The sanctioned Building Plan is Verified during earlier valuation. Hence, it is assumed that the Property is constructed as per the D. C. Rules of Competent Authority.
7. We have assumed that title of the property is clear & marketable.
8. The Valuation is for knowledge and information of the Bank of India and not for any other purpose.
9. I have no direct or indirect interest in Property Valued.

**For KATKAR ENGINEERS & VALUERS.**

**Mr. Balasaheb P. Katkar. (Proprietor)**  
**Govt. Regd Valuer. (Wealth Tax Reg. No. CAT 1/510)**  
**IBBI Regd Valuer (IBBI/RVO/04/2018/10439)**



6811/31

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21/01/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 481/2016

नोंदणी :

Regn.63m

19

गावाचे नाव : 1) वाकडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3451000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3041500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: सदनिका नं.104,पहिला मजला,बी विंग,बिल्डिंग क्र 10,ग्रीन एकर,सर्वे क्र 1/10,1/12,1/13,1/14,1/15,1/16,1/17 व2/0 मोजे वाकडी ता पनवेल जि रायगड. क्षेत्र 56.224 चौ.मी. कारपेट + 10.517 चौ.मी. बालकनी + वेदर साईड( ( Survey Number : 1/10,1/12,1/13,1/14,1/15,1/16,1/17 व2/ ; ) )
(5) क्षेत्रफळ	1) 56.22 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मैं धरती डेव्हलपर्स च्या वतीने अरविंद देवजी पटेल तर्फे कु.मु. विनोद भानुशाली - - वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं.९, भूमी लडमार्क, प्लॉट नं.34 आणि ३४ ए, सेक्टर १७, न्यू पनवेल, ता.पनवेल, जि. रायगड, महाराष्ट्र, राईगारह(०००). पिन कोड:-410206 पॅन नं:-AAHFD7804J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चितरंजन कुमार - - वय:-38; पत्ता:-, -, -, रा ०४/१६०३, हेक्ष ब्लॉक सेक्टर १० खारघर नवी मुंबई, कःआन्ःआर, MAHARASHTRA, RAIGARH(MH), Non-Government. पिन कोड:-410210 पॅन नं:-AORPK6917R
(9) दस्तऐवज करून दिल्याचा दिनांक	21/01/2016
(10) दस्त नोंदणी केल्याचा दिनांक	21/01/2016
(11) अनुक्रमांक, खंड व पृष्ठ	481/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	172650
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



सह दुय्यम निबंधक वर्ग-२

पनवेल क्र.३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

M-50001-

C-45801-