

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. IBB/RV/02/2019/10921
LICENCED STRUCTURAL ENGINEER

303, Manjunath Tower,
V. P. Road, Pendse Nagar,
Dombivli (East) 421201
E-mail : tpkatekar@gmail.com
tp_katekar@rediffmail.com
Mob. : 9769900702
Mob. : 9844281817

BANK OF MAHARASHTRA

Job. No.062/ TPK /BOM/ TMC/2021-22 Date: 21/12/2021.

1	Name of the branch	BOM , BR.TMC
2	Name of the borrower	Mr.AshokRamraj 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	Apartment No. B2/10/5, On 10 TH floor, Building No. B2, "Millennium Towers Co-Op Housing Society Ltd.", Dr. B.R. AmbedkarMarg , Sector No. 9,Village - Sanpada, Tal. & Dist. Thane
A	Name of the owner/Mortgagor	
B	Extent of area(in acres/hectors/sq.m./sq.ft)	Carpet area 397.73.00sq.ft Built up area 579.00sq.ft(As per agreement) Measured carpet area : 370.00sq.ft
C	S.No./Gut No./CTS No./House No.	Sector No. 9,Village - Sanpada , Tal. & Dist. Thane
D	Type of land	Solid
E	Nature of property	Residential.
F	In possession of occupancy	Owner Occupied
G	Location	Dr. B.R. AmbedkarMarg , Sector No. 9,Village -Sanpada, Tal. & Dist. Thane
H	Boundaries	East: Road/ Society Open Space West: B1 Tower North: Jansi Rani Garden South: Society Parking/ Garden.
I	Market value of the property	Rs.81,00,000.00
J	Relizable value of the property	RS.72,90,000.00
K	Distress value of the property	RS.64,80,000.00
l	Value of the property as per Government Ready Reckoner	Rs. 64,46,586.00

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Job. no.062/ TPK /BOM/ TMC/ 2021-22 Date: 21/12/2021.

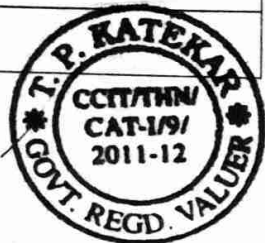
1.	Purpose for which valuation is made	Bank finance from Bank of Maharashtra Br. TMC
2.	Date as on which valuation is made	21/12/2021
3.	Name of the Owner/Owners	Mr.AshokRamraj Pal
4.	If the property is under joint ownership/co-ownership share of each such owner. Are the shares undivided?	Soleownership . No
5.	Brief description of the property	Apartment No. B2/10/5, On 10 TH floor, Building No. B2, "Millennium Towers Co-Op Housing Society Ltd.", Dr. B.R. AmbedkarMarg , Sector No. 9, Village - Sanpada, Tal. & Dist. Thane
6.	Location , street , ward no.	Dr. B.R. AmbedkarMarg , Sector No. 9, Village -Sanpada, Tal. & Dist. Thane
7.	Survey/Plot no. of land.	Sector No. 9, Village- Sanpada , Tal. & Dist. Thane
8.	Is the property situated in residential / commercial / mixed area / industrial area ?	Residentialarea.
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.	Dr. B.R. AmbedkarMarg , Sector No. 9, Village -Sanpada, Tal. & Dist. Thane
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.

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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	Owner 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 NMMC Rules.
Rents :-			
25.	I)	Names of tenants / lessees / licenses / 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 / gysers/ 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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	annual premium.	
35.	Is any dispute between landlord and tenant regarding rent pending in a court of law?	Not applicable.
36.	Has any standard rent been fixed for the premises under any law relating to the control of rent?	Not applicable
Sales :-		
37.	Give instances of sales of immovable property in the locality indicating the name and address of the property, registration no, sale price and area of land sold.	Not available.
38.	Land rate adopted in this valuation.	Composite rate for land & building adopted as per valuation sheet of this report.
39.	If sale instances are not available or not relied upon, the basis of arriving at land rate.	Market enquiry & our data base.
Cost of Construction :-		
40.	Year of commencement of construction and year of completion.	2002 Approx
41.	What was the method of construction by contract/ by employing labour directly / both ?	Not applicable
42.	For item of work done on contract produce copies of agreements.	Not applicable
43.	For item of work done by engaging labour directly, give basic rates of materials & labour supported by documentary proof.	Not applicable

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Annexure

1.	No of floors and height of each floor.	Stilt + 14 upper floors.
2.	Plinth area floor wise (as per IS 3861-1966)	Carpet area 397.73.00sq.ft Built up area 579.00sq.ft (As per agreement) Measured carpet area : 370.00sq.ft
3.	Year of construction	2002
4.	Estimated future life.	41 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	
8.	Partitions.	Brick walls
9.	Doors & windows	T.W. Frame doors, Aluminum Sliding Windows.
10.	Flooring	Vitrified tiles
11.	Finishing	Cement plaster.
12.	Roofing & terracing	RCC Slab.
13.	Special architectural or decorative features	Nil
14.	Types of wiring /fitting	
	i) Internal wiring surface or conduit	Concealed.
	ii) Class of fittings, superior / ordinary/ poor.	superior
15.	Sanitary installation	
	a I) No.of water closets	1Nos.
	II) No. of basins.	1Nos.
	III) No. of urinals	NIL.
	iv) No. of sinks.	1Nos.
	v) No. of bathrooms.	1Nos.
	vi) No. of bidets	Nil.
	vii) No. of Geysers	1Nos
	b Class of fittings : superior / colored / superior white / ordinary.	Standard.
16.	Compound wall	
	i) Height & length	5ft.
	ii) Type of construction.	Brick wall.
17.	No. of lifts & capacity	2 Lifts provided.
18.	Underground sump / capacity & type of construction.	Sufficient for complex.
19.	Overhead tank	
	i) Where located	Terrace level.
	ii) Capacity.	Sufficient for complex.
20.	Pumps – No and their horse power.	Sufficient for complex.
21.	Roads & paving within the compound, type of paving.	IPS Flooring.
22.	Sewage disposal- whether connected to public sewers, if not , septic tank no and capacity.	Connected to public sewers.



Valuation

The property of Apartment No. B2/10/5, On 10TH floor, Building No. B2, "Millennium Towers Co-Op Housing Society Ltd.", Dr. B.R. Ambedkar Marg, Sector No. 9, Village - Sanpada, Tal. & Dist - Thane. Carpet area 397.73.00 sq.ft, Built up area 579.00sq.ft (As per agreement), which has been considered for valuation.

Apartment no. B2/10/5, On 10TH floor, it consist of hall, kitchen, Bedroom wc&bath, passage etc. (1BHK type)

Property is located near market, schools, colleges, hospitals, etc. Property is located in a well developed residential area .

Market rate of similar property is in the range of Rs.14,000.00 to Rs.14,500.00 per sq.ft. on built up.

Market rate of the property is Rs.14,000.00 per sq.ft on built up in our opinion.

A) Market value of the property admeasuring 579.00 sq.ft @ Rs.14,000.00 works out to Rs.81,06,000.00. Say Rs.81,00,000.00 in our opinion.

(RS.EIGHTY ONE LAKH ONLY)

(B) Realizable Sales Value is RS.72,90,000.00

(RS. SEVENTY TWO LAKH NINETY THOUSAND ONLY).

(C) Distress Sale Value is RS.64,80,000.00

(RS.SIXTY FOUR LAKH EIGHTY THOUSAND ONLY)

D) Value as per Stamp Duty Ready Reckoner:

Rate for the year 2021-22: Rs.1,19,800.00 per sq.m. i.e. Rs.11,134.00 per sq.ft.

Guideline Value: 579.00sq.ft. X Rs.11,134.00 = Rs.64,46,586.00

Guideline value is for stamp duty only. Property is located in well developed residential area. Market value is therefore more than guideline value.

Value for insurance purpose: 579.00 sq.ft x Rs.2,500.00 = Rs.14,47,500.00

Boundaries:

East: Road/ Society Open Space West: B1 Tower

North: Jansi Rani Garden South: Society Parking/ Garden



Certificate

We hereby declare that :

- a) The information furnished above is true and correct to the best of our knowledge and belief.
- b) We have no direct or indirect interest in the property valued.
- c) Verification of title of the property and structural stability of the property is beyond scope of this valuation report.
- d) Rate adopted for valuation is as per market conditions prevailing on the date of this valuation report.
- e) Market value given in the report is merely an opinion only. We do not accept any contractual obligation towards the same.


T.P.KATEKAR

B.E.CIVIL , M.I.E.,F.I.V.,
Government Approved Valuer
NO.CCIT/THN/CAT-1/9/2011-12



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

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