



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

OFF. : Shop No. 3, Kulsawmini Niwas C.H.S.L., Gul Mohar Lane, Near Chembur Nagrik Bank, Off V. N. Purav Marg, Chunabhatti (East), Mumbai - 400 022.
Email: balasaheb.katkar@yahoo.in / katkarengineers@gmail.com Tel. : 2405 2085 M. : 9322297451 / 8082597451

REF NO: KEV/1118/BOI/2021.

Date:- 30-10-2021.

To,
The Asst. General Manager,
Bank of India,
RBC-2, Mahalaxmi Branch



AGM/CM/SM
Sir/Madam,
The TSR/Valuation
Report by an approved
Advocate/Valuer on our
panel is in order, as per
the format submitted for
your approval, please.

CERTIFICATE

We certify that we have surveyed the immovable Property of,

Name of client : Mr.Kunal Kumar Prajapati

Description of the property - Residential use premises Flat No.103 located on 1st floor, B Wing of Building Known as "Chavandai Residency 'B' Co.Op.Hog.Soc.Ltd" is situated Opp.Maitri Vatika, Parsik Nagar, Kharegaon, Kalwa-West, Thane - 400605.

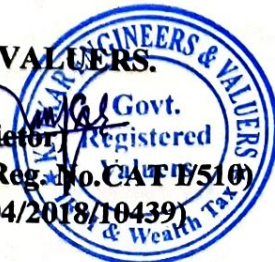
Summary of valuation:-

A]	Fair Market Value of the Property as on date	:	Rs. 1,11,72,000.00
B]	Realizable Market Value of the Property as on date	:	Rs. 1,00,55,000.00
C]	Forced/Distress Sale Value of the Property	:	Rs. 89,38,000.00
D]	Govt. Stamp Duty Ready Recknor Valuation as on date .	:	Rs. 54,11,920.50
E]	Insurance value of property	:	Rs. 26,25,000.00
F]	Rental Value	:	Rs. 28,000.00 /Month

Your's faithfully,

For KATKAR ENGINEERS & VALUERS.

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





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To,
The Asst. General Manager,
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VALUATION REPORT (IN RESPECT OF FLAT)

I. GENERAL	
1	<i>Purpose for which the valuation is made</i> : To ascertain of fair market value of Property for Bank
2	a) <i>Date of inspection</i> : 30-10-2021. b) <i>Date on which the valuation is made</i> : 30-10-2021.
3	<i>List of documents produced for perusal (Photocopy of Documents)</i> i) <i>Agreement for Sale</i> : Agreement for sale dated 13th August 2020 between Mrs.Shaila Ishwar Bubera (Vendor) and Mr.Kunal Kumar Prajapati (Purchaser) ii) <i>Occupancy Certificate.</i> : V.P.No.2003/173 TMC/TDD/354 dated 5-09-2008. iii) <i>Commencement Certificate.</i> : V.P.No.2003/173 TMC/TDD/121 dated 8-02-2006. iv) <i>Society Registration No.</i> : TNA/(TNA)/HSG/(TC)/21204/YEAR 2009 dated 27-08-2009
4	<i>Name of the Owner/Applicant and his / their address with Phone no.</i> : Mr.Kunal Kumar Prajapati
5	<i>Brief description of the property</i> : The Residential use premises Flat No.103 is located on 1st floor, B Wing of Building Known as "Chavandai Residency 'B' Co-op.Hsg.Soc.Ltd". The Building is Stilt + 7 upper floors. It is easy Route From Kalwa Railway station.
6	<i>Location of property</i> a) <i>Plot No. / Survey No.</i> : Gut No. 107, 108 & Hissa No. 1, 2(p)(2-b) Village Parsik.



b) Door No.	:	Flat No.103.
c) T. S. No. / Village	:	Parsik.
d) Ward / Taluka	:	Thane
e) Mandal / District	:	Thane
f) Date of issue and validity of layout of approved map / plan	:	O.C No.-V.P.No.2003/173 TMC/TDD/354 dated 5-09-2008.
g) Approved map / plan issuing authority	:	TMC
h) Whether genuineness or authenticity of approved map / plan is verified	:	No
i) Any other comments by our empaneled Valuers on authentic of approved plan	:	No Comments
7 Postal address of the property	:	Residential use premises Flat No.103 located on 1st floor, B Wing of Building Known as "Chavandai Residency 'B' Co.Op.Hog.Soc.Ltd" is situated Opp.Maitri Vatika, Parsik Nagar, Kharegaon, Kalwa-West, Thane - 400605.
8 City / Town	:	Kalwa.
Residential Area	:	Yes
Commercial Area	:	No
Industrial Area	:	No
9 Classification of the area		
i) High / Middle / Poor	:	Middle
ii) Urban / Semi Urban / Rural	:	Urban
10 Coming under Corporation limit / Village Panchayat / Municipality	:	TMC
11 Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	Not apparent from documents shown.
Whether Leasehold/Freehold.	:	Freehold
12 Boundaries of the property		
North	:	Open plot/road
South	:	Internal road
East	:	D.P.road.
West	:	A 1 wing.
13 Dimensions of the site	:	As per the Deed Actuals
North	:	
South	:	
East	:	N.A.
West	:	



13.	Extent of the site	:	N.A.
a		:	
14	Latitude, Longitude & Co-ordinates of flat	:	Latitude -19.2095906. Longitude -73.0094066.
15	Extent of the site considered for valuation (least of 13 A & 13 B)	:	N.A.
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner occupied
II. APARTMENT BUILDING			
1	Nature of the Apartment	:	Residential
2	Location	:	
	T.S.No.	:	Gut No. 107, 108 & Hissa No. 1, 2(p)(2-b) Village Parsik.
	Block No.	:	-
	Ward No.	:	-
	Village/ Municipality / Corporation	:	TMC
	Door No., Road (Pin Code)	:	Flat No.103.
	Nearest Landmark	:	Nandanvan Homes project.
3	Description of the locality Residential / Commercial / Mixed	:	Residential use area.
4	Year of Construction	:	2008 year (as per OC)
	Age of Building	:	12 Years
	Estimated Future Life	:	48 Years
5	Number of Floors	:	Stilt + 7 upper floors
6	Type of Structure	:	R.C.C. frame structure.
7	Number of Dwelling units in building	:	4 Flats Per Floors
8	Quality of Construction	:	Good
9	Appearance of the Building	:	Good
10	Maintenance of the Building	:	Good.
11	Facilities Available	:	
	Lift	:	Nil
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking - Open/ Covered	:	No
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes.
III FLAT			
1	The floor on which the flat is situated	:	1st floor
2	Door No. of the flat	:	Flat No.103.
3	Specifications of the flat	:	2 BHK
	Roof	:	R.C.C Water proofing
	Flooring	:	Vitrified tiles



	Doors Windows Fittings Finishing	:	T.W. panel type doors Allu. Frame Good Good
4	House Tax Assessment No. Tax paid in the name of Tax amount	:	N.A. N.A. N.A. N.A.
5	Electricity Service Connection no. Meter Card is in the name of	:	N.A. N.A.
6	How is the maintenance of flat?	:	Good.
7	Sale Deed executed in the name of	:	Mr.Kunal Kumar Prajapati
8	What is the undivided area of land as per Sale Deed?	:	N.A.- Valuation is only for flat.
9	What is the plinth area of the flat?	:	- Sq.Mtrs. Carpet area 97.58 Sq.Mtrs.Builtup area
10	What is the floor space index (app.)	:	As per local norms.
11	What is the Builtup Area of the flat?	:	As per Documents Carpet Built up (area in Sq.Mtrs) - 97.58 (area in Sq.ft) - 1050 Actual measured area- 864 Sq.ft carpet area.
12	Is it Posh/I class /Medium/Ordinary	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Owner occupied
15	If rented, what is the monthly rent?	:	Rs.28,000.00 /Month
IV MARKETABILITY			
1	How is the marketability?	:	Average
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?	:	No
V RATE			
1	After analysing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /transactions with respect to adjacent properties in the areas)	:	Rs.10,000 to Rs.12,000/Sq.ft on Builtup area (20% loading)



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 (give details).	:	Rs. 11,000.00 /Sq.ft. Builtup area
3	Break - up for the rate	:	Rs. 2,500.00 /Sq.ft
	i) Building + Services	:	Rs. 8,500.00 /Sq.ft
	ii) Land + Others	:	
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs. 64,200.00 /Sq.Mtrs Rs. 5,964.33 /Sq.ft Depreciated rate = Rs.5,154.21 /sq ft

VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION

a.	Depreciated building rate	:	Rs. 2,140.00 /Sq.ft
	Replacement cost of flat	:	1050 X Rs. 2,500.00 Rs. 26,25,000.00
	Age of the building	:	12 Years
	Life of the building estimated	:	48 Years
	Depreciation percentage assuming the salvage value as 10%	:	14 %
	Depreciated Ratio of the building	:	Rs. 2,140.00 /Sq.ft
b.	Total composite rate arrived for valuation	:	Rs. 10,640.00 /Sq.ft
	Depreciated building rate VI (a)	:	Rs. 2,140.00 /Sq.ft
	Rate for Land & other V (3)ii	:	Rs. 8,500.00 /Sq.ft
	Total Composite Rate	:	Rs. 10,640.00 /Sq.ft for Builtup area.

VIII DETAILS OF VALUATION.

Sr. No.	Description	Area in Sq. ft.	Unit Rate (Rs./ sq. ft.)	Estimated/ Present Value (Rs.)
1.	Present value of the Flat (incl. car parking, if provided)	1050	Rs. 10,640.00	Rs. 1,11,72,000.00
2.	Wardrobes	-	-	-
3.	Show cases	-	-	-
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				Rs. 1,11,72,000.00



Valuation Methodology

The method adopted for valuation of the residential premises is sales comparison method in which the sales instances of the similar properties or properties with similar attributes in the same region are traced and the market rates are derived by using the experience and expertise of the Valuer.

Also, the valuation of the residential premises is based on the present market value of the premises depending on the condition, location and other infrastructural facilities available at and around the said premises. We have considered the valuation on **Built up area** for the premises, which is an increase of 20% over that of its carpet area.

The realizable value of the said residential premises is considered at 90% of the present market value of the said premises, while the forced sale value for the said residential premises is considered at 80% of its present market value.

Remarks:

The said property is **2 BHK** Residential flat.

All the civic amenities are available within the proximity of the said building.

We have adopted the sale rate based on our local inquiries and as per prevailing market rate in the vicinity.

DISCLAIMER

- 1 This Valuation exercise is based on verbal Market enquiry / Survey of the area.
- 2 Estimated Market Value of the subject property may be significantly influenced by adverse legal title or ownership issues & Real Estate market Issues & Locality negative factors developed in future
- 3 We have assumed the photocopies of documents received from the client/Bank to be genuine without any alterations.
- 4 We reserve our right to alter our conclusions later, if it is found that the data provided to us was not - reliable, accurate or complete.
- 5 This report is prepared with available information from Bank/Client with best of our Judgements & on assumption that title for the property is clear & marketable without any doubts/dues.
- 6 We have assumed that the subject property has received necessary planning approvals & clearances from appropriate local authorities and complies with local development control regulations.as and when not provided to use, any change will also affects market value.
- 7 This Valuation is purely an opinion as on date & has no Legal or contractual obligation on our Part & may change with time,purpose and negative factors developed in future.



REF NO: KEV/1118/BOI/2021.

As a result of our appraisal and analysis, it is our considered opinion that value of above referred Residential use premises Flat No.103 located on 1st floor, B Wing of Building Known as "Chavandai Residency 'B' Co.Op.Hog.Soc.Ltd" is situated Opp.Maitri Vatika, Parsik Nagar, Kharegaon, Kalwa-West, Thane - 400605.
In its present prevailing condition with aforesaid specifications is as under:

Market Value (MV)	Rs. 1,11,72,000.00 Rupees One Crore Eleven Lakh SeventyTwo Thousand Only
Realizable Value (90% of MV).	Rs. 1,00,55,000.00 Rupees One Crore FiftyFive Thousand Only
Distress Sale Value (80% of MV)	Rs. 89,38,000.00 Rupees EightyNine Lakh ThirtyEight Thousand Only
Ready-Recknor Rate	Rs. 54,11,920.50 Rupees FiftyFour Lakh Eleven Thousand Nine Hundred Twenty Paise Fifty Only
Insurance or Replacement Value	Rs. 26,25,000.00 Rupees TwentySix Lakh TwentyFive Thousand Only

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)



The undersigned has inspected the property detailed in Valuation Report dated on
We are satisfied that the fair and reasonable market value of the property is Rs.
(Rupees)

Signature
(Name of the Branch Manager with Office Seal).

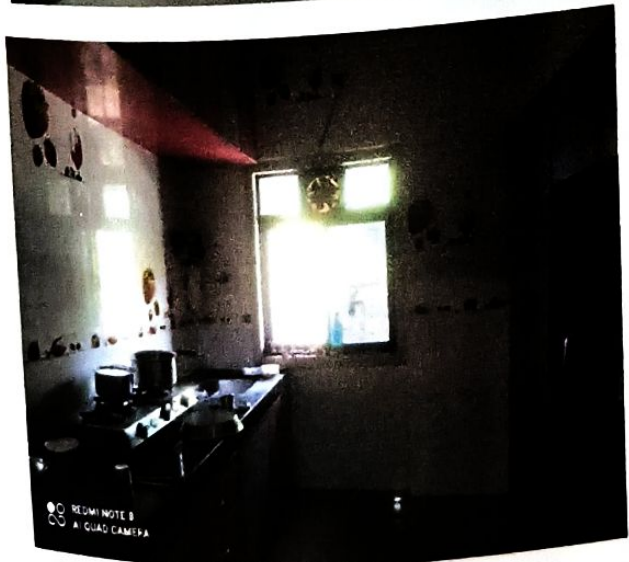
DECLARATION FROM VALUERS

- a The information furnished in my valuation report dated 30-10-2021. is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. We have valued the correct property.
- b I have no direct or indirect interest in the property valued;
- c I have personally inspected the property on 30-10-2021. 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, Standards 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 have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- i I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k Further, I hereby provide the following information.

Sr.No.	Particular	Valuers Comment
1	Background information of the asset being valued	Residential
2	Purpose of valuation and appointing authority	Official of Bank of India to ascertain fair market value.
3	Identity of the Valuer and any other experts involved in the valuation	Katkar Engineers & Valuers
4	Disclosure of valuer interest or conflict, if any	-
5	Date of appointment, valuation date and date of report	30-10-2021. 30-10-2021.
6	Inspections and/or investigations undertaken	Measurement and photographs of the property with data collection.
7	Nature and sources of the information used or relied upon	Based on our site visit & the information collected at site.
8	Procedures adopted in carrying out the valuation and valuation standards followed	As per standards.
9	Restrictions on use of the report, if any	-
10	Major factors that were taken into account during the valuation	-
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Disclaimers Given



REF NO: KEV/1118/BOI/2021.



Residential use Flat No.103 on 1st floor of B Wing of Building Known as Chavandai Residency 'B'Co.Op.Hog.Soc.Ltd. is situated Opp.Maitri Vatika,Parsik Nagar,Kharegaon,Kalwa-West

