

PNB
Matunga
(Asst. Secy)

Doc. Reten

Deepak Tambe -

VALUATION REPORT

For
Punjab National Bank Matunga Branch

Of
Bungalow

OWNED BY

Mr. Ramesh N. Patil (A/c of M/s. R.N. Paints)

Situated at

House No. 009 known as "Patil House", Groud + 1 Upper floor, Situated on Land bearing Survey No. 91/1 Part of Village Talavali, Ghansoli, off Thane Belapur Road, Navi Mumabi, Distrct Thane - 400 701.

CONDUCTED BY

M-TECH SERVICES LLP

Head Office:- Office No 501, 5th floor, Commercial Complex, "Srishti Square", Sonapur Junction, LBS Marg, Bhandup (West) Mumbai - 400078.

E mail:- mtech0610@gmail.com Mobile No 9 8 1 9 1 2 0 8 0 7

*Valuation * Lender's Engineer *TEV Study * Financial Advisory *Certification/Inspection/Audit

M-TECH

We Deliver Value

Date : 23.01.2019

VALUATION REPORT OF BUNGLOW

FOR PUNJAB NATIONAL BANK, MATUNGA BRANCH, MUMBAI

PART - 1 Questionnaire

GENERAL			
Name of Approved Valuer	:		M-TECH SERVICES LLP
1	Date of visit of the site for valuation of IP	:	23.01.2019
2	Date of making valuation	:	23.01.2019
3	Purpose of the Valuation	:	To ascertain the Fair Market Value of Land & Building
4	Name of the owner(s) of the property	:	Mr. Ramesh N. Patil (A/c of M/s. R.N. Paints)
5	Brief description of the property		
a	Location, street, ward No. Survey No.	:	House No. 009 known as "Patil House", Groud + 1 Upper floor, Situated on Land bearing Survey No. 91/1 Part of Village Talavali, Ghansoli, off Thane Belapur Road, Navi Mumabi, Distrcet Thane - 400 701.
b	Is the property situated in residential / commercial / mixed area / Industrial area	:	Residential Area
c	Is the property situated in an unauthorised / authorised colony.	:	Authorised Colony
6 i)	Proximity to civic amenities like schools, hospitals, offices, markets, cinema halls, etc.	:	Facilities for Industrial use like courier, Auto Rickshaw, Banks are available. Local State transports are also available.

M-TECH SERVICES LLP



Valuations • Lender's Engineer (LE) • TEV Study • Financial Advisory • Certification / Inspection / Audits

HO: Office No. 501, 5th floor, Commercial Complex, "Srishti Square", Sonapur Junction, LBS Marg, Bhandup (West), Mumbai - 400 078. • ☎ : 98191 20807 • Email : mtech0610@gmail.com

MAHARASHTRA • MADHYA PRADESH • GUJARAT • RAJASTHAN

	ii) Means & proximity to surface communication by which the locality is served	:	Bus, Auto, Private Vehicles are the mode of transport. Property is located within 1-2 Kms distance from Rabale Railway Station. Noushil Naka is a Landmark for this Property. it is very close to Thane Belapur Road.
7 (I) a	Area of Plot, Plinth, Carpet & Saleable Area		Documented Area of the Land 1052 Sq.Mtr, i.e 11320 Sq. Ft. and Built up Area of the building = 2921 Sq. Ft
	b Road, Street or Lanes on which the land is abutting		North:- Talavali Road, South:- Nala, East:- Railway Track, West:- Talao pali Road.
8 (i)	Is it freehold or leasehold land?		Freehold
	(ii) If leasehold, the name of Lessor / Lessee, nature of lease, dates of commencement / termination of lease and terms of renewal of lease		-
	(iii) Initial premium		NA
	(iv) Are there any agreements of leasehold? If so, attach copies.		NA
9	Is there any restrictive covenant in regard to use of land ? If so, details be given		-
10 i)	Has any contribution been made towards development or is any demands for such contribution still outstanding ?		There is no Outstanding demand reported to us



11	a) Is the building owner - occupied / tenanted / both?		Owner
	b) If partly owner - occupied, specify portion and extent of area under owner - occupation		Fully Occupied
12	i) No of Floors & Height of each floor		Ground + 1 Upper Floor
	ii) Year of Constrction		Approx 35-36 Years Old
	iii) Estimated Future life		About 23-24 Years Provided periodical maintenance is done
	IV) Type of construction / finishing		RCC Frame
	V) Load bearing walls / RCC frame / steel frame		RCC Frame
	Vi) Type of foundations		RCC Footing
	Vii) Walls (floor - wise)		Thick Brick Masonry Walls Both Side Sand Face Plastered & MS Structure
	Viii) Partitions		4 1/2" Thick Brick Masonry walls Both Side Sand Face Plastered
	IX) Doors, Windows etc. (floor - wise)		Wodden Framed with solid core doors & wooden framed glazed windows
	X) Flooring (floor - wise)		Ceramic Tiles Flooring
	Xi) Finishing (floor - wise)		POP Finishing
	Xii) Roofing and terracing		RCC Slab Roof
	Xiii) Special architectural or decorative features, if any		No
	Xiv) Internal wiring - surface or conduit		Casing Caping Wiring
	Xv) Class of fittings - superior / ordinary / poor		Superior
	Xvi) Sanitary installation - Numbers ordinary / superior		Superior



Xvii)	Compound wall		Yes, Approx 5 feet Masonry Compound wall
Xviii)	No. of lifts and capacity		There is no lift in the building
Xix)	Underground pump - capacity and type of construction		Yes, RCC Construction
	Type Of Construction		RCC.
Xx)	Sewage Disposal/ Whether Connected to Public Sewers. If Septik Tanks Provided, No & Capacity		As Per Local Norms
12	Approved Plan No & Date		Approved plan copy not provided
14 i)	The valuer should give in detail his approach to valuation of the property and indicate how the value has been arrived at.	:	Land & Building Method. For Detailed Working Pls Refer part 2 Valuation
ii)	Composite rate adopted in the valuation	:	Pls refer part II Valuation

PART – II VALUATION


The subject property is at 1-2 Kms distance from Rabale Railway Station & very close to Thane Belapur Road. It is located on Survey No. 91/1 Part of Village Talavali, Ghansoli, off Thane Belapur Road, Navi Mumabi, Distret Thane - 400 701 which is a good residential location of rabale. Noushil Naka is a Land Mark for this Property.

Nearest Police Station is Rabale Police Station. Nearest Hospital is Apple Hospital. All Civil Amenities Are Available With In 3-4 Kms.

All the required Amenities such as Water Supply, Electricity, Drainage, Roads, Paving, Parking, are available for this subject property.

The prevalent market rate of commercial property in this area is ranging between 4,500 Rs Per Sq. Ft. to 5,000 Rs Per Sq. Ft. Looking to the Size & topography of land, frontage, depth ratio, orientation, location, situation, utility, Type of Tenure i.e. Freehold or Leasehold, economic risks, proximity to civic amenities, market uncertainties & other economic factors we are adopting 4,700 Rs Per Sq Ft for the purpose of our valuation.



MARKET VALUE OF LAND & BUILDING :-		VALUE IN INR
Valuation Table:- The Fair Market Value as on today is calculated as under:-		
Fair Market Value of Land (11320 Sq Ft X 4,700 Rs Per Sq Ft)		5,32,04,000
Fair Market Value of Building		
2921 Sq Ft X 3000 Rs Per Sq Ft		87,63,000
Total Fair Market Value of Land & Building		6,19,67,000
	Or Say	6,20,00,000
REALIZABLE VALUE (90% of MV)		₹ 5,58,00,000
To arrive at Realizable Value, we have considered the economic usefulness to the prospective purchaser, functional and economic obsolescence, technical potentiality, financial bankruptcy, management lapses, technical in competency in running the unit. The factors will enable us to arrive at very realistic and reasonable figures of reliability in the present market.		
DISTRESS VALUE (80% of MV)		₹ 4,96,00,000
When a property is sold at lesser price than the market value at that time. Such a value may be due to financial difficulties of the seller, court decree, defect in title, property given on long lease etc. When a borrower becomes a defaulter and when he wants to sincerely repay the loan with interest, he is forced to sell his property (which he had offered as security to the Financial Institution) and from the sale proceeds, he intends to repay to the Financial Institution .		
Govt Value/Stamp Duty Value	3716.090 Rs Per Sq Ft So Total Govt Value is INR 3716.090 Rs Per Sq Ft X 11320 Sq Ft = INR 4,20,66,138.8/-	
	For M-TECH SERVICES LLP	
		
	Neha Agarwal	
	Er. Neha Agarwal	
	Partner	
	B.E., MIE, CE, MIV, AIIV	

Remarks:-

Following Considerations are made while assessing the probable value:-

- i) Discussion with Property consultants of the area & Public.
- ii) Details collected during site visit pertaining to the property
- iii) Information, Data, Photocopies of the documents shown/furnished by Bank.
- iv) Civic amenities available in the area.
- v) Comparing with sale of similar positioned & size of property, in nearby vicinity.
- vi) Trend of development of area & development activities place in near vicinity.
- vii) Size & Topolgraphy of land.
- viii) Vacant Possession will be provided to Prospective buyer
- ix) Land is not subject to any unusal or especially onerous restrictions, encumbrances or outgoings & that good title can be shown.
- x) This Valuation Report is Valid when payment of Valuation Fees is being made by Cheque/DD/NEFT/RTGS/Bank Transfer.

Declaration :

- 1 The information furnished above is true in the best of my knowledge and belief.
- 2 We have no direct and indirect interest in the property being valued.
- 3 We have not been convicted of any offence and sentences to a term of imprisonment.
- 4 We have not been guilty of misconduct in our professional capacity.
- 5 The particulars are based on information supplied by owner(s)/market survey.
- 6 Bank/ Financial Institute should satisfy, regarding the geniunity of documents submitted by the applicant. The above valuation is valid only when documents are genuine.

Disclaimer :

- 1 The valuation agency does not have pecuniary interest that could reasonably be regarded as being capable of affecting thair ability to give an unbiased opinion of the value or that could conflict with the valuation of the property.
- 2 The opinion expressed regarding valuation expressed by us is as per the present market scenario and available customer and surrounding circumstances which are always highly volatile.
- 3 We are not liable towards anybody who has appointed us, and liability of valuation agency and employees is limited to the addressee of the report only no accountability, obligation or liability to any third parties is accepted.
- 4 This report deals only with value of property and does not cover any legal aspect regarding title, it's validity, encumbrance etc. The report has been furnished based upon the photocopy of agreement provided by the borrower. Bank/FI should ensure that the same property with genuine title deed has been mortgaged with the Bank/FI for which this valuation report has been prepared. Valuation has been assessed as per present market conditions. It may vary in future according to the upward /downward trend in real estate.

For M-TECH SERVICES LLP

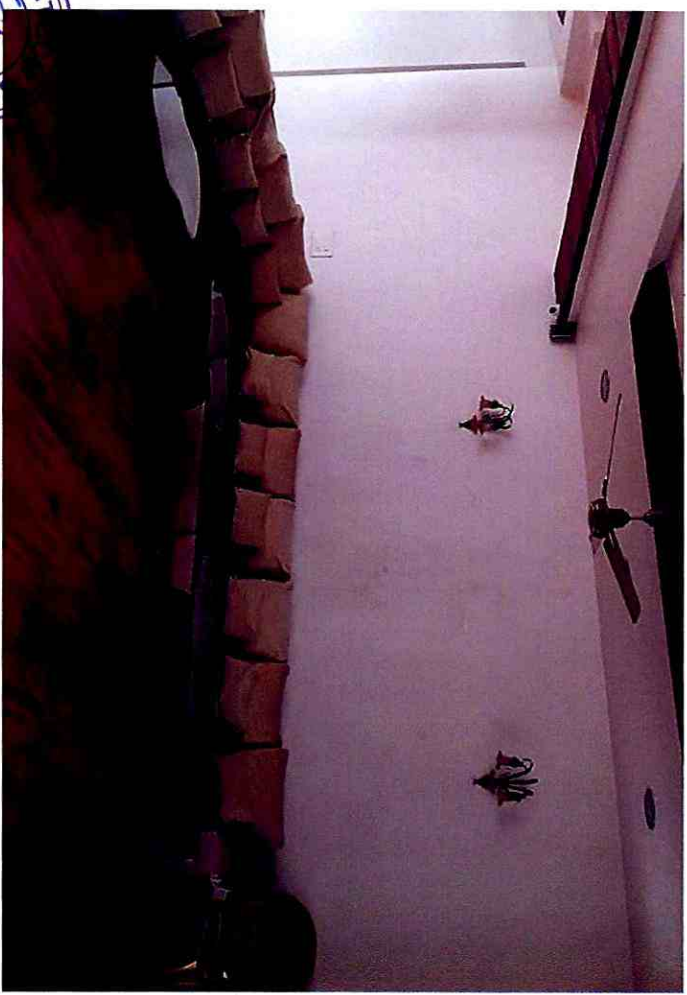


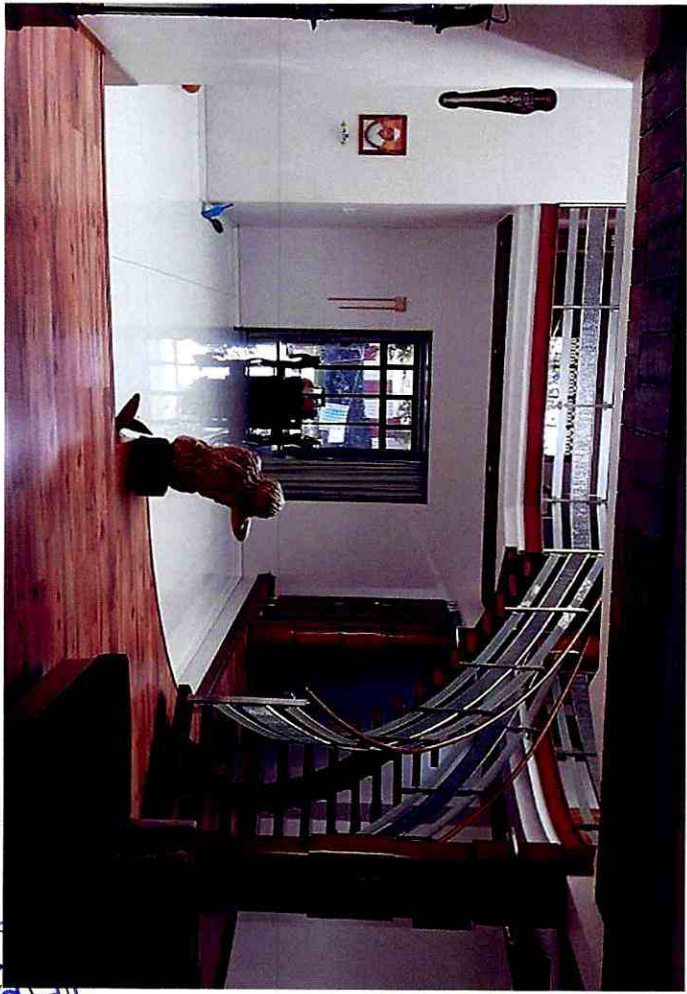
Neha Agarwal

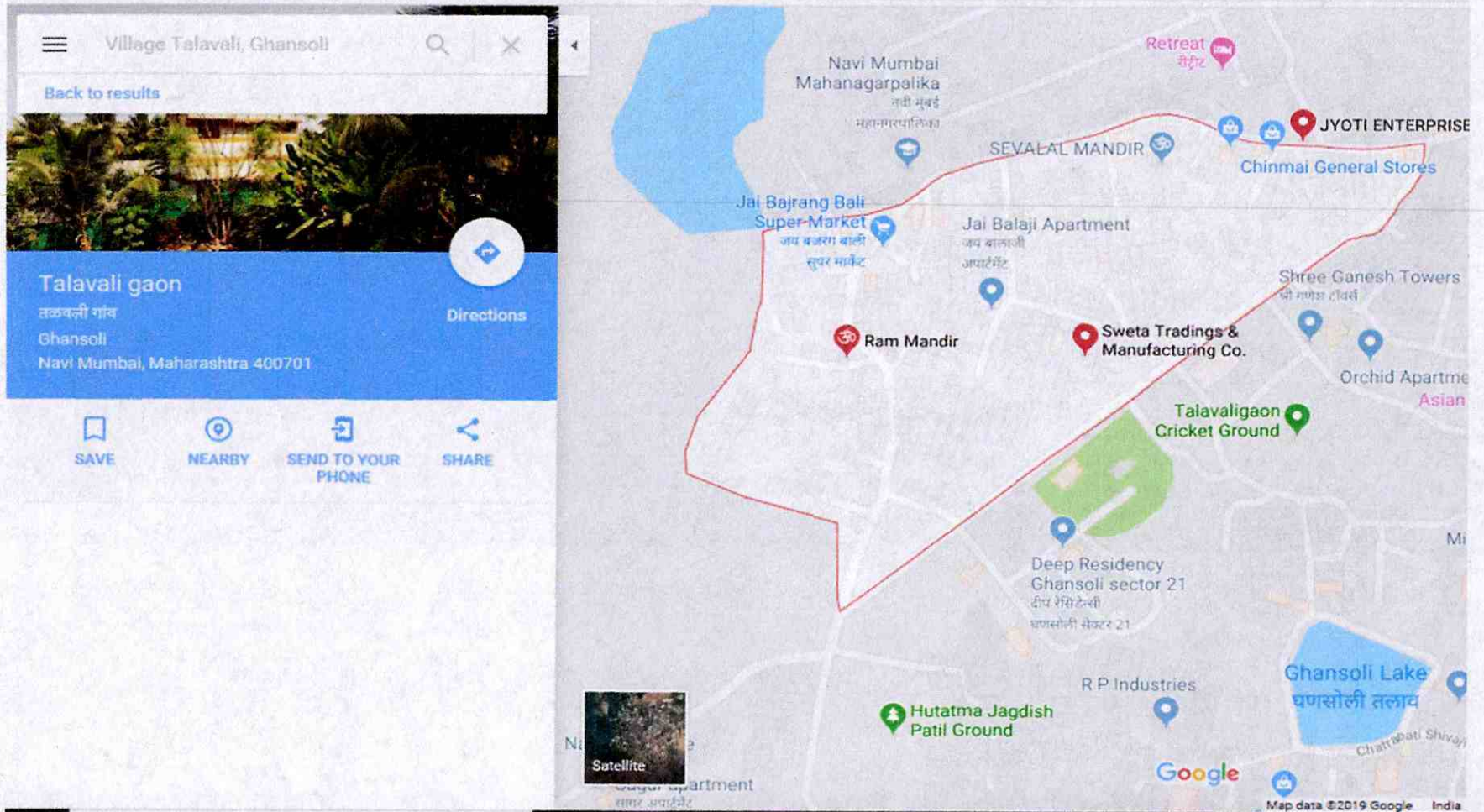
Er. Neha Agarwal

Partner

B.E., MIE, CE, MIV, AIIV









Department of Registration & Stamps
Government of Maharashtra

नॉदणी व मुद्रांक विभाग
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नॉदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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Year

20182019

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गावाचे नाव : तळवली

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☒ Survey No ☐ Location

Enter Survey No

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उपविभाग	खुनी जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
8 /212-तळवली (भाग)	12600	40000	49600	60700	49600	चौ. मीटर	गट नंबर

