VALUATION REPORT

IN RESPECT OF FLAT

FOR

Mr.Dev Matu Nahata

PROPERTY ADDRESS

Residential use premises Flat No.102 is located on 1st floor, B Wing in Building known as "R. A. Chemical Co-Op.Hsg.Soc.Ltd" is situated at Vidya Nagar, Off. Palghar-Boisar Road, Behind Tima Hospital, Village Saravali, Boisar West, Tal. & Dist. Palghar-401501

CANARA BANK
ARM Branch, Fort

Always Best & Perfect Services from

KATKAR ENGINEERS & VALUERS

Vr. Balasaheb P.Katkar
(B.Tech,DE,FIIV,AIIISLA)
*** Govt. Registered Valuers.**
(IBBI & WEALTH TAX)
*** Chartered Engineers**
*** Structural Auditors.**
*** Surveyors.**
***Project Management Consultants.**

Shop No.03,Kulswamini NiwasC.H.S.Ltd
Gulmohar Marg,Near Chembur Nagrik Bank, Chunabhatti- East,
Mumbai 400 022
Email :- balasaheb.katkar@yahoo.in
:- katkarengineers@gmail.com
Mobile:- 9322297451/8082597451.
Tel- 022 24052085

KATKAR ENGINEERS & VALUERS

• CHARTERED ENGINEERS • STRUCTURAL AUDITORS • SURVEYORS • PROJECT MANAGEMENT CONSULTANTS

Balasaheb P. Katkar
B.Tech, DE, FIIV, AIIISLA
GOVT. REGISTERED (IBBI & WEALTH TAX) VALUER

OFF. : Shop No. 3, Kulswamini 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/14131/CNR/2026 Date:- 03-06-2026

To,
The Chief Manager,
Canara Bank,
ARM Branch, Fort

CERTIFICATE

We certify that we have surveyed the immovable Property of,

Name of client : Mr.Dev Matu Nahata

Description of the property : Residential use premises Flat No.102 is located on 1st floor, B Wing in Building known as "R. A. Chemical Co-Op.Hsg.Soc.Ltd" is situated at Vidya Nagar, Off. Palghar-Boisar Road, Behind Tima Hospital, Village Saravali, Boisar West, Tal. & Dist. Palghar-401501

Summary of valuation:-

A]	**Fair Market Value of the Property**	**:**	**Rs. 18,83,000.00**
B]	**Realizable Market Value of the Property**	**:**	**Rs. 16,95,000.00**
C]	**Forced/Distress Sale Value of the Property**	**:**	**Rs. 15,06,000.00**
D]	**Govt. Stamp Duty Ready Recknor Valuation**	**:**	**Rs. 21,96,209.59**
E]	**Insurance value of property**	**:**	**Rs. 15,00,000.00**

Your's faithfully,
For KATKAR ENGINEERS & VALUERS.

Govt. Registered Valuers

Mr. Balasaheb P.Katkar (Proprietor)
Govt.Regd (IBBI & Wealth Tax) Valuer.

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Email:balasaheb.katkar@yahoo.in / katkarengineers@gmail.com Tel. : 2405 2085 M. : 9322297451 / 8082597451

REF NO: KEV/14131/CNR/2026 Date:- 03-06-2026

To,
The Chief Manager,
Canara Bank,
ARM Branch, Fort

VALUATION REPORT (IN RESPECT OF FLAT)

I.	**GENERAL**		
1	*Purpose for which the valuation is made*	:	To ascertain of fair market value of Property for Bank
2	*a) Date of inspection* *b) Date on which the valuation is made*	: :	03-06-2026 03-06-2026
3	*List of documents produced for perusal (Photocopy of Documents)*		
	i) Agreement for Sale	:	Agreement for Sale dated 19th March 2013 between Mrs.Savita Radhakrishna Gawde (Transferor) and Mr.Dev Matu Nahata (Transferee)
	ii) Previous Valuation Report	:	Previous Valuation Report dated 17th January 2025 issued by M-Tech Services LLP
	iii) Society Registration No.	:	TNA/PLR/HSG/TC/8756/97-98 dated 30th April 1997
4	*Name of the **Owner/Applicant** of the property*	:	Mr.Dev Matu Nahata
5	*Brief description of the property*	:	The Residential use premises Flat No.102 is located on 1st floor, B Wing in Building known as **"R. A. Chemical Co-Op.Hsg.Soc.Ltd"**. The Building consists of Ground + 1st to 2nd Upper floors. It is easy route from Boisar railway station.
6	*Location of property*		
	a) Plot No. / Survey No.	:	Plot No.RH-41 of Village Saravali

	b) Door No.	:	Flat No.102
	c) T. S. No. / Village	:	Saravali
	d) Ward / Taluka	:	Palghar
	e) Mandal / District	:	Palghar
	f) Date of issue and validity of layout of approved map / plan	:	Details Not Provided
	g) Approved map / plan issuing authority	:	Details Not Provided
	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.102 is located on 1st floor, B Wing in Building known as "**R. A. Chemical Co-Op.Hsg.Soc.Ltd**" is situated at Vidya Nagar, Off. Palghar-Boisar Road, Behind Tima Hospital, Village Saravali, Boisar West, Tal. & Dist. Palghar-401501
8	*City / Town*	:	Palghar
	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*	:	Grampanchayat Saravali
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.
12	*Boundaries of the property*	:	As per Buiilding
	North	:	Plot No.RH-40
	South	:	Open Land
	East	:	A Wing
	West	:	Open Land
13	*Dimensions of the site*	:	As per Flat
	North	:	Open to Air
	South	:	Flat No.103
	East	:	Wall
	West	:	Entrance

13. a	*Extent of the site*	:	N.A.
14	*Latitude, Longitude & Co-ordinates of flat*	:	Latitude -19°47'08.4"N Longitude -72°45'32.5"E
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.*	:	Vacant Flat-Under Possession of Bank
II.	**APARTMENT BUILDING**		
1	*Nature of the Apartment*	:	Residential
2	*Location*		
	C.T.S.No. *Block No.* *Ward No.* *Village/Municipality/Corporation* *Door No., Road (Pin Code)* *Nearest Landmark*	: : : : : :	Plot No.RH-41 of Village Saravali - - Grampanchayat Saravali Flat No.102 Behind Tima Hospital
3	*Description of the locality Residential / Commercial / Mixed*	:	Residential use area.
4	*Year of Construction* *Age of Building* *Estimated Future Life*	: : :	2003 (as per previous valuation report) 23 Years 37 Years
5	*Number of Floors*	:	Ground + 1st to 2nd Upper floors
6	*Type of Structure*	:	R.C.C. frame structure
7	*Number of Dwelling units in building*	:	4 Flats per Floor
8	*Quality of Construction*	:	Good
9	*Appearance of the Building*	:	Good
10	*Maintenance of the Building*	:	Good
11	*Facilities Available*		
	Lift *Protected Water Supply* *Underground Sewerage* *Car Parking - Open/ Covered* *Is Compound wall existing?* *Is pavement laid around the*	: : : : : :	Nil Yes Yes Open Yes Yes
III	**FLAT**		
1	*The floor on which the flat is*	:	1st floor
2	*Door No. of the flat*	:	Flat No.102

3	*Specifications of the flat*	:	**1 BHK**		
	Roof	:	R.C.C Water proofing		
	Flooring	:	Vitrified flooring		
	Doors	:	T.W. panel type doors		
	Windows	:	Allu. Frame		
	Fittings	:	Average		
	Finishing	:	Average		
4	*House Tax*	:	N.A.		
	Assessment No.	:	N.A.		
	Tax paid in the name of	:	N.A.		
	Tax amount	:	N.A.		
5	*Electricity Service Connection no.*	:	N.A.		
6	*How is the maintenance of flat?*	:	Average		
7	*Sale Deed executed in the name of*	:	Mr.Dev Matu Nahata		
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?*	:	55.76 Sq.Mtrs. S.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	S.Built up
			(Area in Sq.Mtrs.)	-	55.76
			(Area in Sq.Ft.)	-	600
			Actual Measured-464.34 Sq.Ft. Carpet Area		
12	*Is it Posh/I class/Medium*	:	Medium		
13	*Is it being used for Residential or Commercial purpose?*	:	Residential		
14	*Is it Owner-occupied or let out?*	:	Vacant Flat-Under Possession of Bank		
15	*If rented, what is monthly rent?*	:	Rs.4,000/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?*	:	Refer Remarks		

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?*	:	Rs.3,000 to Rs.4,000/Sq.ft on S.Builtup area
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*	:	Rs. 4,000.00 /Sq.ft.S.Builtup area
3	*Break - up for the rate*		
	i) Building + Services	:	Rs. 2,500.00 /Sq.ft
	ii) Land + Others	:	Rs. 1,500.00 /Sq.ft
4	*Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)*	:	Rs. 39,400.00 /Sq.Mtrs Rs. 3,660.35 /Sq.ft
VI	**COMPOSITE RATE ADOPTED AFTER DEPRECIATION**		
a.	*Depreciated building rate*	:	Rs. 1,637.50 /Sq.ft
	Replacement cost of flat	:	600 X Rs. 2,500.00 Rs. 15,00,000.00
	Age of the building	:	23 Years
	Life of the building estimated	:	37 Years
	Depreciation percentage assuming the salvage value as 10%	:	35 %
	Depreciated Ratio of the building	:	Rs.1,637.50 /Sq.ft
b.	*Total composite rate arrived for valuation*	:	Rs. 3,137.50 /Sq.ft
	Depreciated building rate VI (a)	:	Rs. 1,637.50 /Sq.ft
	Rate for Land & other V (3)ii	:	Rs. 1,500.00 /Sq.ft
	Total Composite Rate	:	Rs. 3,137.50 /Sq.ft for S. Builtup area.

VII 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 (Inclu.Car parking, if provided)*	600	Rs. 3,137.50	Rs. 18,82,500.00
2	*Others*	-	-	-
	Total			**Rs. 18,83,000.00**

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 **S.Built up area** for the premises, which is an increase 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 **1 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.

The premises under consideration has been classified as a Non-Performing Asset (NPA) for the past few years.

There is a possibility that maintenance charges, property tax and other statutory dues may be pending and unpaid.

In view of the above, the flat is affected by restricted marketability and is subject to adverse market perception. It carries negative sentiment and stigma, resulting in significant resistance from prospective buyers and difficulty in achieving prevailing market rates.

We were not provided with approved plan & occupancy certificate. As per available documents, we have carried out the Valuation report and we request Bank to obtain all related documents from Borrowers for assessment of Loan.

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. This report is prepared with available information from Bank/Client with best of our Judgements & on assumption that tittle for the property is clear & marketable without any doubts/dues.
5. 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 afects market value.
6. This Valuation is purely an opinion as on date & has no Legal or contractul obligation on our Part & may change with time, purpose and negative factors developed in future.

REF NO: KEV/14131/CNR/2026

As a result of our appraisal and analysis, it is our considered opinion that value of above referred Residential use premises Flat No.102 is located on 1st floor, B Wing in Building known as "R. A. Chemical Co-Op.Hsg.Soc.Ltd" is situated at Vidya Nagar, Off. Palghar-Boisar Road, Behind Tima Hospital, Village Saravali, Boisar West, Tal. & Dist. Palghar-401501
In its present prevailing condition with aforesaid specifications is as under:

Market Value (MV)	**Rs. 18,83,000.00** Rupees Eighteen Lakh EightyThree Thousand Only
Realizable Value (90% of MV).	**Rs. 16,95,000.00** Rupees Sixteen Lakh NinetyFive Thousand Only
Distress Sale Value (80% of MV)	**Rs. 15,06,000.00** Rupees Fifteen Lakh Six Thousand Only
Ready-Recknor Value	**Rs. 21,96,209.59** Rupees TwentyOne Lakh NinetySix Thousand Two Hundred Nine Paise FiftyNine Only
Insurance or Replacement Value	**Rs. 15,00,000.00** Rupees Fifteen Lakh Only

For KATKAR ENGINEERS & VALUERS.

Mr. Balasaheb P.Katkar. (Proprietor)
Govt.Regd (IBBI & Wealth Tax) Valuer.

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).

REF NO: KEV/14131/CNR/2026

DECLARATION FROM VALUERS

a The information furnished in my valuation report dated 03-06-2026 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 right property.

b I have no direct or indirect interest in the property valued;

c Our representative inspected the property on 03-06-2026 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.

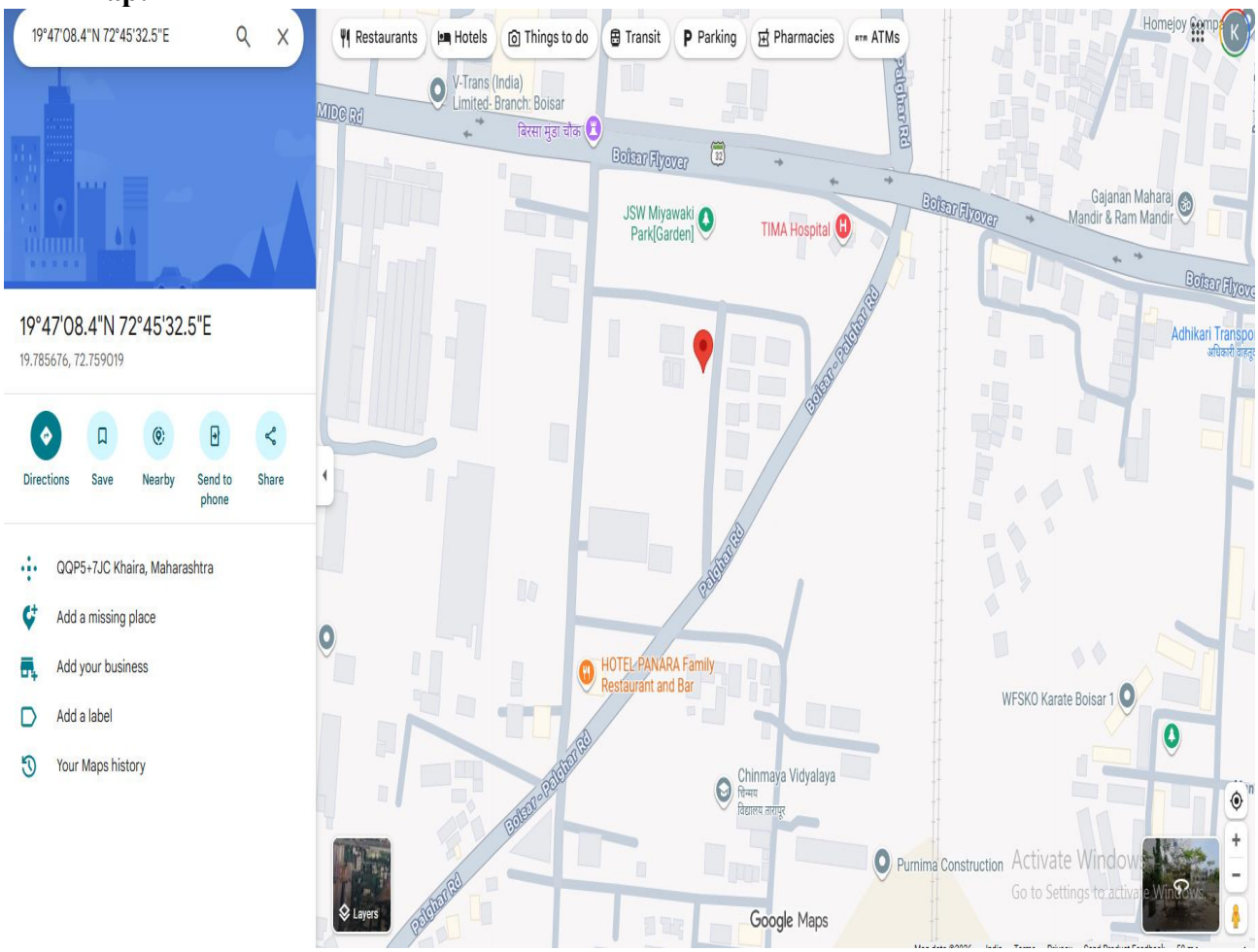
j I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

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 Canara Bank 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	03-06-2026 03-06-2026
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/14131/CNR/2026

Map:-



Government Guideline Rate:-

Department of Registration and Stamps
Government of Maharashtra
नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन

eASR 2.0

करावी. 4) आपल्या दराची खातरजमा माहिती साठी तुमच्या विभागातल्या सहाय्यक रचनाकार यांचेशी संपर्क साधावा.

Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home | Valuation Guidelines | User Manual

Year: 2026-2027 | Language: English

Selected District: Palghar

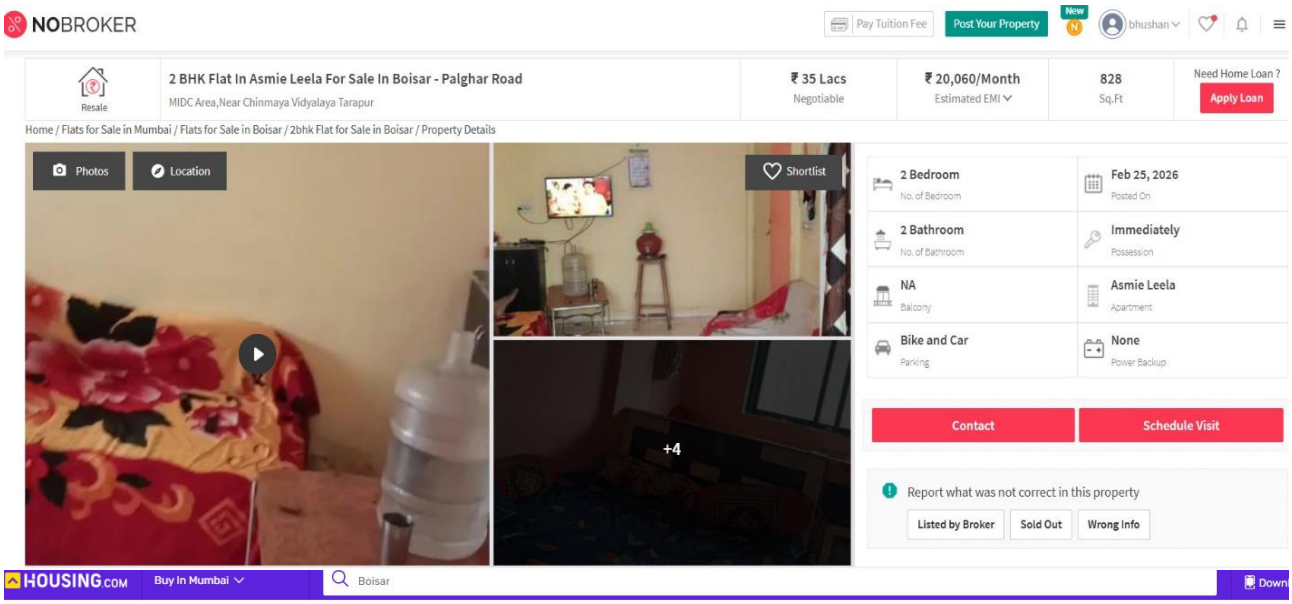
Select Taluka: Palghar

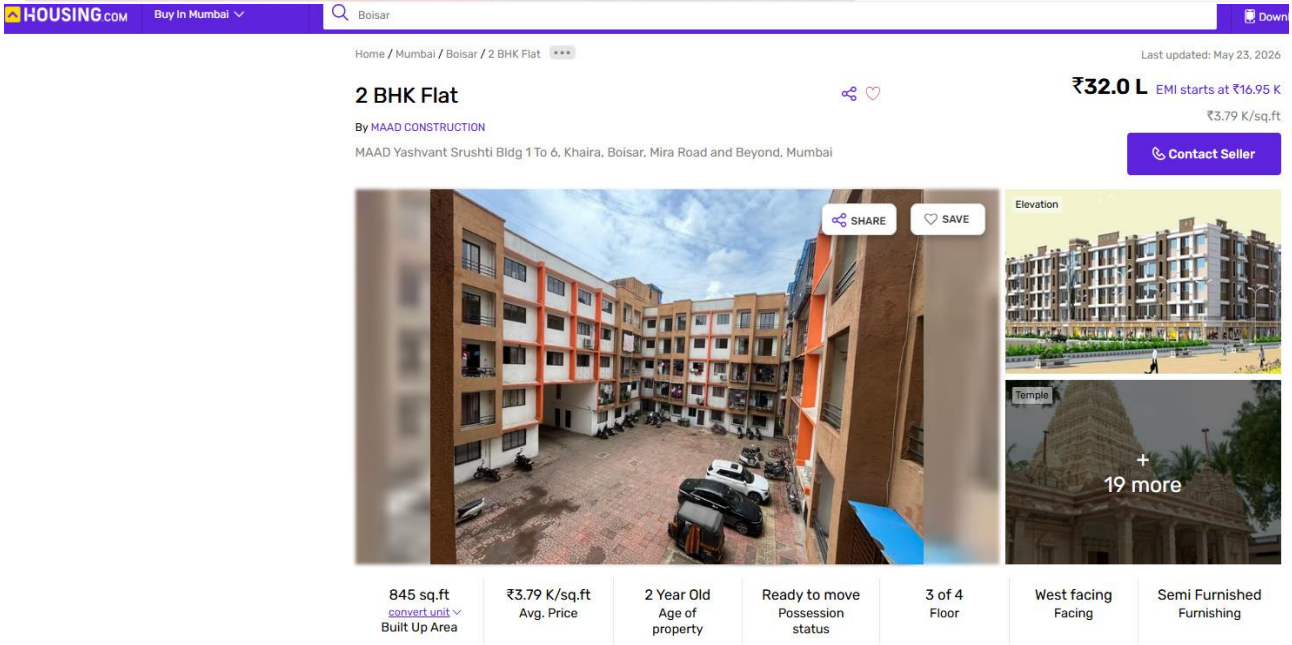
Select Village: Saravali

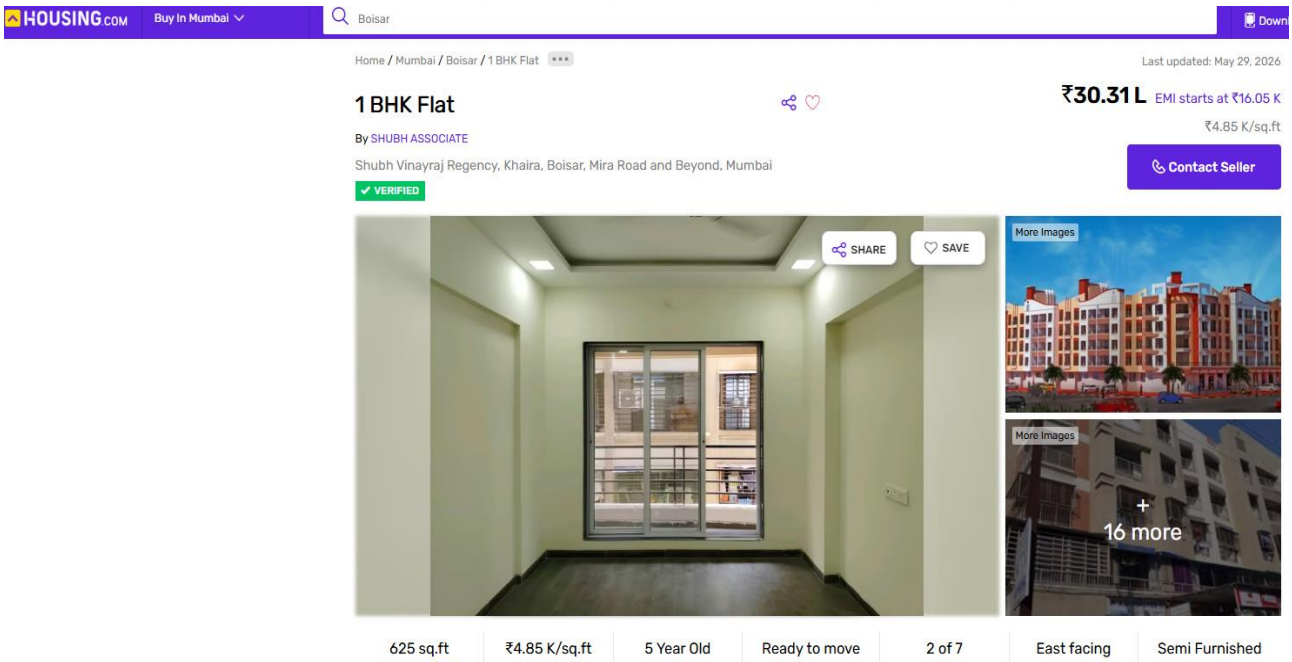
Search By: ○ Survey No. ◉ Location

Select Location: इतर विकसनशिल विभाग

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	27/27.1	27.1-निवासी सदनिका	39400	चौरस मीटर
SurveyNo	27/27.2	27.2-कार्यालय/औदयोगिक गाळा/गोडाऊन	44300	चौरस मीटर
SurveyNo	27/27.3	27.3-दुकाने	61800	चौरस मीटर

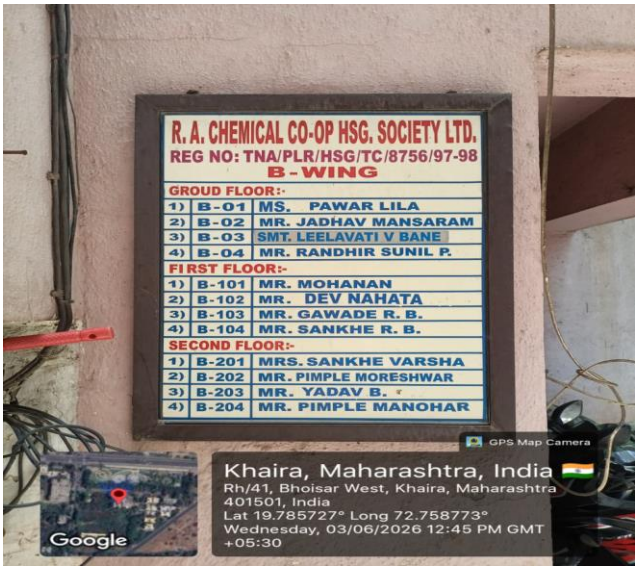

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Resale
2 BHK Flat In Asmie Leela For Sale In Boisar - Palghar Road
MIDC Area,Near Chinmaya Vidyalaya Tarapur
₹ 35 Lacs
Negotiable
₹ 20,060/Month
Estimated EMI
828
Sq.Ft
Need Home Loan ?
Apply Loan
Home / Flats for Sale in Mumbai / Flats for Sale in Boisar / 2bhk Flat for Sale in Boisar / Property Details
Photos
Location
Shortlist
+4
2 Bedroom
No. of Bedroom
Feb 25, 2026
Posted On
2 Bathroom
No. of Bathroom
Immediately
Possession
NA
Balcony
Asmie Leela
Apartment
Bike and Car
Parking
None
Power Backup
Contact
Schedule Visit
Report what was not correct in this property
Listed by Broker
Sold Out
Wrong Info


HOUSING.COM
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Boisar
Home / Mumbai / Boisar / 2 BHK Flat
Last updated: May 23, 2026
2 BHK Flat
By MAAD CONSTRUCTION
MAAD Yashvant Srushti Bldg 1 To 6, Khaira, Boisar, Mira Road and Beyond, Mumbai
₹32.0 L EMI starts at ₹16.95 K
₹3.79 K/sq.ft
Contact Seller
SHARE
SAVE
Elevation
Temple
+
19 more
845 sq.ft
convert unit
Built Up Area
₹3.79 K/sq.ft
Avg. Price
2 Year Old
Age of property
Ready to move
Possession status
3 of 4
Floor
West facing
Facing
Semi Furnished
Furnishing


HOUSING.COM
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Home / Mumbai / Boisar / 1 BHK Flat
Last updated: May 29, 2026
1 BHK Flat
By SHUBH ASSOCIATE
Shubh Vinayraj Regency, Khaira, Boisar, Mira Road and Beyond, Mumbai
VERIFIED
₹30.31 L EMI starts at ₹16.05 K
₹4.85 K/sq.ft
Contact Seller
SHARE
SAVE
More Images
More Images
+
16 more
625 sq.ft
convert unit
Built Up Area
₹4.85 K/sq.ft
Avg. Price
5 Year Old
Age of property
Ready to move
Possession status
2 of 7
Floor
East facing
Facing
Semi Furnished
Furnishing

REF NO: KEV/14131/CNR/2026













Residential use premises Flat No.102 is located on 1st floor, B Wing in Building known as "R. A. Chemical Co-Op.Hsg.Soc.Ltd" is situated at Vidya Nagar, Off. Palghar-Boisar Road, Behind Tima Hospital, Village Saravali, Boisar West, Tal. & Dist. Palghar-401501

PROFORMA INVOICE TOWARDS PROFESSIONAL CHARGES

Ref A/C- **Mr.Dev Matu Nahata**

Client: **Canara Bank,** **ARM Branch, Fort**	**M/s.Katkar Engineers & Valuers.** Shop No.03, Kulswamini NiwasC.H.S.Ltd Gulmohar Marg, Near Chembur Nagrik Bank, Chunabhatti- East, Mumbai 400 022 **Pan no**: **AOJPK9087N** **GSTIN No** : **27AOJPK9087N2ZY**

Proforma No.14131

Date:- 03-06-2026

Sr.No.	Particular	Amount (in Rs.)
1	Professional charges to towards Valuation of Property at Residential use premises Flat No.102 is located on 1st floor, B Wing in Building known as "R. A. Chemical Co-Op.Hsg.Soc.Ltd" is situated at Vidya Nagar, Off. Palghar-Boisar Road, Behind Tima Hospital, Village Saravali, Boisar West, Tal. & Dist. Palghar-401501	Rs. 3,000.00
2	CGST @ 9%	Rs. 270.00
3	CGST @ 9%	Rs. 270.00
	Grand Total	**Rs. 3,540.00**

Rupees Three Thousand Five Hundred Fourty Only

E. & O.E

Yours Very truly

For Katkar Engineers & Valuers

KATKAR ENGINEERS & VALUERS Govt. Registered Valuers Govt. & Wealth Tax

(Auth Signatory)

Note: Don't treat Proforma Bill as Tax Invocie Bill

After Bill Payment Please call on 9322297451 for Tax Invoice

Please Credit
Katkar Engineers & Valuers
Current Account no: 0221201001819 ,
Canara Bank , Branch Mumbai-Chunabhatti
IFSC CODE : CNRB0000221

By Quoting Bank and Borrowers Name.