

VALUATION REPORT OF

MR. VITTHAL SHANKARRAO GHATE

FLAT NO. 702, 7TH FLOOR, BUILDING NO. 22/B,
“SHRI GAGANGIRI 22/B SRA CHS.LTD.”, SANGHARSH
NAGAR, CHANDIVALI FARM ROAD, CHANDIVALI,
ANDHERI (EAST), MUMBAI - 400 072.

Format - C

INDIAN OVERSEAS BANK, THANE BRANCH
VALUATION REPORT (IN RESPECT OF FLAT / SHOP / UNIT)

I	GENERAL	
1.	Purpose for which the valuation is made	: To ascertain present FMV
2.	a) Date of Inspection	: 02.06.2026
	b) Date on which the valuation is made	: 03.06.2026
3.	List of documents produced for perusal	: 1) Copy of Index No. II & Agreement for sale dt. 24/01/2023 Between Mr. Ramcharan Ramdas Yadav (The Transferor / Vendor) and Mr. Vitthal Shankarrao Ghatе (The Flat Purchaser / Transferee) 2) Copy of Our Last Valuation Report Ref. No.: MSCVL / IOB / 24-25 / 351 Dated 13.08.2024
4.	Name of the owner (s) and his/ their address(es) with Phone No. (Details of share of each owner in case of joint ownership).	: Mr. Vitthal Shankarrao Ghatе Flat No. 702, 7 th Floor, Building No. 22/B, "Shri Gagangiri 22/B SRA CHS.LTD.", Sangharsh Nagar,Chandivali Farm Road, Chandivali, Andheri (East), Mumbai - 400 072.
5.	Brief Description of the property	The Residential property under reference is Flat No. 702, 7 th Floor, Building No. 22/B, "Shri Gagangiri 22/B SRA CHS.LTD.", situated at above address is About 2 Km. From Saki Naka metro station. The area is developed and good Residential location having all civic and infrastructure facilities are available within easy reach. The location is well connected by roads & railways to destination. The Residential building under reference is of Ground + 7 th upper floors having RCC frame stucture with RCC columns, slabs, beams, projection etc. having RCC staircase & 1 Lift to access upper floors

		: <u>Landmark:</u> Near Sangharsh Nagar Garden <u>Property is bounded by :</u> <table border="1"> <tr> <td>East</td><td>:</td><td>A - Wing</td></tr> <tr> <td>West</td><td>:</td><td>C - Wing</td></tr> <tr> <td>North</td><td>:</td><td>Internal Road</td></tr> <tr> <td>South</td><td>:</td><td>Internal Road</td></tr> </table> <table border="1"> <tr> <td>Latitude</td><td>:</td><td>19°06'59.3"N</td></tr> <tr> <td>Longitude</td><td>:</td><td>72°53'42.0"E</td></tr> </table> <u>Accommodation:</u> Accommodation provided in Flat No. 702, 7th Floor consists of Hall, Kitchen, WC & Bath i.e.(1 RK) <u>Amenities of the property:</u> Ceramic Flooring, Kaddapa Platform, Ceramic with full dado ceramic in WC & Bath, Wooden Flush Door & Aluminium Sliding Windows provided. <u>Areas of Flat No. 702 :</u> As per measurement Carpet Area is 215 Sq.Ft. As per Agreement Built up Area 270 Sq.Ft. which is considered for valuation.	East	:	A - Wing	West	:	C - Wing	North	:	Internal Road	South	:	Internal Road	Latitude	:	19°06'59.3"N	Longitude	:	72°53'42.0"E
East	:	A - Wing																		
West	:	C - Wing																		
North	:	Internal Road																		
South	:	Internal Road																		
Latitude	:	19°06'59.3"N																		
Longitude	:	72°53'42.0"E																		
6.	Location of the property	:																		
	a) Plot No./ Survey No.	: C.T.S. No. 11A Part, 11A/1901 to 402, 11D Part, 16, 16/1 to 92, 19/1 to 28, 20Part, 25 Part, 25/1 to 32 & 50Part.																		
	b) Door No./ Property No.	: Flat No. 702,																		
	c) T. S. No/ Village	: Chandivali																		
	d) Ward/ Taluka	: "L" Ward / Kurla																		
	e) Mandal/ District	: Mumbai Suburban District																		

	f) Dated of issue and Validity of approved Map / Plan	Bldg. Has got Full Occupancy Certificate No. SRA / DDTP / 185 / L dated 01.07.2010
	g) Approved Map / Plan issuing Authority	Slum Rehabilitation Authority
	h) Whether Genuineness or Authenticity of Approved Map/ Plan is verified	Yes, Bldg. Has got Full Occupancy Certificate No. SRA / DDTP / 185 / L dated 01.07.2010
	i) Any Other Comments By our Empanelled Valuer On Authentic of approved Plan	No
	j) Occupancy Certificate/ Completion Certificate/ Regulation Certificate	Yes, Bldg Got. Part Occupancy Certificate No. CHE / ES / 1679 / L / 337 (NEW) / OCC/ 1 / NEW dated 29/10/2020
7.	Postal address of the property	: Flat No. 702, 7 th Floor, Building No. 22/B, "Shri Gagangiri 22/B SRA CHS.LTD.", Sangharsh Nagar,Chandivali Farm Road, Chandivali, Andheri (East), Mumbai - 400 072.
8.	City/ Town	: Mumbai
	Residential Area	: Yes
	Commercial Area	: N.A.
	Industrial Area	: N.A.
9.	Classification of Area	:
	i) High/ Middle/ Poor	: Middle Class.
	ii) Urban/ Semi-Urban/ Rural	: Urban Area.
10.	Coming under Corporation limit/ Village Panchayant/Municipality.	: Municipal Corporation of Greater Mumbai
11.	Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/cantonment area.	: N.A.
12.	Boundaries of the property	:

	East	:	A - Wing	
	West	:	C - Wing	
	North	:	Internal Road	
	South	:	Internal Road	
13.	Dimensions of the site	:	A As per Agreement	B Actuals
14.	Extent of the site	:	Carpet Area is 225 Sq.Ft.	Carpet Area is 215 Sq.Ft.
15.	Extent of the site considered for Valuation	:	Built up Area 270 Sq.Ft. which is considered for valuation	
16.	Whether occupied by the owner/tenant? If occupied by tenant since how long? Rent received per month.	:	Occupied - Mrs. Sangeeta Satpal.	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential.	
2.	Location	:		
	T. S. No.	:	N.A.	
	Block No.	:	N.A.	
	Ward No.	:	“L” Ward	
	Village/Municipality/Corporation	:	Municipal Corporation of Greater Mumbai	
	Door No. Street or Road (Pin Code)	:	Flat No. 702, 7 th Floor, Chandivali Farm Road, Pin Code - 400 072.	
3.	Description of the Locality Residential/ Commercial/ Mixed.	:	Residential.	
4.	Year of Construction	:	2010	
5.	Number of floors	:	Ground + 7 th upper floors	
6.	Type of structure	:	RCC framed structure.	
7.	Number of Dwelling Units in the Building.	:	48 Flats	
8.	Quality of Construction	:	Averagly	

9.	Appearance of the Building	:	Averagly
10.	Maintenance of the Building	:	Averagly
11.	Facilities available.	:	
	Lift	:	1 Lift
	Protected Water Supply	:	Provided Municipal water supply
	Underground Sewerage	:	Connected to Public sewerage line
	Car Parking—Open/ Covered	:	Open Parking.
	Is Compound wall existing ?	:	Yes.
	Is pavement laid around the Building?	:	Chequered tiles pavement
II	FLAT / SHOP / UNIT		
1.	The floor in which the property is situated	:	7 th Floor
2.	Door No. of the property	:	Flat No. 702
3.	Specifications of the property	:	
	Roof	:	RCC slab roofing.
	Flooring	:	Ceramic tiles flooring.
	Doors	:	Wooden Flush door
	Windows	:	Aluminium Sliding window
	Fittings	:	Concealed.
	Finishing	:	Normal
4.	House Tax	:	Details not available.
	Assessment No.	:	
	Tax paid in the name of	:	
	Tax amount	:	
5.	Electricity Service Connection No.	:	Details not available.
	Meter Card is in the name of	:	
6.	How is the maintenance of the property?	:	Averagly
7.	Documents in the name of	:	Mr. Vitthal Shankarrao Ghate

8.	What is the undivided area of land as per Sale Deed?	:	N.A.
9.	What is the plinth area of the property?	:	Capert Area 225 Sq.Ft. (As per Agreement)
10.	What is the Floor Space Index (Approx).	:	As per Local norms
11.	What is the Carpet area of the property?	:	Capert Area 225 Sq.Ft. (As per Agreement)
12.	Is it Posh/ I Class/ Medium/ Ordinary?	:	Medium Class.
13.	Is it being used for Residential or Commercial purpose?	:	Residential purpose.
14.	Is it owner occupied or let out?	:	Occupied - Mrs. Sangeeta Satpal.
15.	If rented, what is the monthly rent?	:	N.A.
IV	MARKETABILITY		
1.	How is the marketability?	:	Good.
2.	What are the factors favouring for an extra Potential Value?	:	Good Residential area.
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 property with same specifications in the adjoining locality? (Along with Details/ Reference of at Least Two Latest Deals/ Transactions with Respect To adjacent Properties In The areas)	:	Rs.14,500/- to Rs.15,500/-per sq. ft. on area depending upon location and amenities

2.	Assuming it is a new construction, what is the adopted basic composite rate of the property under valuation after comparing with the specifications and other factors with the property under comparison (given details).	:	Rs.14,500/- to Rs.15,500/- per sq. ft. on area depending upon location and amenities	
3.	Break-up for the Rate:			
	i) Building + Services	:	Rs. 2,500/- per sq.ft.	
	ii) Land + Others	:	Rs.12,600/- per sq.ft.	
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed).	:	Rs. 1,90,270/- per sq. Mtrs. i.e Rs. 17,677/- per sq. ft., As per Ready Reckoner.	
5.	Insurance Value	:	Built up Area	270 Sq.Ft.
			Cost of Construction	Rs. 2,500/- per sq.ft.
			Value	Rs. 6,75,000/-
I.	COMPOSITE RATE ADOPTED:			
a.	Depreciated Building Rate	:	Rs. 2,000/- per sq. ft. (20% Depreciated rate which is considered for valuation)	
	Replacement cost of property with Services [v(3)i]	:	Rs. 2,500/- per sq. ft.	
	Age of building	:	16 Years (2010)	
	Life of the Building estimated	:	44 years (Subject to proper and regular maintenance of the building).	
	Depreciation percentage assuming the salvage value as 10%	:	20%	
	Depreciated Ratio of the Building	:	N.A.	
b.	Total Composite Rate arrived for valuation.	:	Rs. 14,600/- per sq.ft.	
	Depreciated Building Rate VI(a)	:	Rs. 2,000/- per sq.ft.	
	Rate of Land and Other V(3)ii	:	Rs.12,600/- per sq. ft.	
	Total Composite Rate	:	Rs. 14,600/- per sq.ft.	

Declaration: - We hereby declare that:

- a) The Information furnished in our report Dt. 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.
- b) We have no direct or indirect interest in the property valued.
- c) Flat Number and Name is not mentioned on Entrance Door and Flat Number and Seller name (Mr. Ramcharan Ramdas Yadav) is mentioned on Society Display Board.
- d) We inspected the property through our Engineer Mr. Jayesh Sail on 02.06.2026
- e) We have not been convicted of any offence and sentenced to a term of imprisonment
- f) We have not been found guilty of misconduct in our professional capacity.
- g) We are registered under Section 34 AB of the Wealth Tax Act, 1957 and that I am the authorized official of the firm who is competent to sign this valuation report.
- h) Bank is requested to obtain original sale deed/search report/sanctioned plan/property card/Tax receipt/electricity bill etc.
- i) Photographs of the property taken by us are attached with this report.
- j) This valuation is purely an opinion & has no legal or contractual obligation on our part.
- k) The rates are based on current market conditions and this may vary with time & status.
- l) This valuation report is given on the request of Bank officials.
- m) This report is based on some assumptions, where no data was available or was not made available. On the basis documentary proof.
- n) Abnormal fluctuations in the real estate market have not been considered in the valuation.
- o) This valuation report is for specific purpose, however if used otherwise for any other purpose, partially or fully it could be misleading.
- p) The present valuation report shall stand valid for the period of three years from the date of issuance. Further, thereafter expiry of period of three years the issuer shall not be responsible for any claims and/or objections of whatsoever in nature. After the expiry of period of three years the issuer shall not be prosecuted in any court of law.
- q) The property is identified and shown by Mrs. Sangeeta Satpal (New Owner)
- r) Subject the property is NPA account and Occupied by Mrs. Sangeeta Satpal.

For MAHESH SHETTY CONSULTANTS & VALUERS LLP.

PLACE: MUMBAI

DATED: 03.06.2026

AUTH. SIGN.
(Approved valuer of Indian Overseas Bank)

DETAILS OF VALUATION

S. No.	Description	Built up Area (sq. ft.)	Rate (Rs. / sq. ft.)	Value (Rs)
1.	Present value of the property	270	14,600/-	39,42,000/-
2.	Car Parking Space	--	--	--
3.	Wardrobes	--	--	--
4.	Showcases/ almirahs	--	--	--
5.	Kitchen arrangements	--	--	--
6.	Superfine finish	--	--	--
7.	Interior Decorations	--	--	--
8.	Electricity deposits/Electrical fittings etc.	--	--	--
Value Rs.				39,42,000/-

(Rupees: Thirty Nine Lacs & Forty Two Thousand Only).

RELIABLE VALUE:

Rs. 35,48,000/- (Rupees: Thirty Five Lacs & Forty Eight Thousand Only).

DISTRESS SALE VALUE:

Rs. 31,53,000/- (Rupees: Thirty One Lacs & Fifty Three Thousand Only).

THE PURCHASE VALUE OF THE ABOVE PROPERTY (CONSIDERATION AMOUNT AS PER AGREEMENT) As of Rs. 49,90,000/- (Rupees: Forty Nine Lacs & Ninety Thousand Only).

FOR MAHESH SHETTY CONSULTANTS & VALUERS LLP.

PLACE: MUMBAI

DATE: 03.06.2026

DIRECTOR / AUTH. SIGN.
Approved Valuer of Indian Overseas Bank.

The undersigned have inspected the property detailed in the Valuation Report dated 03.06.2026 visited on _____. We are satisfied that the fair and reasonable market value of the property is _____

Branch Manager/Officer-in-charge of Advance Department
Date: 03.06.2026

DECLARATION FROM VALUERS

We hereby declare that-

- a. The information furnished in my valuation report Dtd. 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.
- b. We have no direct or indirect interest in the property valued
- c. We have inspected the property on 02.06.2026. The work is not sub-contracted to any other valuer and carried out by myself.
- d. We have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. We have not been found guilty of misconduct in my professional capacity.
- f. We 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. We 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. We abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
- i. We are registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the 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	Particulars	Valuer's comment
1	Background Information Of The Asset Being Valued	Residential Flat
2	Purpose Of Valuation And Appointing Authority	To Ascertain Present FMV
3	Identity Of The Valuer And Any Other Experts Involved In The Valuation	We Are Registered Under Valuer Under 34 AB Wealth Tax Act & IBBI

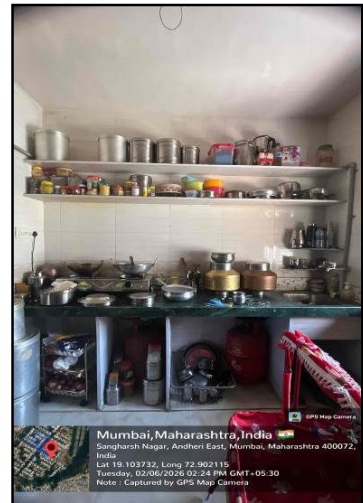
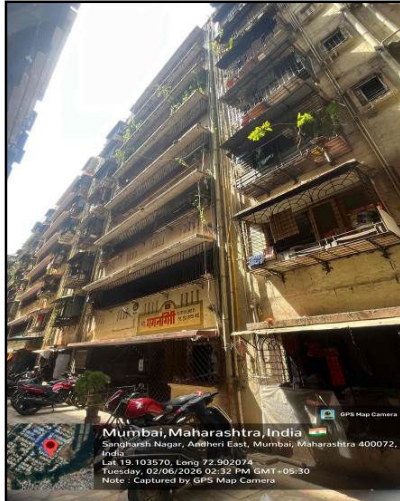
4	Disclosure Of Valuer Interest Or Conflict, If Any	We have no direct or indirect interest in the property valued
5	Date Of Appointment, Valuation Date And Date Of Report	02.06.2026, 03.06.2026 03.06.2026
6	Inspections And/Or Investigations Undertaken	Inspected on 02.06.2026
7	Nature And Sources Of The Information Used Or Relied Upon	Enquired with local Architects and Real estate consultants about the current market rates in that area and on this basis, property is valued under "Selling Price Method"
8	Procedures Adopted In Carrying Out The Valuation And Valuation Standards Followed	As per IVS
9	Restrictions On Use Of The Report, If Any	This Valuation Report Is For Specific Purpose, However If Used Otherwise For Any Other Purpose, Partially Or Fully It Could Be Misleading
10	Major Factors That Were Taken Into Account During The Valuation	Specific Approval , Use & Access Of the Property
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	We have assumed That The subject property has clear Title With All the Necessary Approvals & Same Has been Considered For valuation Exercise

For MAHESH SHETTY CONSULTANTS & VALUERS LLP.

PLACE: MUMBAI
DATED: 03.06.2026

AUTH. SIGN.
(Approved valuer of Indian Overseas Bank)

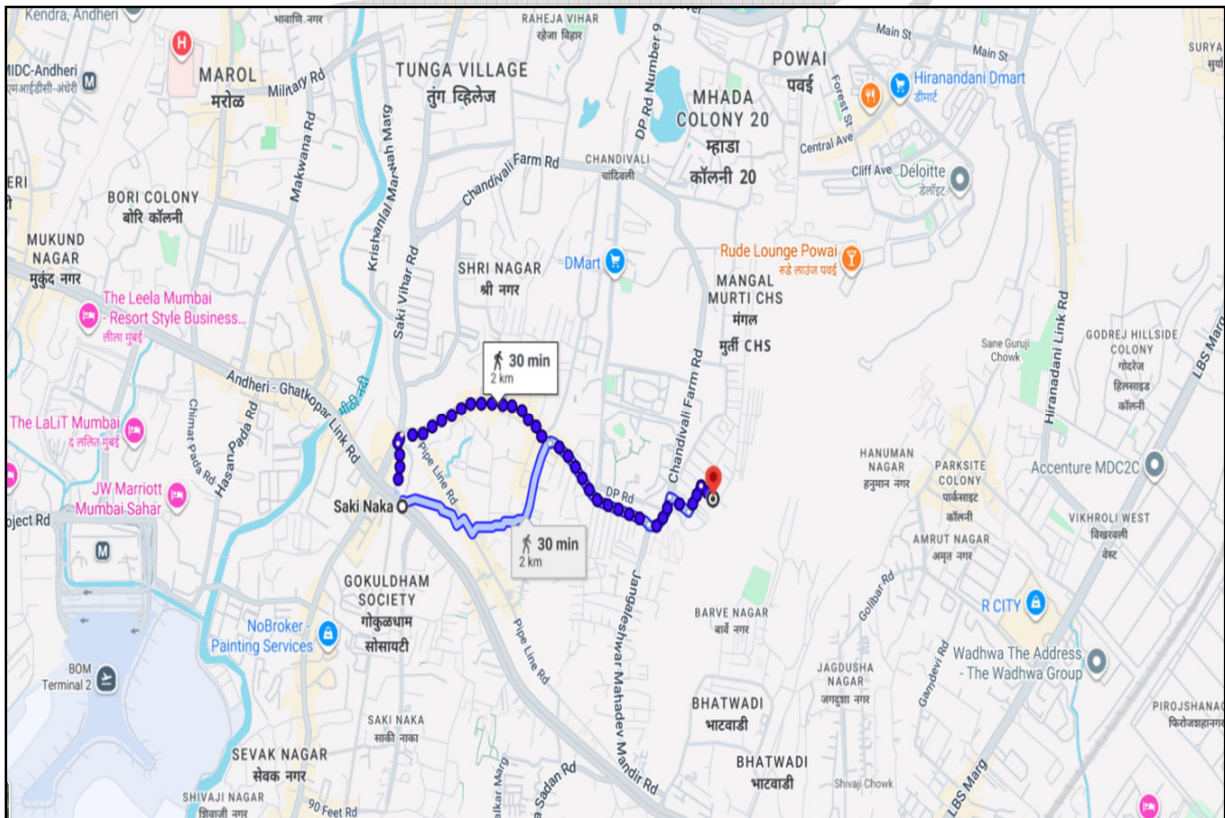
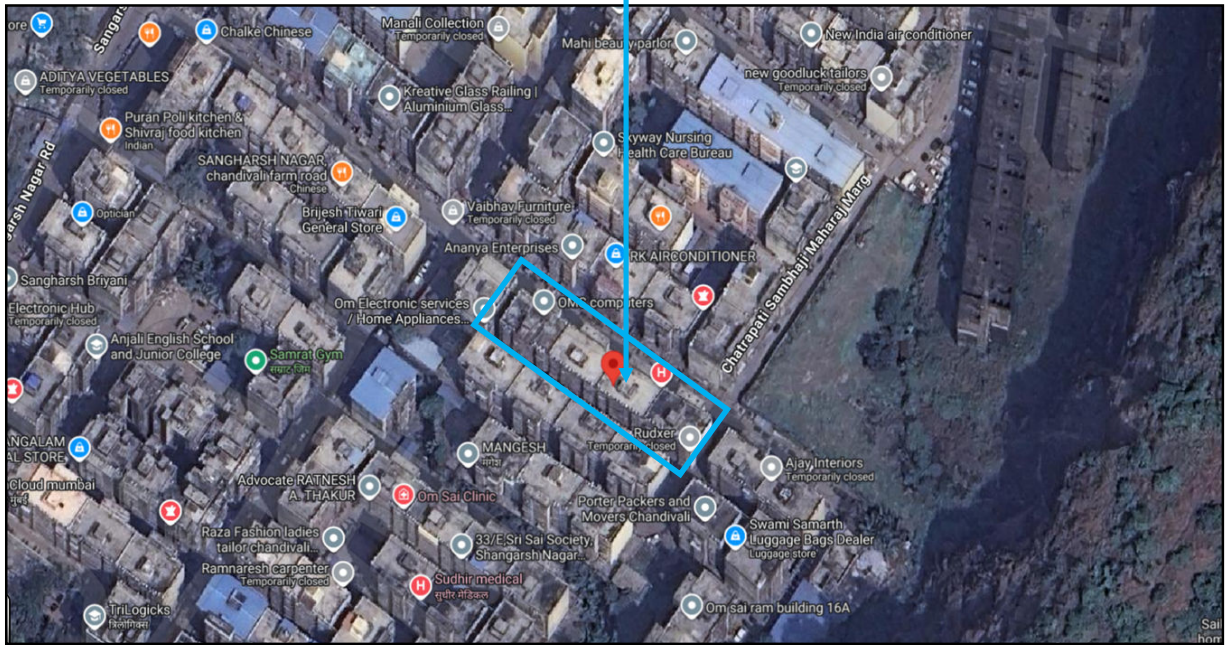
Mr. Vitthal Shankarrao Ghat
Flat No. 702, 7th Floor, Building No. 22/B,
“Shri Gagangiri 22/B SRA CHS.LTD.”, Sangharsh Nagar,
Chandivali Farm Road, Chandivali, Andheri (East),
Mumbai - 400 072.





Route Map of the property

Site u/r



Latitude Longitude - 19°06'13.3"N 72°54'07.3"E

Note: The Blue line shows the route to site from nearest Metro Station (Saki Naka 2 Km)