RANADE & ASSOCIATES

Consulting Engineers, Chartered Engineers, Valuers,
Empaneled by Various Banks, Insurance Cos., Income Tax

Ph.: 2542 43 98 / 2533 91 79
9930408872

● Flat No. 404, "A" Wing, Fantasia CHS Ltd., Raheja Garden, Teen Hath Naka,Naupada, Thane 400604
● Block No.2, Smruti Vinayak Ground Floor, S.V.Road, Behind Pattekar Bldg., Naupada, Thane - 400 602. Email : ranadeandassociates@gmail.com

Ref. No.: 2026 1075 **Date:** 18 – August – 2026

To,
The Chief Manager,
Canara Bank,
Regional Office Thane,
Wagle Estate, Thane (W)

As per your instructions valuation of flat of Mr. Yuvraj Genu Rathod was undertaken to estimate its "Fair Market Price" and "Distress Saule Value" as account has become a Non performing Account.

To estimate fair market value for the same the building in which flat is situated was visited for inspection and verification through valuation angle on 18 – August – 2026 and findings are as follows;

Area and other relevant details are relied upon details provided by earlier report for M/s. Basavraj Masanagi & Co. Vashi, Navi Mumbai dated 27 – October - 2021 and Bank.

ANNEXURE-III
VALUATION OF APARTMENT BY COMPOSITE RATE METHOD
REPORT ON VALUATION

(Under construction/ ~~existing~~ apartment)

Ref :	PART A	
I	GENERAL	
1.	Purpose of Valuation	To estimate fair market value and distress sale price as account has become non - performing asset.
2.	a. Date of Inspection	18 – August – 2026
	b. Date of Valuation	18 – August – 2026
3.	Name of the owner (s) and his/their Address (es) with Phone No. (details of share of each owner in case of joint ownership) (as reported) and address	Mr. Yuvraj Genu Rathod - Owner. It is a single ownership
4.	Document Produced for perusal	
	i) Allotment Letter	Photocopy of Allotment Letter issued by CIDCO – Mass Housing Scheme Ref. No. 10029374 / dated 12 – September – 2022. Customer No. 30586252.
	ii) Commencement Certificate	Flat and building are situated in building approved by CIDCO.

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	iii) Occupancy Certificate	At the time of inspection Occupancy Certificate and sanction plan copy was not provided.
5.	Brief description of the property	Flat on Third floor.
6.	Location of the Property	
	a. Plot No. / Survey No.	Plot No. 1, Sector – 40
	b. Door No.	Apartment No. 0306 on Third floor, Bldg. No. E 08
	c. C. T.S. No. / Village	Kharghar.
	d. Ward / Taluka	Panvel.
	e. Mandal / District	Raigad.
	f. Date of issue and validity of layout of approved map / plan	
	g. Approved map / plan issuing Authority	By CIDCO
	h. Whether genuineness or authenticity of approved map / plan is verified	No, we have relied upon documents provided.
	i. Any Other comments by our empanelled valuers on authentic of approved plan	No.
7.	Postal Address of the property	Apartment No. 306 on Third floor, Building No. E 08 Building named as "Bageshree CHS Ltd." in "Mass Housing Scheme, (EWS)" situated on Plot No. 1, Sector – 40, near Kharghar Football Stadium in Kharghar, Tal - Panvel, Dist. Raigad - 410 210. Soc. Reg. No.: NBOM / CIDCO / HSG / (T.C.) / 10042 / AR / 2023 – 24.
8.	City / Town	Kharghar
	Residential Area	Residential Area.
	Commercial Area	It is not commercial.
	Industrial Area	It is not Industrial area.
9.	Classification of the Area	i) ~~High/~~Middle/~~Poor~~
		ii) Urban/~~Semi-Urban/Rural~~
10.	Coming under Corporation limit / Village Panchayat / Municipality	Within limits of CIDCO and Panvel Municipal Corporation.
11.	Whether covered under any state / central Govt enactments (e.g Urban Land Ceiling Act) or notified under agency area / scheduled Area cantonment area	As per available information plot is not covered any of the enactments mentioned herein.
12.	Boundaries of the property	
	North	By Building No. L – 15
	South	By Building No. E – 07
	East	By Open Land and village Houses
	West	By Building No. L - 12 & Internal Road

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13.	Dimensions of the apartment		Dimn. In feet
14.	Extent of the site		
14.1	Latitude, Longitude & Co-ordinates of apartment and building	19°04'05.3"N 73°05'07.1"E	
	Latitude	19.068146	
	Longitude	73.085313.	
15.	Extent of the site considered for valuation (least of 13A & 13B)		
16	Whether occupied by the owner/tenant? If occupied By tenant	At the time of inspection flat was in possession of Leave and License.	
A	Name of the tenant/s	Mrs. Shaikh.	
B	Contact no.	Details with owner's.	
C	Since how long he is occupying the house/ building	Details with owner's.	
D	Monthly rent	INR 10,000/-Months	
E	Copy of rent agreement/ lease agreement (mandatory)	Details with owner's.	
II.	APARTMENT BUILDING :		
1.	Nature of the Apartment	RCC super structure.	
2.	Apartment No. and Floor	Apartment No. 306 on Third floor.	
3.	Name of the Apartment	Building No. E 08 Building named as "Bageshree CHS Ltd." in "Mass Housing Scheme, (EWS)"	
4.	Postal Address	Apartment No. 306 on Third floor, Building No. E 08 Building named as "Bageshree CHS Ltd." in "Mass Housing Scheme, (EWS)" situated on Plot No. 1, Sector – 40, near Kharghar Football Stadium in Kharghar, Tal - Panvel, Dist. Raigad - 410 210. Soc. Reg. No.: NBOM / CIDCO / HSG / (T.C.) / 10042 / AR / 2023 – 24.	
5.	Location	Situated on Plot No. 1, Sector – 40, near Kharghar Football Stadium in Kharghar, Tal - Panvel, Dist. Raigad - 410 210.	
	T.S. No.	Refer Point No.[I(6(a))]	
	Block No.	Not applicable.	
	Ward No.		
	Village / Municipality / Corporation	Village Kharghar, within limits of Panvel Municipal Corporation.	
	Door No., Street or Road (Pin Code)	410 206.	
6.	Description of the locality	Residential.	
7.	Year of Construction	In year 2022 – 23 or there abouts.	
8.	Number of floors	Ground plus fourteen upper floors RCC building with lift.	
9.	Type of Structure	RCC super structure with RCC footings, columns, beams and slabs, internal and external walls are made up of well burnt	

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		bricks and coated with cement paint and internal walls are painted with good quality paint, wooden doors and aluminum glass sliding windows with grills, vitrified flooring, granite kitchen platform with inbuilt sink.
10.	Number of dwelling units in the building	Each floor has 6 flats.
11.	Quality of construction	Good.
12.	Appearance of the building	Good.
13.	Maintenance of the building	Good.
14.	Facilities available	
	Lift	Yes provided.
	Protected water supply	Provided.
	Underground Sewerage	Provided.
	Car Parking	Not provided.
	Open / Covered	Yes provided.
	All-round Compound Wall	Yes provided.
	Pavement around the building	Yes provided.
	Any other Facility	Nil.
III.	APARTMENT	
1.	The floor in which the apartment is situated	Third floor.
2.	Door number of the apartment	Flat No. 306
3.	Specification of the apartment	
	Roof	RCC
	Flooring	Good quality.
	Doors	Wooden doors.
	Windows	Aluminum glass sliding windows.
	Fittings	Good quality.
	Finishing	Good quality.
4.	House Tax	
	Assessment No.	
	Tax amount	
	Tax paid in the name of	
5	Electricity service connection	
	Consumer number	
	Meter Card is in the name of	-
6.	How is the maintenance of the apartment?	Quality of construction is very good.
7.	Allotment Letter in the name of	Mr. Yuvraj Genu Rathod
8.	What is the undivided area of land as per sale deed?	Proportionate to area of apartment with respect to area of plot.
9.	What is the plinth area of the apartment	334 Sft. built up.
10.	What is the floor space index (Approx)?	As per D.C. rules.

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11.	What is the carpet area of the apartment?	25.81 Sq. Mtr. or say 278 Sft. carpet -as per CIDCO allotment letter.
12.	Is it posh/I Class/ Medium / Ordinary	Medium Locality.
13.	Is it being used for residential or commercial?	Residential use of premises.
14.	Is it owner occupied or tenanted	At the time of inspection flat was in possession of Leave and License.
15.	If tenanted, what is the monthly rent?	INR 10,000/-

DRAWING APPROVAL (Discuss here the building approval, reference, violations observed if any, and its consequences thereof)

Construction permission Issued by CIDCO.

PART C – VALUATION OF EXISTING FLAT

A. GENERAL:

1	How is the marketability? :	Good.
2	What are the factors favouring for an extra potential value?	Nil.
3	Any negative factors observed which affect the market value in general	Nil.

RATE

1	After analysing the comparable sale instances, what is the composite rate for a similar offices 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)	INR 13,000/Sft. carpet
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat undervaluation after comparing with the specifications and other factors with the flat under comparison(Give details)	INR 12,000 to INR 15,000/Sft. carpet – depending upon location and condition of apartment and building.
3	BREAK UP FOR THE RATE	
	Building + Services 278 Sft. carpet @ INR 2,000/Sft.	INR 5,56,000/-
	Land + others 278 Sft. carpet @ INR 11,000/Sft.	INR 30,58,000/-
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Stamp duty rate INR/Sq. Mtr. (Zone sub Zone No. 20/40 of Sector 40, village Kharghar of Stamp duty reckoner for year 2026 - 27) Residential INR 55,800/Sq. Mtr.

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Stamp duty valuation for apartment : (area for stamp duty calculation - considered as per area mentioned in agreement)

1	Stamp duty rate INR/Sq. Mtr. (Zone sub Zone No. 20/40 of Sector 40, village Kharghar of Stamp duty reckoner for year 2026 - 27)	INR 55,800/Sq. Mtr.
	~~Plus 5 % as flat is on higher floor (for flats between 5th to 10th floor)~~	INR 00.00/Sq. Mtr.
	Total **(A)**	INR 55,800/Sq. Mtr.
2	Market rate of plot as per Stamp Duty Reckoner **(B)**	INR 21,100/Sq. Mtr.
3	**(C)** = Difference between **(B)** and **(A)**	INR 34,700/Sq. Mtr.
4	Capital cost of structure applicable as per Depreciation Table **(D)**	Nil %
5	Applicable Stamp duty rate = **B + (C x D)**	INR 55,800/Sq. Mtr.
6	Stamp duty valuation = Applicable Stamp duty rate x area of premises	INR 55,800/Sq. Mtr. x 30.972 Sq. Mtrs.
7	Valuation as per Stamp duty reckoner)	**INR 17,28,238/-**

B. COMPOSITE RATE ADOPTED AFTER DEPRECIATION:

A	Depreciated Building Rate	
	Replacement cost of flat with Services (v(3)i)	INR 5,56,000/-
	Age of the building	05 years.
	Life of the building estimated	60 years.
	Depreciation percentage assuming the salvage value as 10%	5 % per annum
	Depreciated Ratio of the building	INR 27,800/-
B	Total Composite rate arrived for valuation	
	Depreciated Building rate VI(a)	INR 5,28,200/-
	Rate for Land & other V(3) ii	INR 30,58,000/-
	Total Composite Rate	INR 35,86,200/- or say INR 35,83,000/-

C. VALUATION DETAILS:

Sr. Nos.	DESCRIPTION	QUANTITY	RATE PER UNIT (INR)	ESTIMATED/ PRESENT VALUE (INR)
	Present value of the			INR 35,83,000/-
	Flat (incl. car parking, if provided)			
	Wardrobes			
	Show cases			
	Kitchen arrangements			
	Superfine finish			
	Interior decorations			
	Electricity, water, drainage deposits etc.			
	Electrical fittings, etc.			
	Extra Collapsible gates/ grill works etc.			
	Potential Value, if any?			
	Share of common amenities, If any?			
			TOTAL INR	INR 35,83,000/-

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Factors favouring for an additional value	
1.	
2.	
Add	
(+)	INR 35,83,000/-
Factors favouring for less value	
1.	
2.	
Less	
(-)	
Present Market Value	**INR 35,83,000/-**
Any other details	

Apartment No. 306 on Third floor, Building No. E 08 Building named as "Bageshree CHS Ltd." in "Mass Housing Scheme, (EWS)" situated on Plot No. 1, Sector – 40, near Kharghar Football Stadium in Kharghar, Tal - Panvel, Dist. Raigad - 410 210. It is an upper and middle-class residential locality, having facilities and amenities are located nearby. Auto rickshaw, B.E.S.T., N.M.M.T. buses is the mode of transport from Kharghar railway station. Market rates for apartments in this area are say INR 13,000/Sft. carpet – depending upon location and condition of apartment and building. Flat and building are in good condition.

Considering above factors fair market price of apartment in the subject measuring 278 Sft. carpet is estimated as follows;

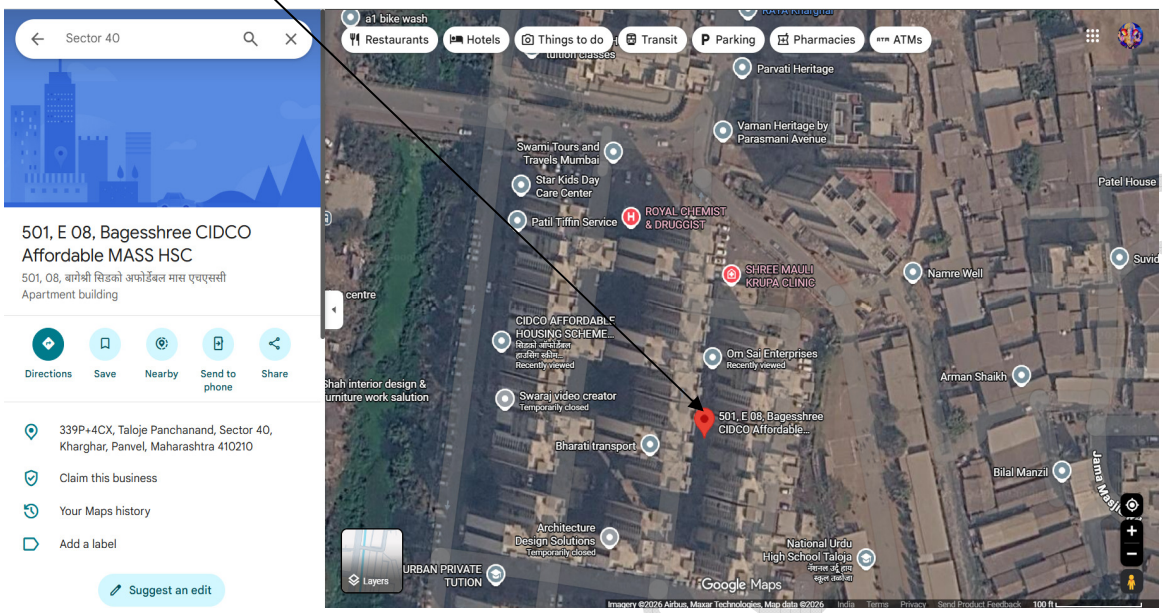
278 Sft. carpet @ INR 13,000/Sft. carpet i.e. INR 36,14,000/-
05 % Less – depreciation in (Building + Service) around INR 27,800/-
Fair market price INR 35,86,200/-
Or say INR 35,83,000/-

Also, such aspects as;

impending threat of acquisition by government for road widening/public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast/tidal level must be incorporated) and their effect on i) salability	As per information available as on date of valuation and observations at the time of inspection property is not affected by any of the above factors
ii) Estimated present rental income	INR 12,000/-
iii) Estimated future rental income:	as a special assumption it is assumed that market conditions will remain in line with those prevailing as on today and rental income will increase / decrease accordingly.
iv) any likely income it may generate may be discussed	– Rental income in line with market conditions.

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Building No. E 08 Building named as "Bageshree CHS Ltd." in "Mass Housing Scheme, (EWS)" situated on Plot No. 1, Sector – 40, near Kharghar Football Stadium in Kharghar, Tal - Panvel, Dist. Raigad - 410 210. Global Co-ordinates: Latitude: 19.068146, Longitude: 73.085313.



As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is INR 35,83,000/– (INR Thirty Five Lakhs Eighty Three Thousand only). The realizable value INR 32,25,000/- (Rupees Thirty Two Lakhs Twenty Five Thousand Only) and the distress value INR 28,67,000/- (Rupees Twenty Eight Lakhs Sixty Seven Thousand Only).

SANJAY SURESH RANADE
Digitally signed by SANJAY SURESH RANADE
Date: 2026.08.21 16:55:56 +05'30'

Place: Thane
Date: 18 – August – 2026

Signature
(Name and official Seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report dated _____on _____. We are satisfied that the fair and reasonable market value of the property is INR_____(INR_____only).

Signature
(Name of the Branch Manager with Office Seal)

Encl: 1. Declaration from the value in Format E (Annexure II)

2. Model Code of conduct for valuer (Annexure III)

PART D - CERTIFICATE

1. It is hereby certified that in my opinion
   i) The present stage value of the apartment which is under construction is ----------/- (INR ---------- only).
   ii) The present market value of the apartment by adopting suitable composite rate is **INR 35,83,000/– (INR Thirty Five Lakhs Eighty Three Thousand only).**
   iii) The Realisable value of the property is estimated as 10 % less than the present market value at say **INR 32,25,000/- (Rupees Thirty Two Lakhs Twenty Five Thousand Only).**
   iv) The forced sale value of the property is estimated as 20 % less than the present market value at say **INR 28,67,000/- (Rupees Twenty Eight Lakhs Sixty Seven Thousand Only).**
2. Number of title deed(s) involved in this apartment is one. The relevant document for the subject apartment in the opinion of this valuer is the allotment letter by **CIDCO.**
3. If this apartment is offered as security, the concerned financial institution is requested to verify the extent of undivided share of land mentioned this valuation report with respect to the latest legal opinion.
4. Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is different other than mentioned in I (1).
5. The property was inspected on dated 18 – August – 2026 along with Mr. Sachin Patil in the person of Mrs. Shaikh - Tenant.
6. The legal aspects were not considered in this valuation.
7. This valuation work is undertaken by the valuer based upon the request from Branch Manager - Canara Bank – Thane RO Branch, Thane (W).
8. Any other details

SANJAY SURESH RANADE
Digitally signed by SANJAY SURESH RANADE
Date: 2026.08.21 16:56:23 +05'30'

Place : Thane
Date : 18 – August – 2026

(Panel Valuer)

Note This report contains ……. Pages
Enclosures:
1. Key plan showing the location of the property
2. Sketch showing the location of the subject apartment with reference to the floors.
3. Sketch of the apartment if available.

(Note: The valuer may add any number of additional sheets for providing any vital data and relevant information's)

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Annexure-VIII
FOMAT-A
DECLARATION FROM VALUERS

I hereby declare that-

The information furnished in my valuation report dated 18 – August – 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.

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

I have personally inspected the property on 18 – August – 2026. The work is not sub-contracted to any other valuer and carried out by myself.

I have not been convicted of any offence and sentenced to a term of Imprisonment;

I have not been found guilty of misconduct in my professional capacity.

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.

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.

I 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 am registered under Section 34 AB of the Wealth Tax Act, 1957.

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

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Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of asset being valued;	Residential Flat.
2.	Purpose of valuation and appointing authority	To estimate fair market value and distress sale price as account has become non - performing asset. Canara Bank, Thane RO Branch
3.	Identity of the valuer and any other experts involved in the valuation;	Sanjay S. Ranade.
4.	Disclosure of valuer interest or conflict, if any;	Not applicable, Valuer doesen't have any conflict of interest.
5.	Date of appointment, valuation date and date of report;	Visit Date : 18 – August – 2026. Report Date : 18 – August – 2026.
6.	Inspections and/or investigations undertaken;	Inspected the property physically.
7.	Nature and sources of the information used or relied upon;	Details from documents provided and market enquiry.
8.	Procedures adopted in carrying out the valuation used or relied upon;	Market approach.
9.	Restrictions on use of the report, if any;	For advances.
10.	Major factors that were taken into account during the valuation;	Area of apartment, location, accessibility,
11.	Major Factors that were taken into account during the valuation;	-
12.	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.	It is assumed that documents provided are genuine.

SANJAY SURESH RANADE
Digitally signed by SANJAY SURESH RANADE
Date: 2026.08.21 16:56:40 +05'30'

Date: Thane
Place: 18 – August – 2026

Signature
(Name of the Approved Valuer
And Seal of the Firm / Company)

RANADE & ASSOCIATES

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

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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Year: 20262027

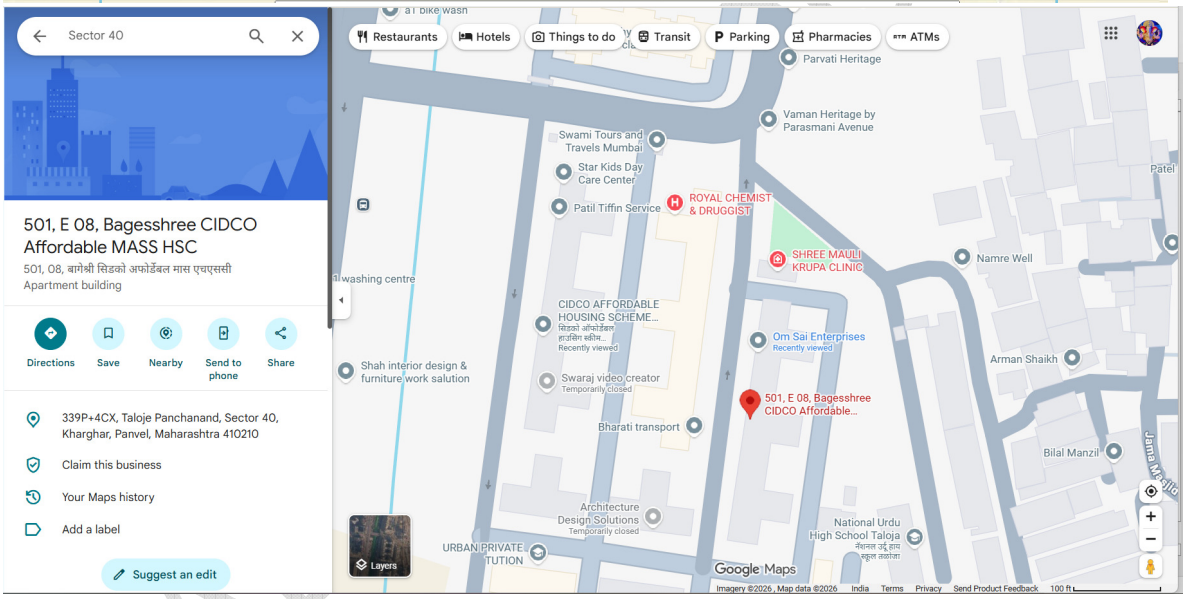
Annual Statement of Rates

Language: English

Selected District: रायगड
Select Taluka: पनवेल
Select Village: मौजे पनवेल आसुडगाव कळंबोली कामोठे खारघर रोड
Search By: Survey No / Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	20/40-खारघर सिडको से.क्र.40	21100	55800	69000	81300	69000	चौ. मीटर
SurveyNo	20/41-खारघर सिडको से.क्र.41	21800	55700	65900	79500	65900	चौ. मीटर
SurveyNo	20/42-खारघर सिडको से.क्र.42	17100	46900	54800	65900	54800	चौ. मीटर
SurveyNo	20/43-खारघर सिडको से.क्र. 43	18800	49100	58500	70300	58500	चौ. मीटर
SurveyNo	20/44-खारघर सिडको से.क्र.44	18800	49100	58500	70300	58500	चौ. मीटर

... 31 32 33 34 35 36 37 38 39 40 ...



Photographs of Apartment No. 306 on 3rd floor, Building No. E 08 in "Mass Housing Scheme, (EWS)" situated on Plot No. 1, Sector – 40, near Kharghar Football Stadium in Kharghar - 410 210.





Front view of the building





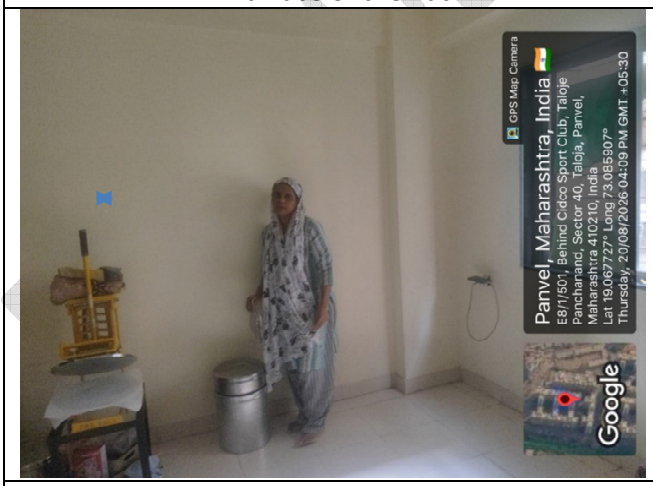
Society Name plate



Entrnace of the flat



Hall portion of the flat



Bedroom Portion of the flat



Kitchen portion of the flat

SANJAY SURESH RANADE
Digitally signed by SANJAY SURESH RANADE
Date: 2026.08.21 16:56:55 +05'30'