VALUATION REPORT

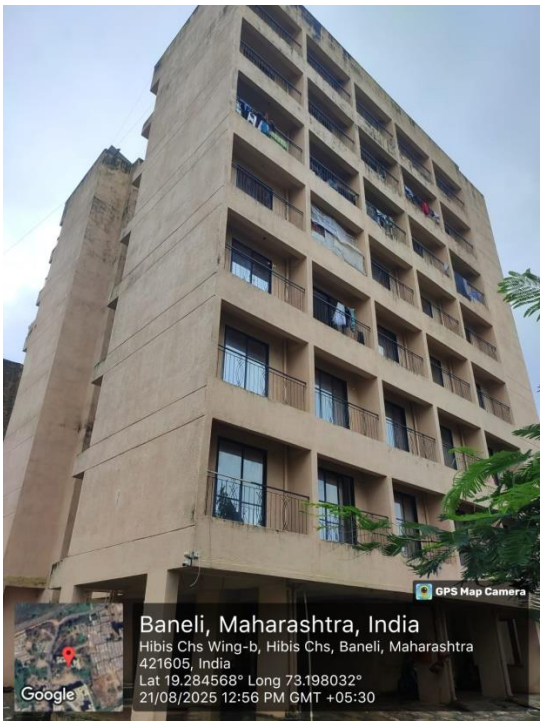
Of

ANKUSH DADA PADALKAR.

At.

"FALCO MARIGOLD",

Flat No. 704 On 7th Floor, Building Known as "**FALCO MARIGOLD",** Situated at Survey No. 54, H. No. 18A, of Village Balyani, Near Mataji Temple, Taluka Kalyan, Titwala (East), District – Thane- 421605.



For,

CANARA BANK –ARM BALLARD ESTATE BRANCH

BY

TASADOR CONSULTATION LLP

MR. NIKHIL SHANTARAM KALE

M. Val. B.E. Civil, Licensed Surveyor & Valuer

Head Office. A-17, 4th /Loor,13-/A, Vaishali CHS Ltd ,G.D.Ambedkar Marg, Abhyudaya Nagar, Kala Chowki, Mumbai -400033

Branches: Mumbai, Pune, Nashik, Jaipur,Nagpur Email: tasadorconsultationllp@gmail.com

MOBILE 8652843786/8652236786

VALUATION REPORT

BANK:	CANARA BANK – ARM -BALLARD ESTATE BRANCH	**Report No.:**	TCL058
To.:	The Branch Head	**Date:**	23-08-2025

1.	**Purpose of Valuation**	:	To Ascertain fair market value.
2.	**Name of Applicant**	:	**ANKUSH DADA PADALKAR.**
3.	**Date of Property visit**	:	21-08-2025
4.	**Address of the property**	:	Flat No. 704 on 7th Floor, Building Known as "**FALCO MARIGOLD**" Situated at Survey No. 54, H. No. 18A, of Village Balyani, Near Mataji Temple, Taluka Kalyan, Titwala (East), District – Thane- 421605.
5.	**Google map location**	:	**19°17'03.8"N 73°11'53.9"E**
6.	**Valuation**		

Fair market Value (F. M. V)	:	**Rs.**	**Rs. 39,98,000/-**
Realizable Value(10% Less than the F.M.V)	:	**Rs.**	**Rs. 35,98,200/-**
Distress Value (20% Less than the F.M.V)	:	**Rs.**	**Rs. 31,98,400/-**

Date. 23-08-2025
Place: Mumbai

Signature
NIKHIL SHANTARAM KALE
Digitally signed by NIKHIL SHANTARAM KALE
Date: 2025.09.17 10:35:48 +05'30'

MR. NIKHIL SHANTARAM KALE
(M. Val. B.E. Civil, Licensed Surveyor & Valuer, CAT-I/ 518 of2022)

Internal

VALUATION REPORT (IN RESPECT OF RESIDENTIAL FLAT)

I	**GENERAL**		
1.	Purpose for which the valuation is made	:	To ascertain present FMV of the property as on date.
2.	a) Date of Inspection	:	21-08-2025
	b) Date on which the valuation is made	:	23-08-2025
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).	:	**ANKUSH DADA PADALKAR.**
4.	List of documents produced for perusal	:	• Index II Sr. No. Kalyan-2- 24707/2021, Dated: 29th Dec 2021 • Previous Valuation Report Ref. No. 48396, Dated 10/01/2022 (Prepared by Aarch Consultants & Valuers.) • Occupancy Certificate No.KDMC/NRV/CC/KV/413 Dated 20/02/2023 (Issued by KDMC)
5.	Brief Description of the property	:	The subject property is residential 2BHK flat (as per Index II) , Situated at of Flat No. 704 on 7th Floor, Building Known as "**FALCO MARIGOLD",** Situated at Survey No. 54, H. No. 18A, of Village Balyani, Near Mataji Temple, Taluka Kalyan, Titwala (East), District – Thane- 421605. & The subject building is about 1.6 KM away from Titwala East Railway Station
6	Location of the property		
	a) Plot No./ Survey No.	:	Survey No. 54, H. No. 18A,
	b) Door No./ Property No.	:	Flat No. 704
	c) T. S. No/Village	:	Vllage Balyani
	d) Ward/ Taluka	:	Taluka Kalyan
	e) Mandal/District	:	District Thane
7.	Postal address of the property	:	Flat No. 704 on 7th Floor, Building Known as "**FALCO MARIGOLD",** Situated at Survey No. 54, H. No. 18A, of Village Balyani, Near Mataji Temple, Taluka Kalyan, Titwala (East), District – Thane- 421605
8.	City/ Town	:	Titwala (East), Thane.
	Residential Area	:	Yes
	Commercial Area	:	No
	Industrial Area	:	No
9.	Classification of Area	:	
	i) High/ Middle/ Lower/Poor	:	Middle Class

Internal

	ii) Urban/ Semi-Urban/ Rural	:	Urban	
10	Coming under Corporation limit/ Village Panchayat/Municipality.	:	Within Limits KDMC	
11	Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/cantonment area.	:	No	
12.	Boundaries of the property	:	**As per Agreement**	**As per Actual**
	North	:	NA	Open Plot
	South	:	NA	Sai Kanhuji Police Sankul
	East	:	NA	Open Plot
	West	:	NA	HIBIS CHS,
13	Dimensions of the site	:	**A (As per Documents)**	**B (Actuals)**
14	Extent of the site	:	As per Agreement – Carpet 43.19 sq. mtr. & F.B. area 6.31 sq.mtr. Total Carpet 49.50 sq. mtr. **533.00 sqft Carpet area**	NA.
14.1	Latitude, Longitude & Co-ordinates of flat	:	19.16682, 73.08238	
15.	Extent of the site considered for Valuation	:	49.50 sq. mtr. i.e. **533.00 sqft Total Carpet area** (As Per Agreement)	
16.	Whether occupied by the owner/ tenant? If occupied by tenant since how long? Rent received per month.	:	Under Construction Building. (Vacant Flat)	
11	**APARTMENT BUILDING**			
1.	Nature of the Apartment	:	Residential Building	
2.	Flat No. & Floor	:	Flat No. 704 on 7th Floor	
3.	Name of the Apartment	:	"**FALCO MARIGOLD**",	
4.	Location/Land Mark	:	Near Mataji Temple, Taluka Kalyan, Titwala (East),	
	T. S. No.	:	Survey No. 54, H. No. 18A,	
	Block No.	:	-	
	Ward No.	:	-	

Internal

	Village/Municipality/Corporation	:	Within Limits KDMC
	(Pin Code)	:	Pin code - Thane-421605
5.	Description of the Locality Residential/ Commercial/Mixed.	:	Residential
6.	Year of Construction	:	2023 (As per Occupancy)
7.	Number of floors	:	Ground/Stilt + 7th upper floors
8.	Type of structure	:	RCC framed structure.
9	Number of Dwelling Units in the Building.	:	6 flats on Each
10	Quality of Construction	:	Good
11	Appearance of the Building	:	Good
12	Maintenance of the Building	:	Good
13	Facilities available.	:	
	Lift	:	1 lift
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking—Open/ Covered	:	Yes (Covered Car Parking)
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building?	:	Yes
III.	**FLAT**		
1.	The floor in which the property is situated	:	7th Floor
2.	Door No. of the property	:	Flat no. 704
3.	Specifications of the property	:	
	Roof	:	RCC Slab
	Flooring	:	Vitrified Tiles
	Doors	:	Wooden Doors
	Windows	:	Alum. Sliding Windows
	Fittings	:	Concealed
	Finishing	:	Plaster
4.	House Tax	:	Not Provided
	Assessment No.	:	Not Provided

Internal

	Tax paid in the name of	:	Not Provided
	Tax amount	:	Not Provided
5.	Electricity Service Connection No.	:	Not Provided
	Meter Card is in the name of	:	Not Provided
6.	How is the maintenance of the property?	:	Door Locked
7.	Deed executed in the name of	:	**ANKUSH DADA PADALKAR.**
8.	What is the undivided area of land as per Sale Deed?	:	NA
9.	What is the plinth area of the property?	:	NA
10	What is the Floor Space Index (Approx.).	:	NA
11	What is the Carpet/ Built up area of the property considered for Valuation	:	49.50 sq. mtr. i.e. **533.00 sqft Total Carpet area** (As Per Agreement) **54.45 sq. mtr. i.e. 586.00 sq.ft. Built up (10% loading on Carpet)**
12	Is it Posh/ I Class/ Medium/ Ordinary?	:	Medium
13	Is it being used for Residential/ Commercial/Industrial purpose?	:	Residential
14	Is it owner occupied or let out?	:	Door Locked.

PART C - VALUATION OF EXISTING PROPERTY

IV	**MARKETABILITY**		
1.	How is the marketability?	:	Good
2.	What are the factors favouring for an extra Potential Value?	:	All other civic amenities are available nearby and within easy reach.
3.	Any negative factors are observed which affect the market value in general?	:	No.
V	**RATE**		

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1.	After Analysing the comparable sale instances, what is the composite rate for a similar property with same specifications in the adjoining locality?	:	Rs. 7000/- to Rs. 8000/- per sq.ft. on Carpet 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. 7000/- to Rs. 8000/- per sq.ft. on Carpet area depending upon location and amenities.
3.	Break-up for the Rate:		
	i) Building + Services	:	Rs. 2500/- per sq.ft.
	ii) Land + Others	:	Rs. 5000/-
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed).	:	Rs. 52600/- per sq.mtrs. Rs. 4,886.65/- per sq.ft. (on BUA) BUA **586 sq. ft.** X Rs. 4,886.65/- per sq. ft. Guideline Value Rs. 28,63,576/-
VI.	**<u>COMPOSITE RATE ADOPTED:</u>**		
a.	Depreciated Building Rate		
	Replacement cost of property with Services[v(3)i]	:	Rs. 2500 /-
	Age of building	:	02 years
	Life of the Building estimated	:	58 years
	Depreciation percentage assuming the salvage value as	:	NA
	Depreciated Ratio of the Building	:	As stated above
b.	Total Composite Rate arrived for valuation.		
	Depreciated Building Rate VI(a)	:	Rs. 2500/-
	Rate of Land and Other V(3)ii	:	Rs. 5000/-
	Total Composite Rate	:	Rs. 7500/- per sqft =CA

Internal

DETAILS OF VALUATION

S. No.	Description	Carpet area (sq.ft.)	Rate/sq.ft. (Rs.)	Value (Rs.)
1.	Present value of the property	**533.00**	**7500/-**	**Rs. 39,97,500/-**
2.	Car parking space	--	---	--
3.	Wardrobes	--	--	--
4.	Showcases/ admirals	--	--	--
5.	Kitchen arrangements	--	--	--
6.	Superfine finish	--	--	--
7.	Interior Decorations, Furniture & Fixture	---	--	
8.	Electricity deposits/Electrical fittings etc.	--	--	--
9.	Extra collapsible gates/ grill works etc.	--	--	--
10.	Potential Value, if any.	--	--	--
11.	Others	--	--	--
	TOTAL			**Rs. 39,97,500/-**
	SAY			**Rs. 39,98,000/-**
(Rs. Thirty Nine Lakh Ninety Eight Thousand Only)				

As a result of my appraisal & analysis, it is my considered opinion that **the Fair Market value** of the above property in the prevailing condition with aforesaid specifications is **Rs. 39,98,000/-** (In Words- Thirty Nine Lakh Ninety Eight Thousand Only).

The **Realizable value** of Flat is **Rs. 35,98,200 /-** (In Words- Rupees Thirty Five Lakh Ninety Eight Thousand Two Hundred Only).

The **Distress value** of Flat is **Rs. 31,98,400 /-** (In Words- Thirty One Lakh Ninety Eight Thousand Four Hundred Only).

The **Rental value** of Flat is **Rs. 10,000/-** (In Words- Rupees Ten Thousand Only)

The **Insurance value** of Flat is **Rs 13,32,500 /-** (In Words- Thirteen Lakh Thirty Two Thousand Five Hundred Only).

Date. 23-08-2025
Place: Mumbai

Signature
NIKHIL SHANTARAM KALE
Digitally signed by NIKHIL SHANTARAM KALE
Date: 2025.09.17 10:36:08 +05'30'

MR. NIKHIL SHANTARAM KALE
(M. Val. B.E. Civil, Licensed Surveyor & Valuer, CAT-I/ 518 of2022)

Internal

The undersigned has inspected the property detailed in the Valuation Report dated 26-06-2025. We are satisfied that the fair and reasonable market value **of the property is** is **Rs. 39,98,000/-**
(In Words- Thirty Nine Lakh Ninety Eight Thousand Only).

Signature

(Name of the Branch Manager with Office Seal)

Internal

Disclaimer, Notes and Limitation:

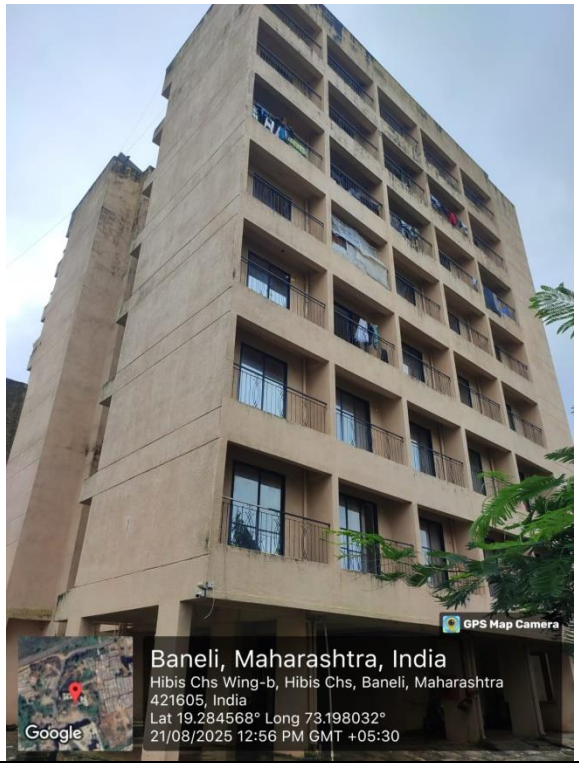
- We have finalized the report on the basis of site visit and copy of: Old Valuation Report .
- The subject property is NPA.
- The said property is under Canara Bank's custody.
- We were unable to take physical measurement, as the said flat was in filthy state.
- Property is situated in residential area.
- As there is range Rs. 7,000/- to Rs. 8,000/- per sq.ft. on Carpet area. We are further discounting rate by 10% to 20% than current market rate hence we have adopted Rate of Rs. 7,500-per sq.ft. on Carpet area.
- The scope of our valuation work is only for banks financial/loan purpose. Further, please be noted that this report shall not be used for any litigation purpose.
- Encumbrance of Loan, Government and other dues, stamp duty, registration charges, transfer charges etc, if any are not considered in the valuation. We assumed that the assets are free from encumbrance unless otherwise stated to us by the party in writing.
- The value given in our report is the estimate of the Fair Market value of the property as on date, considering various aspects of the property as mentioned above.
- The value given in our report is the estimate of the Fair Market value of the property as on date, considering various aspects of the property like amenities in projects, locational advantages, demand and supply equation, interior designing done in the property, outside view, Vashtu aspects etc.

DECLARATIONCUM- UNDERTAKING

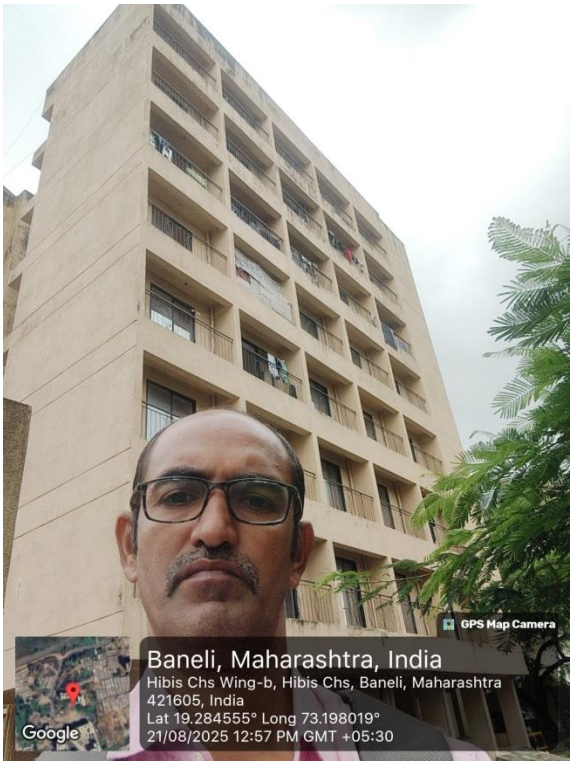
- **I. Mr. Nikhil Shantaram Kale** do hereby solemnly affirm and state that
- I am a citizen of India.
- I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- The information furnished in my valuation report date 23-08-2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- Our Associate inspected the property on 21-08-2025, the work is not subcontracted by any valuer and carried out by myself.
- Valuation report is submitted in the format as prescribed by the Bank.
- I have not been de panelled/ delisted by any other bank and in case any such de panelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- I have not been removed/dismissed from service/employment earlier
- I have not been convicted of any offence and sentenced to a term of imprisonment
- I have not been found guilty of misconduct in professional capacity
- I have not been declared to be unsound mind
- I am not an un discharged bankrupt, or has not applied to be adjudicated as a bankrupt;
- I am not an un discharged insolvent.
- I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- 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 V- 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.
- My CIBIL Score and credit worthiness is as per Bank's guidelines.
- I am the proprietor authorized official of the firm, who is competent to sign this valuation report.
- Further, I hereby provide the following information**.**

Sr. No.	Particulars	Valuer comment
1	background information of the asset being valued;	The asset under valuation for flat
2	purpose of valuation and appointing authority	To determine the Fair market value of the property
3	identity of the valuer and any other experts involved in the valuation;	**Mr. Nikhil Shantaram Kale**
4	disclosure of valuer interest or conflict, if any;	None of our associates nor myself have any direct/indirect interest in the advances or assets value.
5	date of appointment, valuation date and date of report;	Date of Appointment-21-08-2025 Date of Valuation – 23-08-2025 Date of Report – 23-08-2025
6	inspections and/or investigations undertaken;	Our Associate inspected the property on 19-08-2025
7	nature and sources of the information used or relied upon;	Assumptions are made to our knowledge and belief. Reliance is based on the information furnished to us by the identifier and the client based on circumstances/information provided/ material content.
8	procedures adopted in carrying out the valuation and valuation standards followed;	Market Approach Method adopted where Value is estimated based on instances of sales/quotes of similar assets in the market.
9	restrictions on use of the report, if any;	The report is issued on specific request of the party for a specific purpose and the said report is not valid if the purpose of use and party different.
10	major factors that were taken into account during the valuation;	The valuation of the property is undertaken depending on the condition, location, amenities provided, age of the building and various other factors including infrastructural facilities available at and around the said 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.	

PHOTOGRAPHS OF PROPERTY

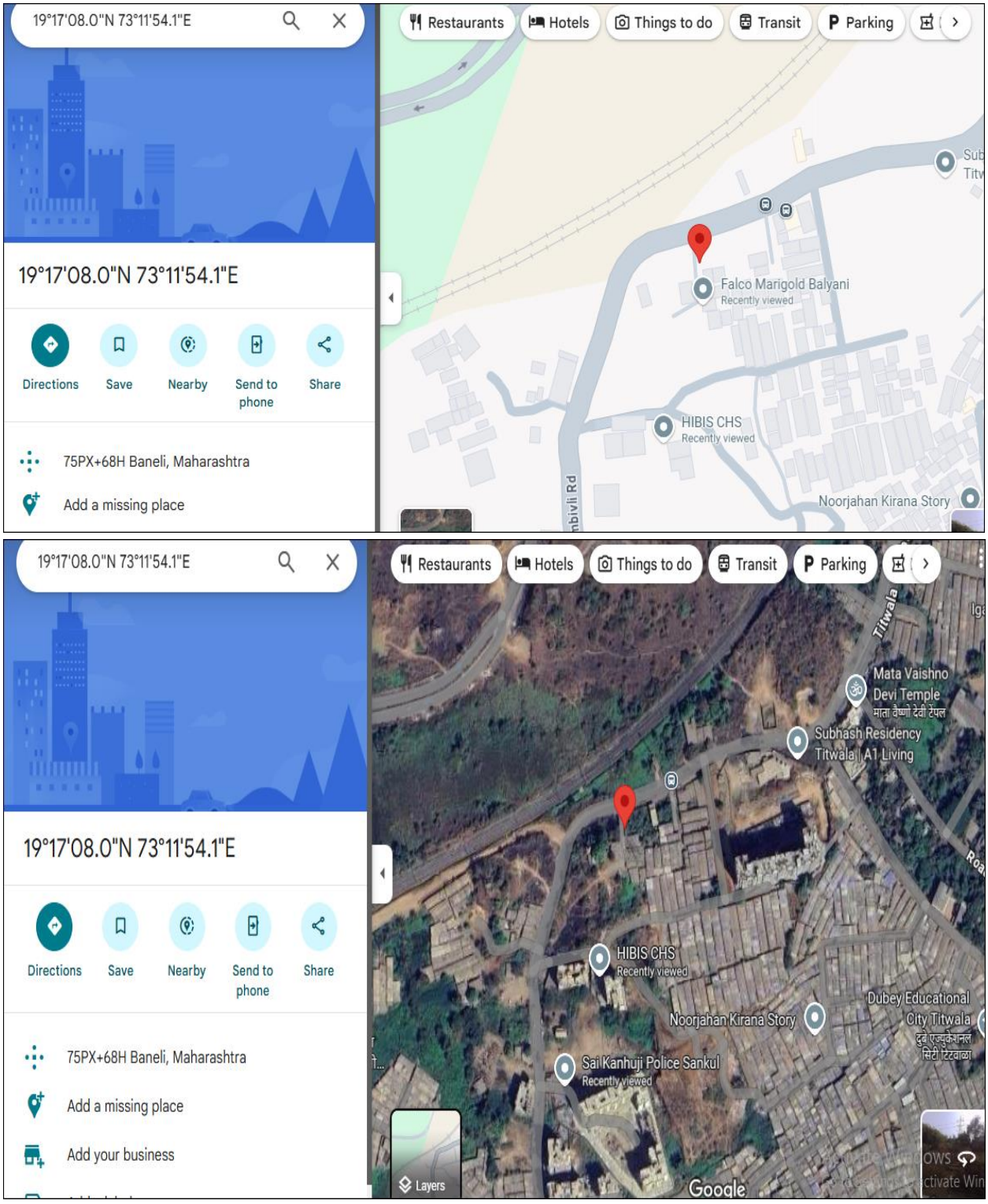




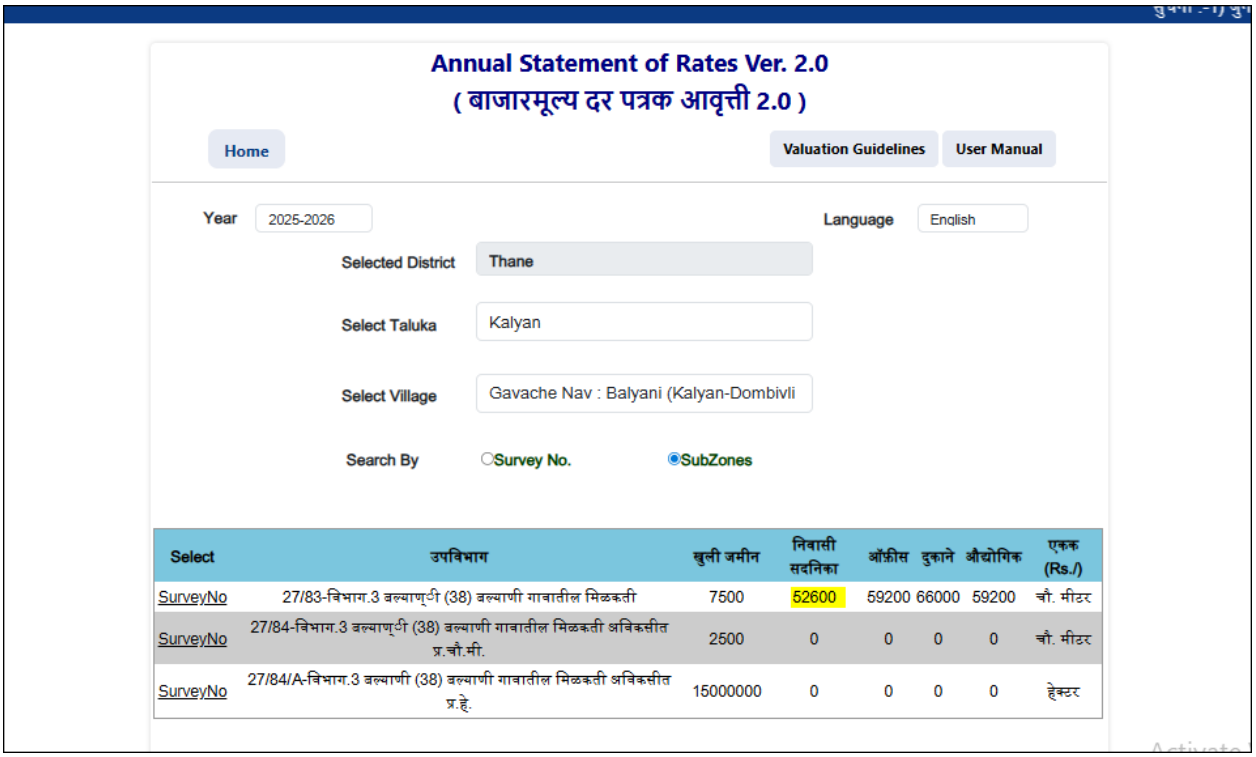




Location Map



Government Ready Reckoner rate 2025-2026



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

Home | Valuation Guidelines | User Manual

Year: 2025-2026 Language: English

Selected District: Thane

Select Taluka: Kalyan

Select Village: Gavache Nav : Balyani (Kalyan-Dombivli

Search By: Survey No. SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	27/83-विभाग.3 बल्याणी (38) बल्याणी गावातील मिळकती	7500	52600	59200	66000	59200	चौ. मीटर
SurveyNo	27/84-विभाग.3 बल्याणी (38) बल्याणी गावातील मिळकती अविकसीत प्र.चौ.मी.	2500	0	0	0	0	चौ. मीटर
SurveyNo	27/84/A-विभाग.3 बल्याणी (38) बल्याणी गावातील मिळकती अविकसीत प्र.हे.	15000000	0	0	0	0	हेक्टर

Property Listing

