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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.: 20261206

Date: 25 – September – 2026

To,
The Chief Manager,
Canara Bank,
Thane RO,
Plot No. 101, Road No. 22,
Above New Passport Office,
Wagle Industrial Estate,
Thane (W) – 400 604.

As per your instructions valuation of flat of Smt. Seema B. Kale along with Mr. Balu K. Kale undertaken to estimate its 'Fair market value' and 'Distress sale value' as account has become a Non performing Account (NPA). To estimate fair market value for the same the building in which flat is situated was visited for inspection and verification through valuation angle by our representative on 25 – September – 2026 and findings are as follows;

At the time of inspection flat was locked and internal inspection not possible, it is assumed that internally flat is in habitable condition.

ANNEXURE-III

VALUATION OF FLAT BY COMPOSITE RATE METHOD
REPORT ON VALUATION

(Under construction/ ~~existing flat~~)

Ref :	PART A	Date:
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	25 – September – 2026.
	b. Date of Valuation	25 – September – 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	Smt. Seema B. Kale along with Mr. Balu K. Kale. It is a joint ownership
4.	Document Produced for perusal	
	Agreement Copy	Photocopy of sale agreement dated 21 - August - 2017 between Mr. Sanket P. Ajgaonkar along with Smt. Reena S. Ajgaonkar and Smt. Seema

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		B. Kale along with Mr. Balu K. Kale - bearing Reg. No. BVD 1 - 5981 - 2017 dated 21 – October - 2017 in the SUB Registrar Office, Register Office Bhiwandi 1.
	ii) Commencement Certificate Copy	Flat and building is situated in an approved by Bhiwandi Nizampur City Municipal Corporation. Commencement Certificate No. Const. permission No. 55 / Temghar / 2013 – 2014. V. P. No. NRV / 2093 dated 30 - October - 2013.
	ii) Occupancy Certificate	Occupancy Certificate No.: Order No. / NRV / 2740 dated 05 - February - 2016.
5.	Brief description of the property	It is a One bedroom, hall, and kitchen flat with two balconies on fifth floor. At the time of inspection flat was locked and internal inspection not possible, it is assumed that internally flat is in habitable condition.
6.	Location of the Property	
	a. Plot No. / Survey No.	Plot bearing S. No. 69, Hissa No. 1 (p), S. No. 67/4 (p), 80 and 81 (p) and 83, Hissa No. 1 (p), 2 (p), village Temghar.
	b. Door No.	Flat no. 504 on Fifth Floor
	c. C. T.S. No. / Village	Temghar.
	d. Ward / Taluka	Thane.
	e. Mandal / District	Thane.
	f. Date of issue and validity of layout of approved map / plan	Commencement Certificate No. Const. permission No. 55 / Temghar / 2013 – 2014. V. P. No. NRV / 2093 dated 30 - October - 2013.
	g.Approved map / plan issuing Authority	Bhiwandi Nizampur City Municipal Corporation.
	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	Flat no. 504 on fifth floor, Building no. 9, B - Type Building in "Atlanta Eden World Tower No. 9 CHS Ltd." situated at Atlanta Eden World Complex, Phase I, opposite P.W.D. Guest House, Pipeline Road, Bhadwad, village Temghar in Bhiwandi, Dist. Thane - 421 302. Plot bearing S. No. 69, Hissa No. 1 (p), S. No. 67/4 (p), 80 and 81 (p) and 83, Hissa No. 1 (p), 2 (p), village Temghar. Soc. Reg. No.: TNA / BWI / HSH / (TC) / 30860 /2018 – 19.
8.	City / Town	Bhadwad, Bhiwandi.
	Residential Area	Residential area.
	Commercial Area	It is not commercial area.
	Industrial Area	It is not Industrial area.

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9.	Classification of the Area	i) ~~High/~~Middle/~~Poor~~
		ii) Urban/~~Semi-Urban/Rural~~
10.	Coming under Corporation limit / Village Panchayat / Municipality	Village Temghar, Within limits of Bhiwnadi Nizampur City Municipal Corporation.
11.	Whether covered under anystate / centralGovt 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 building	
	North	BMC Pipe Line and Society Open Space.
	South	Garden.
	East	Garden.
	West	BMC Pipe Line and Society Open Space.
13.	Dimensions of the flat	-
14.	Latitude, Longitude & Co-ordinates of flat and building	19°17'18.2"N 73°04'48.6"E
	Latitude	19.288389.
	Longitude	73.080167.
15.	Extent of the site considered for valuation	
16.	Is the property self-occupied or tenanted. if tenanted	At the time of inspection flat was in bank possession.
A	Name of the tenants	Not applicable.
B	Contact no.	Not applicable.
C	Since how long he is occupying the house/ building	Not applicable.
D	Monthly rent	Not applicable.
E	Copy of rent agreement/ lease agreement (mandatory)	Not applicable.
II.	APARTMENT BUILDING :	
1.	Nature of the Apartment	RCC super structure.
2.	Flat No. and Floor	Flat no. 504 on fifth floor
3.	Name of the Apartment	Building no. 9, B - Type Building in “Atlanta Eden World Tower No. 9 CHS Ltd.”
4.	Postal Address	Flat no. 504 on fifth floor, Building no. 9, B - Type Building in “Atlanta Eden World Tower No. 9 CHS Ltd.” situated at Atlanta Eden World Complex, Phase I, opposite P.W.D. Guest House, Pipeline Road, Bhadwad, village Temghar in Bhiwandi, Dist. Thane - 421 302. Plot bearing S. No. 69, Hissa No. 1 (p), S. No. 67/4 (p), 80 and 81 (p) and 83, Hissa No. 1 (p), 2 (p), village Temghar. Soc. Reg. No.: TNA / BWI / HSH / (TC) / 30860 /2018 – 19.

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5.	Location	Situated at Atlanta Eden World Complex, Phase I, opposite P.W.D. Guest House, Pipeline Road, Bhadwad, village Temghar in Bhiwandi, Dist. Thane - 421 302.
	T.S. No.	Plot bearing S. No. 69, Hissa No. 1 (p), S. No. 67/4 (p), 80 and 81 (p) and 83, Hissa No. 1 (p), 2 (p), village Temghar.
	Block No.	Not applicable.
	Ward No.	Not applicable.
	Village / Municipality / Corporation	Village Temghar, Within limits of Bhiwandi Nizampur City Municipal Corporation.
	Door No., Street or Road (Pin Code)	421 302.
6.	Description of the locality	Residential / ~~Commercial / Mixed~~.
7.	Year of Construction	In year 1996 and thereabouts.
8.	Number of floors	Stilt plus seven storied 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 bricks and coated with cement paint and internal walls are painted, wooden doors and aluminum glass sliding windows with grills, safety door, ceramic and mosaic flooring, kadappa kitchen platform with inbuilt sink.
10.	Number of dwelling units in the building	Four flats on each floor. Total 28 flats in Building No. 9.
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	Yes Provided.
	Open / Covered	Yes Provided.
	All-round Compound Wall	Provided.
	Pavement around the building	Provided.
	Any other Facility	No.
III.	FLAT	
1.	The floor in which the flat is situated	Fifth floor.
2.	Door number of the flat	Flat No. 504
3.	Specification of the flat	
	Roof	RCC
	Flooring	Vitrified flooring.
	Doors	Wooden doors
	Windows	aluminum sliding windows.
	Fittings	Good quality.

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	Finishing	Good quality.
4.	House Tax	Details not provide.
	Assessment No.	
	Tax amount	
	Tax paid in the name of	
5.	Electricity service connection	Torrent Power Limited.
	Consumer number	Meter No. B22338530, DTC : 6032013 / T. No. : 3004144145, BP No. 685904371, Consumer No. 13525904371.
	Meter Card is in the name of	Mr. Sanket P. Ajgaonkar.
6.	How is the maintenance of the flat?	Flat are in good condition.
7.	Sale Deed executed in the name of	Smt. Seema B. Kale along with Mr. Balu K. Kale.
8.	What is the undivided area of land as per sale deed?	Proportionate to area of flats with respect to area of plot.
9.	What is the plinth area of the flat	548 Sft. built up – as per agreement copy.
	Saleable area	635 Sft. super built up - as per builder information
10.	What is the floor space index (Approx)?	As per D.C. rules.
11.	What is the carpet area of the flat?	42.47 Sq. Mtr. or 457 Sft. Carpet
12.	Is it posh/I Class/ Medium / Ordinary	Upper and middle class residential 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 bank possession.
15.	If tenanted, what is the monthly rent?	

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

Construction permission is issued by Bhiwandi Nizampur City Municipal Corporation.

Commencement Certificate No. Const. permission No. 55 / Temghar / 2013 – 2014.

V. P. No. NRV / 2093 dated 30 - October - 2013.

Part Occupancy Certificate No.: Order No. / NRV / 2740 dated 05 - February - 2016.

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PART C – VALUATION OF EXISTING FLAT

A. GENERAL. :

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

RATE

1.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specification in the adjoining locality? (Along with details / reference of at least two latest deals / transaction with respect to adjacent properties in the areas).	INR 4,000/Sft. Carpet

To estimate **Fair Market Price** of flat we have taken on line search for sale transactions and details of Registered Documents sale agreement in this area are as below;

Sr. No.	Reg. Number	Address	Area in Sft.	Consideration (INR)	Rate per Sft. in (INR)
DETAILS OF SALE TRANSACTION – FIRST SALE / NEGOTIATED SALE					
1	BVD 2 / 13571 / 2026 in dated 03 - 08 – 2026 **Second sale**	Flat No. 602, 6th floor, Bldg. No. 15 in "Atlanta Edan World Tower" Village Temghar, Bhiwandi, Dist. Thane – 421 601.	66.54 Sq. Mtr. or say 716 Sft. Carpet	35,51,000/-	4,960/-
2	BVD 2 / 13475 / 2026 in dated 31 - 07 – 2026 **Second sale**	Flat No. 1003, 10th floor, Bldg. No. 3 in "Atlanta Edan World Tower" Village Temghar, Bhiwandi, Dist. Thane – 421 601.	53.15 Sq. Mtr. or say 572 Sft. Carpet	24,50,000/-	4,283/-
3	BVD 1 / 12582 / 2026 in dated 17 - 06 – 2026 **Second sale**	Flat No. 103, 1st floor, Bldg. No. 15 in "Atlanta Edan World Tower" Village Temghar, Bhiwandi, Dist. Thane – 421 601.	66.54 Sq. Mtr. or say 716 Sft. Carpet	35,00,000/-	4,888/-
4	BVD 1 / 11845 / 2026 in dated 08 - 07 – 2026 **Second sale**	Flat No. 803, 8th floor, Bldg. No. 4 in "Atlanta Edan World Tower" Village Temghar, Bhiwandi, Dist. Thane – 421 601.	66.54 Sq. Mtr. or say 716 Sft. Carpet	1,25,00,000/-	17,458/-
5	BVD 1 / 10521 / 2026 in	Flat No. 803, 8th floor, Bldg. No. 5 in "Atlanta	67.34 Sq. Mtr. or say	40,00,000/-	5,517/-

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	dated 19 - 06 – 2026 **Second sale**	Edan World Tower" Village Temghar, Bhiwandi, Dist. Thane – 421 601.	724.84 Sft. Carpet		
6	BVD 1 / 10190 / 2026 in dated 19 - 06 – 2026 **Second sale**	Flat No. 803, 8th floor, Bldg. No.4 in "Atlanta Edan World Tower" Village Temghar, Bhiwandi, Dist. Thane – 421 601.	66.54 Sq. Mtr. or say 716 Sft. Carpet	41,00,000/-	5,726/-
7	BVD 1 / 9688 / 2026 in dated 08 - 06 – 2026 **Second sale**	Flat No. 203, 2nd floor, Bldg. No. 3 in "Atlanta Edan World Tower" Village Temghar, Bhiwandi, Dist. Thane – 421 601.	572 Sft. Carpet	23,50,000/-	4,108/-
8	BVD 1 / 8679 / 2026 in dated 22 - 05 – 2026 **Second sale**	Flat No. 402,4th floor, Bldg. No. 3 in "Atlanta Edan World Tower" Village Temghar, Bhiwandi, Dist. Thane – 421 601.	42.47 Sq. Mtr. or say 457 Sft. Carpet	24,00,000/-	5,252/-
9	BVD 1 / 7974 / 2026 in dated 20 - 04 – 2026 **Second sale**	Flat No. 504, 5th floor, Bldg. No. 15 in "Atlanta Edan World Tower" Village Temghar, Bhiwandi, Dist. Thane – 421 601.	66.54 Sq. Mtr. or say 716 Sft. Carpet	37,75,000/-	5,272/-
10	BVD 2 / 5178 / 2026 in dated 31 - 03 – 2026 **Seller Builder**	Flat No. 1104, 11th floor, Bldg. No. 13 in "Atlanta Edan World Tower" Village Temghar, Bhiwandi, Dist. Thane – 421 601.	68.84 Sq. Mtr. or say 741 Sft. Carpet	43,11,000/-	5,818/-
11	BVD 2 / 5171 / 2026 in dated 31 - 03 – 2026 **Seller Builder**	Flat No. 1004, 10th floor, Bldg. No. 13 C in "Atlanta Edan World Tower" Village Temghar, Bhiwandi, Dist. Thane – 421 601.	68.84 Sq. Mtr. or say 741 Sft. Carpet	43,11,000/-	5,818/-
12	BVD 2 / 5167 / 2026 in dated 31 - 03 – 2026 **Seller Builder**	Flat No. 901, 9th floor, Bldg. No. 13 C in "Atlanta Edan World Tower" Village Temghar, Bhiwandi, Dist. Thane – 421 601.	68.84 Sq. Mtr. or say 741 Sft. Carpet	43,11,000/-	5,818/-

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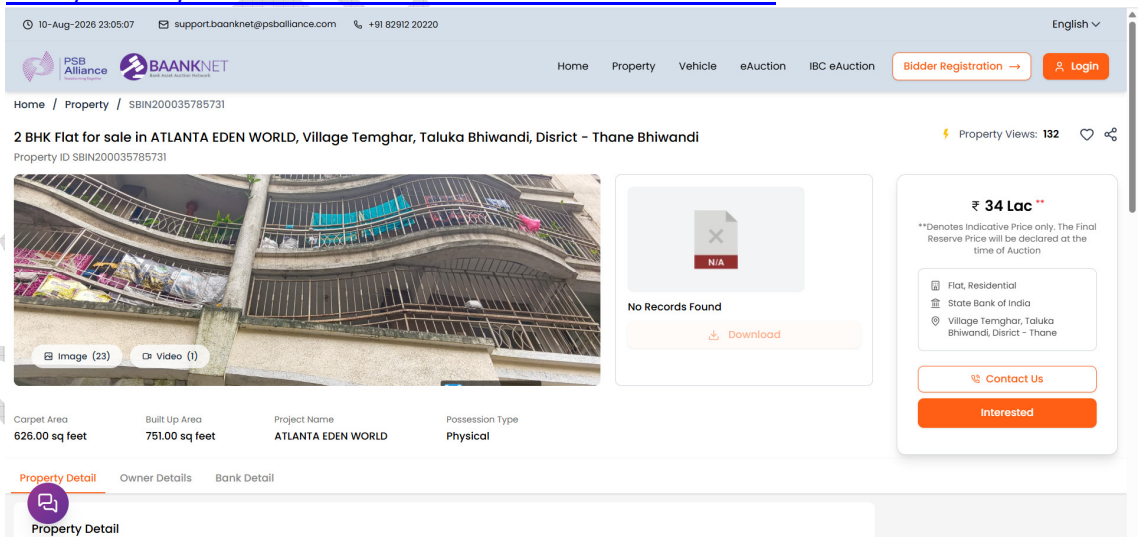
13	BVD 2 / 5166 / 2026 in dated 31 - 03 – 2026 **Seller Builder**	Flat No. 901, 9th floor, Bldg. No. 13 C in "Atlanta Edan World Tower" Village Temghar, Bhiwandi, Dist. Thane – 421 601.	68.84 Sq. Mtr. or say 741 Sft. Carpet	41,04,000/-	5,538/-
14	BVD 2 / 5164 / 2026 in dated 31 - 03 – 2026 **Seller Builder**	Flat No. 803, 8th floor, Bldg. No. 13 C in "Atlanta Edan World Tower" Village Temghar, Bhiwandi, Dist. Thane – 421 601.	68.84 Sq. Mtr. or say 741 Sft. Carpet	41,04,000/-	5,538/-
15	BVD 2 / 5163 / 2026 in dated 31 - 03 – 2026 **Seller Builder**	Flat No. 604, 6th floor, Bldg. No. 13 C in "Atlanta Edan World Tower" Village Temghar, Bhiwandi, Dist. Thane – 421 601.	68.84 Sq. Mtr. or say 741 Sft. Carpet	41,04,000/-	5,538/-
16	TNN 5 / 4757 / 2026 in dated 18 - 03 – 2026 **Second sale**	Flat No. 502, 5th floor, Bldg. No. 2 in "Atlanta Edan World Tower" Village Temghar, Bhiwandi, Dist. Thane – 421 601.	457 Sft. Carpet	22,00,000/-	4,814/-
17	BVD 1 / 4432 / 2026 in dated 05 - 03 – 2026 **Second sale**	Flat No. 302, 3rd floor, Bldg. No. 8 in "Atlanta Edan World Tower" Village Temghar, Bhiwandi, Dist. Thane – 421 601.	53.15 Sq. Mtr. or say 572 Sft. Carpet	26,50,000/-	4,633/-
18	BVD 1 / 3919 / 2026 in dated 25 - 02 – 2026 **Second sale**	Flat No. 602, 6th floor, Bldg. No. 3 in "Atlanta Edan World Tower" Village Temghar, Bhiwandi, Dist. Thane – 421 601.	457 Sft. Carpet	21,00,000/-	4,595/-
19	BVD 2 / 2760 / 2026 in dated 18 - 02 – 2026 **Second sale**	Flat No. 504, 5th floor, Bldg. No. 1 in "Atlanta Edan World Tower" Village Temghar, Bhiwandi, Dist. Thane – 421 601.	53.15 Sq. Mtr. or say 572 Sft. Carpet	26,50,000/-	4,633/-
20	BVD 1 / 995 / 2026 in dated 21 - 01 – 2026 **Second sale**	Flat No. 1001, 10th floor, Bldg. No. 9 in "Atlanta Edan World Tower" Village	53.15 Sq. Mtr. or say 572 Sft. Carpet	32,00,000/-	5,594/-

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		Temghar, Bhiwandi, Dist. Thane – 421 601.			

DETAILS OF SALE TRANSACTION – FORCED SALE					
Sr. No.	**Reg. Number**	**Address**	**Area Sft.**	**Consideration and Stamp Duty Value (INR)**	**Rate INR/Sft.**
1	BVD 1 / 13871 / 2026 in dated 06 - 07 – 2026 **(Bank of India)**	Flat No. 1002, 10th floor, Tower No. 14 in "Atlanta Edan World Tower" Village Temghar, Bhiwandi, Dist. Thane – 421 601.	66.54 Sq. Mtr. or say 716 Sft. Carpet	20,30,000/- 43,92,637.12/-	2,835/-
2	BVD 1 / 13086 / 2026 in dated 24 - 06 – 2026 **(Bank of India)**	Flat No. 1001, 10th floor, Bldg. No. 14 in "Atlanta Edan World Tower" Village Temghar, Bhiwandi, Dist. Thane – 421 601.	66.54 Sq. Mtr. or say 716 Sft. Carpet	20,30,000/- 41,95,982.7/-	2,835/-
3	BVD 1 / 6263 / 2026 in dated 30 - 04 – 2026 **(Bank of India)**	Flat No. 1201, 12th floor, Bldg. No. 15 in "Atlanta Edan World Tower" Village Temghar, Bhiwandi, Dist. Thane – 421 601.	66.54 Sq. Mtr. or say 716 Sft. Carpet	22,75,000/-	3,177/-

https://baanknet.com/property-detail/216143/95911f716af36b72b45371cb4938869e0ae94fc2



From above data it is observed flats in this complex during purchase from Builder (first sale) are around INR 5,500/Sft. built up.

Agreements for second sale are registered INR 4,500/Sft. Carpet

Sale Certificates from Bank of India are registered in the range of INR 2,800/Sft. Carpet and Reserve Prices fixed by Banks are also in the same range. -

Considering above details Fair Market Price of flat under consideration is estimated by taking weighted average of above sales instances.

Weighted average of 10 % is assigned to market prices of flats which are sold by Builder @ INR 5,500/Sft. carpet

Weighted average of 40 % is assigned to market prices of flats in negotiated second sale @ INR 4,500/Sft. carpet

2.	Assuming it is the 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 (Give details)	Varying from INR 3,500 to INR 4,500/Sft. carpet – depending upon location and condition flat and building.
3.	BREAK UP FOR THE RATE	
	Building + Services (457 Sft. carpet @ INR 2,000/Sft.)	INR 9,14,000/-
	Land + Others (457 Sft. carpet @ INR 2,500/Sft.)	INR 11,42,500/-
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Stamp duty rate INR./Sq. Mtr. Zone sub zone 6/66 (ward No. 13/2) of village Temghar of Stamp duty reckoner for year 2026 - 27) Residential Flat INR 54,600/Sq. Mtr.

Stamp duty valuation for flat : (area for stamp duty calculation - considered as per built up area – as per agreement)

1	Stamp duty rate INR./Sq. Mtr. Zone sub zone 6/66 (ward No. 13/2) of village Temghar of Stamp duty reckoner for year 2026 - 27)	INR 54,600/Sq. Mtr.
	~~Plus 5 % as flat is on higher floor (for flats between 5th to 10th floor)~~	INR 0/Sq. Mtr.
	Total **(A)**	INR 54,600/Sq. Mtr.
2	Market rate of plot as per Stamp Duty Reckoner **(B)**	INR 11,000/Sq. Mtr.
3	**(C)** = Difference between **(B)** and **(A)**	INR 43,600/Sq. Mtr.
4	Capital cost of structure applicable as per Depreciation Table **(D)**	70 %
5	Applicable Stamp duty rate = **B + (C x D)**	INR 41,520/Sq. Mtr.
6	Stamp duty valuation = Applicable Stamp duty rate x area of premises	INR 41,520/Sq. Mtr. x 50.910 Sq. Mtrs.
7	Valuation as per Stamp duty reckoner	**INR 21,13,783/-**

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B. COMPOSITE RATE ADOPTED AFTER DEPRECIATION:

a.	Depreciated Building Rate	
	Replacement cost of flat with Services (v(3)i)	INR 9,14,000/-
	Age of the building	30 Years.
	Remaining life of the building estimated	30 years.
	Depreciation percentage assuming the salvage value as 10%	1.5 % per annum.
	Depreciated Ratio of the building	INR 2,74,000/-
b.	Total composite rate arrived for valuation	
	Depreciated Building rate VI(a)	INR 6,40,000/-
	Rate for Land & other v(3) ii	INR 11,42,500/-
	Total composite Rate	INR 17,82,500/- or say INR 17,80,000/-

Flat no. 504 on fifth floor, Building no. 9, B - Type Building in "Atlanta Eden World Tower No. 9 CHS Ltd." situated at Atlanta Eden World Complex, Phase I, opposite P.W.D. Guest House, Pipeline Road, Bhadwad, village Temghar in Bhiwandi, Dist. Thane - 421 302. This is a middle class residential locality with facilities and amenities are located nearby. Market rates for flats in this area are varying from INR 3,500 to INR 4,500/Sft. Carpet – depending upon location and condition of flat and building. Considering above factors fair market price of flat in the subject measuring 457 Sft. carpet is estimated as follows;

457 Sft. carpet @ INR 4,500/Sft. carpet i.e. INR 20,56,500/-
30% – depreciation in (Building + Service) around INR 2,74,000/-
Fair market price INR 17,82,500/-
Or Say INR 17,80,000/-

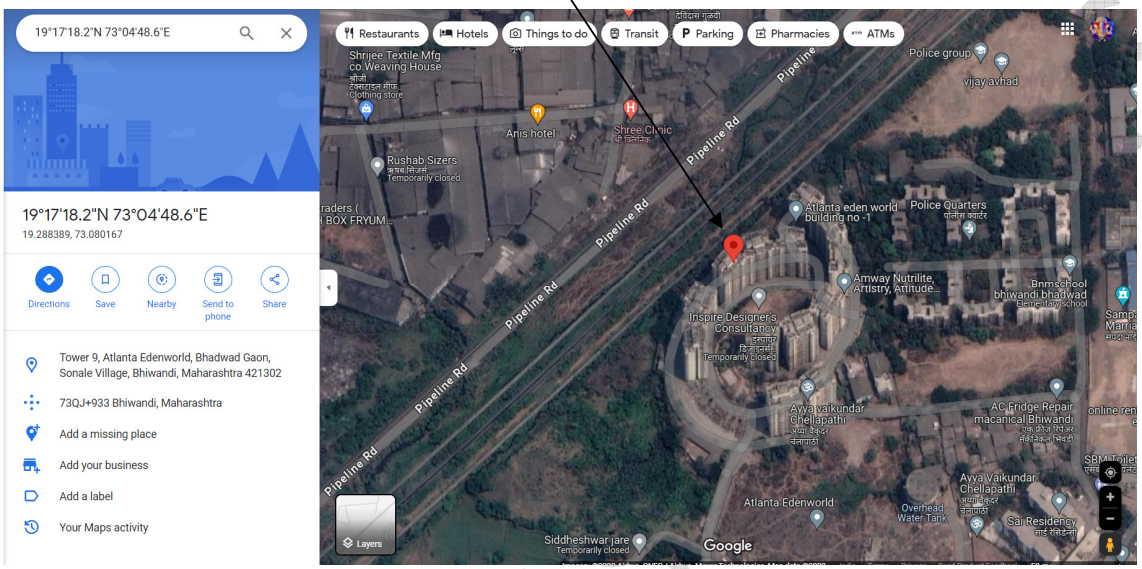
Also, such aspects as;

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 7,000/month
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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Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/internet sites.

Building no. 9, B - Type Building in "Atlanta Eden World Tower No. 9 CHS Ltd." situated at Atlanta Eden World Complex, Phase I, opp. P.W.D. Guest House, Pipeline Road, Bhadwad, village Temghar in Bhiwandi, Dist. Thane - 421 302. Global Co – ordination : Latitude: 19.288389, Longitude: 73.080167.



As a result of my appraisal and analysis, it is my considered opinion that the fair market value of the above property in the prevailing condition with aforesaid specifications is **INR 17,80,000/- (INR Seventeen Lakhs Eighty Thousand Only)**. The book value of the above property as of Details not available is INR Details not available and the distress value **INR 14,24,000/- (Rupees Fourteen Lakhs Twenty Four Thousand Only)**.

SANJAY SURESH RANADE
Digitally signed by SANJAY SURESH RANADE
Date: 2026.10.03 13:10:29 +05'30'

Place: Thane
Date: 25 – September – 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 flat which is under construction is INR,000/- (INR Lakhs Thousand only).~~
   ii) The present market value of the flat by adopting suitable composite rate is **INR 17,80,000/- (INR Seventeen Lakhs Eighty Thousand Only).**
   iii) The Realizable value of the property is estimated as 10 % less than the present market value at say **INR 16,00,000/- (Rupees Sixteen Lakhs Only).**
   iv) The forced sale value of the property is estimated as 80 % less than the present market value at say **INR 14,24,000/- (Rupees Fourteen Lakhs Twenty Four Thousand Only).**

2. Number of title deed(s) involved in this flat is more than two. The relevant document for the subject flat in the opinion of this valuer is the deed dated 21 – October - 2017 with Reg. No. BVD 1 - 5981 - 2017 registered in the SUB Registrar Office, Registrar's Office Bhiwandi - I.
3. If this flats are 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 25 – September – 2026 by Mr. Sachin Patil.
6. The legal aspects were not considered in this valuation.
7. This valuation work is undertaken by the valuer based upon the request from Chief Manger - Canara Bank – RO Branch, Thane (W).
8. Any other details

SANJAY SURESH RANADE
Digitally signed by SANJAY SURESH RANADE
Date: 2026.10.03 13:10:59 +05'30'

Place : Thane
Date : 25 – September – 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 flat with reference to the floors.
3. Sketch of the flat if available.

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

RANADE & ASSOCIATES

Annexure-VIII
FOMAT-A
DECLARATION FROM VALUERS

I hereby declare that-

The information furnished in my valuation report dated 25 – September - 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;

Property is inspected on 25 – September - 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.

RANADE & ASSOCIATES

Further, I hereby provide the following information.

Sr. Nos.	Particulars	Valuer comment
1	Background information of the 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 – RO Branch, Thane (W).
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 doesn't have any conflict of interest
5	Date of appointment, valuation date and date of report;	Visit Date 25 – September - 2026. Report Date 25 –September - 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 and valuation standards followed;	Market approach.
9	Restrictions on use of the report, if any;	For non -performing asset.
10	Major factors that were taken into account during the valuation;	Area of premises, 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: 2026.10.03 13:11:10 +05'30'

Date: Thane
Place: 25 – September - 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

Registration and Stamps Department, Government of Maharashtra
Market price list

Home | Valuation Rules | User Manual | Close | Feedback

Year: 20262027 | Language: English

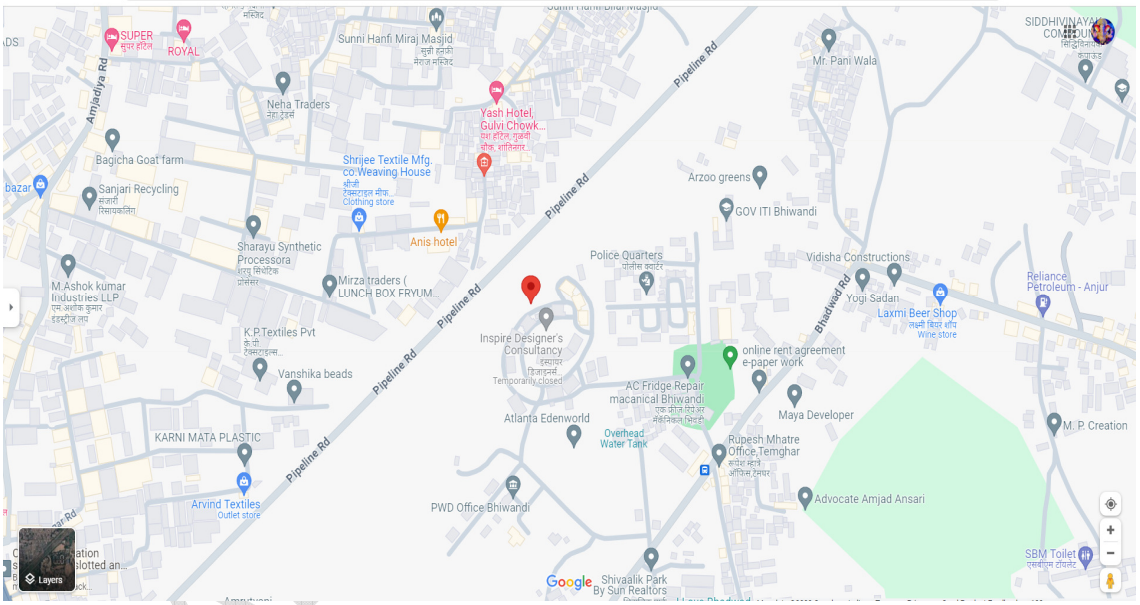
Annual Statement of Rates

Selected District: Thane
Select Taluka: Bhiwandi
Select Village: Village Name: Temghar (Bhiwandi Nizampur Mun
Search By: ○ Survey No. ◉ Location

Select	Subdivision	Open land	Residential apartment	Office	Shops	Industrial	Unit (Rs./)
SurveyNo	**6/66-Ward No. 13/2) Temghar. Survey No.**	**11100**	**54600**	**62800**	**68200**	**62800**	**Sq. m.**
SurveyNo	6/67/1-Ward No. 13/2) Temghar Survey No. Undeveloped Area.	18000000	0	0	0	0	Hectare
SurveyNo	6/67/A-Property on the 60 m road leading to Bhadwad in Temghar area	3000	0	0	0	0	Sq. m.
SurveyNo	6/67-Ward No. 13/2) Temghar Survey No. Undeveloped Area.	3000	0	0	0	0	Sq. m.
SurveyNo	6/68-Ward No. 14/1) Temghar. Survey No.	7500	34800	40200	44100	40200	Sq. m.

1 2 3 4

Survey Number: 96 , 66 , 147 , 136 , 137 , 14 , 140 , 141 , 13 , 145 , 129 , 148 , 149 , 150 , 16 , 144 , 113 , 68 , 10 , 90 , 103 , 104 , 106 , 134 , 11 , 114 , 117 , 121 , 122 , 123 , 128 , 107 , 81 , 67 , 7 , 70 , 71 , 74 , 77 , 64 , 79 , 82 , 84 , 85 , 86 , 88 , 89 , 1 , 78 , 163 , 75 , 63 , 17 , 177 , 178 , 18 , 181 , 183 , 6 , 184 , 2 , 3 , 4 , 180 , 15 , 139 , 12 , 142 , 179 , 65 , 76 , 5 , 130 , 19 , 112 , 105 , 175 , 72 , 87 , 162 , 182 , 69 , 83 , 146 , 127



Photographs of Flat no. 504 on 5th floor, Bldg no. 9, B - Type "Atlanta Eden World Tower No. 9 Soc." at Atlanta Eden World Complex, Phase I, opp. P.W.D. Guest House, Bhadwad, Temghar, Bhiwandi.



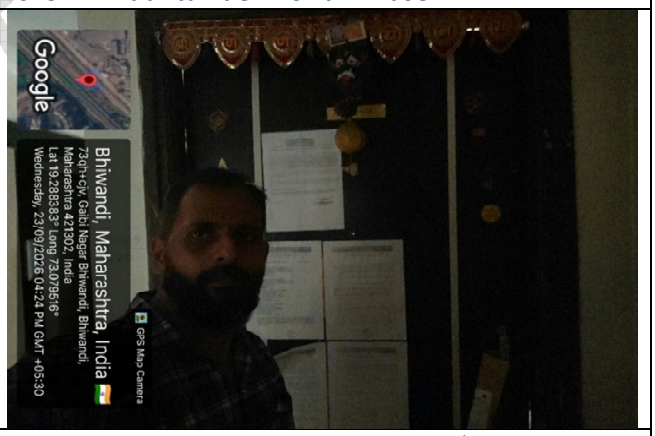




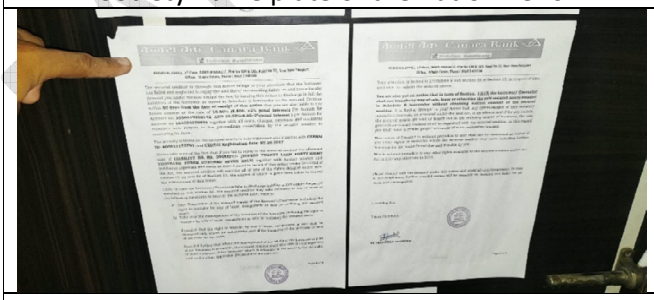
Front view and entrance of the bldg No. 9 in "Atlanta Edenworld" Phase I

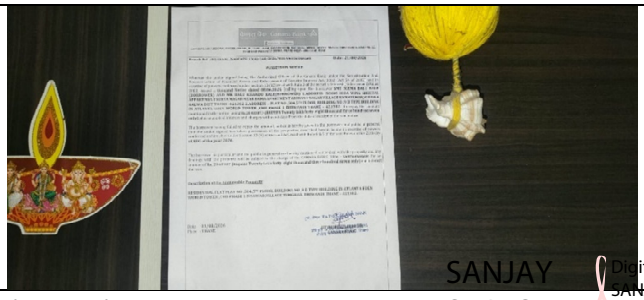


Society name plate of the flat owner's



Entrance of flat no. 504 on 5th floor





Bank possession Notice

SANJAY SURESH RANADE
Digitally signed by SANJAY SURESH RANADE
Date: 2026.10.03 13:11:21 +05'30'