VALUATION REPORT

IN RESPECT OF FLAT

FOR

Mr.Rustam Ali Mohd.Iqbal

PROPERTY ADDRESS

Residential use premises Flat No.306 is located on 3rd floor, Building No.A in Building known as "Sainath Estate Co-op.Hsg.Soc.Ltd" is situated at House No.1748, Off.Kamatghar Road, Chandan Baug, Bharat Colony, Village Kamatghar, Bhiwandi, Dist.Thane-421302

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 Niwas C.H.S.Ltd
Gulmohar Marg, Near Chembur Nagrik Bank, Chunabhatti- East,
Mumbai 400 022
Email :- 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/14371/CNR/2026 Date : 13-07-2026

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

CERTIFICATE

We certify that we have surveyed the immovable Property of,

Name of client : Mr.Rustam Ali Mohd.Iqbal

Description of the property : Residential use premises Flat No.306 is located on 3rd floor, Building No.A in Building known as "Sainath Estate Co-op.Hsg.Soc.Ltd" is situated at House No.1748, Off.Kamatghar Road, Chandan Baug, Bharat Colony, Village Kamatghar, Bhiwandi, Dist.Thane-421302

Summary of valuation:-

A]	**Fair Market Value of the Property**	**:**	**Rs. 24,16,000.00**
B]	**Realizable Market Value of the Property**	**:**	**Rs. 21,74,000.00**
C]	**Forced/Distress Sale Value of the Property**	**:**	**Rs. 19,33,000.00**
D]	**Govt. Stamp Duty Ready Recknor Valuation**	**:**	**Rs. 26,48,532.14**
E]	**Insurance value of property**	**:**	**Rs. 19,20,000.00**

Your's faithfully,

For KATKAR ENGINEERS & VALUERS.

Govt. Registered Valuers & Wealth

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

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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/14371/CNR/2026 Date : 13-07-2026

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*	: :	10-07-2026 13-07-2026
3	*List of documents produced for perusal (Photocopy of Documents)*		
	i) Agreement for sale	:	Agreement for sale dated 21st October 2022 between Mr.Tushar Yashwant Chaudhari (Vendor) and Mr.Rustam Ali Mohd.Iqbal (Purchaser)
	ii) Occupancy Certificate	:	BPK/47/2021-2022/Jawak No.NRV/3011 dated 1st November 2021 for Basement + Ground + 1st to 7th upper floors
	iii) Previous Valuation Report	:	Previous Valuation Report dated 17th July 2025 issued by M/s.ARV Engineer's & Consultant's LLP
4	*Name of **Client** of the Property*	:	Mr.Rustam Ali Mohd.Iqbal
5	*Brief description of the property*	:	The Residential use premises Flat No.306 is located on 3rd floor, Building No.A in Building known as **"Sainath Estate Co-op.Hsg.Soc.Ltd"**. The Building Consists of Basement + Ground + 1st to 7th upper floors. It is easy route from Bhiwandi Railway Station.
6	*Location of property*		
	a) Plot No. / Survey No.	:	Survey No.148/3, 148/4, 148/5 & 148/7 of Village Kamatghar

	b) Door No. *c) T. S. No. / Village* *d) Ward / Taluka* *e) Mandal / District* *f) Date of issue and validity of layout of approved map / plan* *g) Approved map / plan issuing authority* *h) Whether genuineness or authenticity of approved map / plan is verified* *i) Any other comments by our empaneled Valuers on authentic of approved plan*	: : : : : : : :	Flat No.306 Kamatghar Bhiwandi Thane OC received, Ref.No.BPK/47/2021-2022/Jawak No.NRV/3011 dated 1st November 2021 Bhiwandi Nizampur City Municipal Corporation Yes No Comments	
7	*Postal address of the property*	:	Residential use premises Flat No.306 is located on 3rd floor, Building No.A in Building known as **"Sainath Estate Co-op.Hsg.Soc.Ltd"** is situated at House No.1748, Off.Kamatghar Road, Chandan Baug, Bharat Colony, Village Kamatghar, Bhiwandi, Dist.Thane-421302	
8	*City / Town* *Residential Area* *Commercial Area* *Industrial Area*	: : : :	Bhiwandi Yes No No	
9	*Classification of the area*			
	i) High / Middle / Poor *ii) Urban / Semi Urban / Rural*	: :	Middle Urban	
10	*Coming under Corporation limit / Village Panchayat / Municipality*	:	Bhiwandi Nizampur City 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*	:	Not apparent from documents shown.	
12	*Boundaries of the property*		As per Building	As per flat
	North *South* *East* *West*	: : : :	Hira Complex Sai Sadan Building Internal Road Deep Complex	Staircase Staircase Entrance Open to air
13. a	*Extent of the site*	:	N.A.	
14	*Latitude, Longitude & Co-ordinates of flat*	:	Latitude - 19.2801449, Longitude - 73.0530347	
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.*	:	Under possession of the Bank
II.	**APARTMENT BUILDING**		
1	*Nature of the Apartment*	:	Residential
2	*Location*		
	C.T.S.No.	:	Survey No.148/3, 148/4, 148/5 & 148/7 of Village Kamatghar
	Ward No.	:	-
	Village/Municipality/Corporation	:	Bhiwandi Nizampur City Municipal Corporation
	Door No., Road (Pin Code)	:	Flat No.306
	Nearest Landmark	:	Chandan Baug
3	*Description of the locality Residential / Commercial / Mixed*	:	Residential use area.
4	*Year of Construction*	:	2021 (as per OC)
	Age of Building	:	5 Years
	Estimated Future Life	:	55 Years
5	*Number of Floors*	:	Basement + Ground + 1st to 7th upper floors
6	*Type of Structure*	:	R.C.C. frame structure
7	*Number of Dwelling units in building*	:	6 Flats Per Floors
8	*Quality of Construction*	:	Good
9	*Appearance of the Building*	:	Good
10	*Maintenance of the Building*	:	Good
11	*Facilities Available*		
	Lift	:	1 Lift
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking - Open/ Covered	:	Open
	Is Compound wall existing?	:	Yes
	Is pavement laid around Building	:	Yes
III	**FLAT**		
1	*The floor on which the flat is situated*	:	3rd floor
2	*Door No. of the flat*	:	Flat No.306
3	*Specifications of the flat*		
	Roof	:	R.C.C Water proofing
	Flooring	:	Details not available as premises was locked during site inspection
	Doors	:	
	Windows	:	
	Fittings	:	
	Finishing	:	
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.* *Meter Card is in the name of*	: :	N.A. N.A.
6	*How is the maintenance of flat?*	:	Premises was locked during site inspection
7	*Sale Deed executed in the name of*	:	Mr.Rustam Ali Mohd.Iqbal
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?*	:	59.47 Sq.Mtrs.Built up 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 Builtup (area in Sq.Mtrs) - 59.47 (area in Sq.ft) - 640
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?*	:	Under possession of the Bank
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?*	:	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? - (Along with details /transactions with respect to adjacent properties in the areas)*	:	Rs.4,000 to Rs.5,000/Sq.ft on 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 (give details).*	:	Rs. 4,000.00 /Sq.ft.Builtup area
3	*Break - up for the rate*		
	i) Building + Services *ii) Land + Others*	: :	Rs. 3,000.00 /Sq.ft Rs. 1,000.00 /Sq.ft

4	***Guideline rate obtained from the Registrar's office***				
	Stamp duty ready reckoner rate for Flat/Office/Shop - Rs. 46,400.00 /Sq.Mtrs (A)				
	Increase by 0% floor rise - Rs. 46,400.00 /Sq.Mtrs (A)				
	Stamp duty ready reckoner rate for land - Rs. 9,300.00 /Sq.Mtrs (B)				
	The Difference between building rate and land rate - Rs. 37,100.00 /Sq.Mtrs (C)				
	Depreciation percentage as per ready reckoner - 95 % (D)				
	Rate to be adopted after considering depreciation - B + (C X D) = **Rs. 44,545.00**				
	Calculation - Rs. 4,138.33 X 640 Sq.ft.				
	Rs. 26,48,532.14				
VI	**COMPOSITE RATE ADOPTED AFTER DEPRECIATION**				
a.	*Depreciated building rate*	:	Rs. 2,775.00 /Sq.ft		
	Replacement cost of flat	:	640 X Rs. 3,000.00	Rs. 19,20,000.00	
	Age of the building	:	5 Years		
	Life of the building estimated	:	55 Years		
	Depreciation percentage assuming the salvage value as 10%	:	8 %		
	Depreciated Ratio of the building		Rs. 2,775.00 /Sq.ft		
b.	*Total composite rate arrived for valuation*	:	Rs. 3,775.00 /Sq.ft		
	Depreciated building rate VI (a)	:	Rs. 2,775.00 /Sq.ft		
	Rate for Land & other V (3)ii	:	Rs. 1,000.00 /Sq.ft		
	Total Composite Rate	:	Rs. 3,775.00 /Sq.ft for 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 (incl. car parking, if provided)*	640	Rs. 3,775.00	Rs. 24,16,000.00
2.	*Wardrobes*	-	-	-
3.	*Show cases*	-	-	-
4.	*Kitchen arrangements*	-	-	-
5.	*Superfine finish*	-	-	-
6.	*Interior decorations*	-	-	-
7.	*Electricity deposits/ electrical fittings, etc.,*	-	-	-
8.	*Extra collapsible gates / grill works etc.,*	-	-	-
9.	*Potential value, if any*	-	-	-
10.	*Others*	-	-	-
	Total			**Rs. 24,16,000.00**

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 **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:

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)

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.

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 and said flats are amalgamated.
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/14371/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.306 is located on 3rd floor, Building No.A in Building known as "Sainath Estate Co-op.Hsg.Soc.Ltd" is situated at House No.1748, Off.Kamatghar Road, Chandan Baug, Bharat Colony, Village Kamatghar, Bhiwandi, Dist.Thane-421302
In its present prevailing condition with aforesaid specifications is as under:

Market Value (MV)	**Rs. 24,16,000.00** Rupees TwentyFour Lakh Sixteen Thousand Only
Realizable Value (90% of MV)	**Rs. 21,74,000.00** Rupees TwentyOne Lakh SeventyFour Thousand Only
Distress Sale Value (80% of MV)	**Rs. 19,33,000.00** Rupees Nineteen Lakh ThirtyThree Thousand Only
Ready-Recknor Rate	**Rs. 26,48,532.14** Rupees TwentySix Lakh FourtyEight Thousand Five Hundred ThirtyTwo Paise Fourteen Only
Insurance or Replacement Value	**Rs. 19,20,000.00** Rupees Nineteen Lakh Twenty Thousand 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/14371/CNR/2026

DECLARATION FROM VALUERS

a The information furnished in my valuation report dated 13-07-2026 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 have personally inspected the property on 10-07-2026 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.

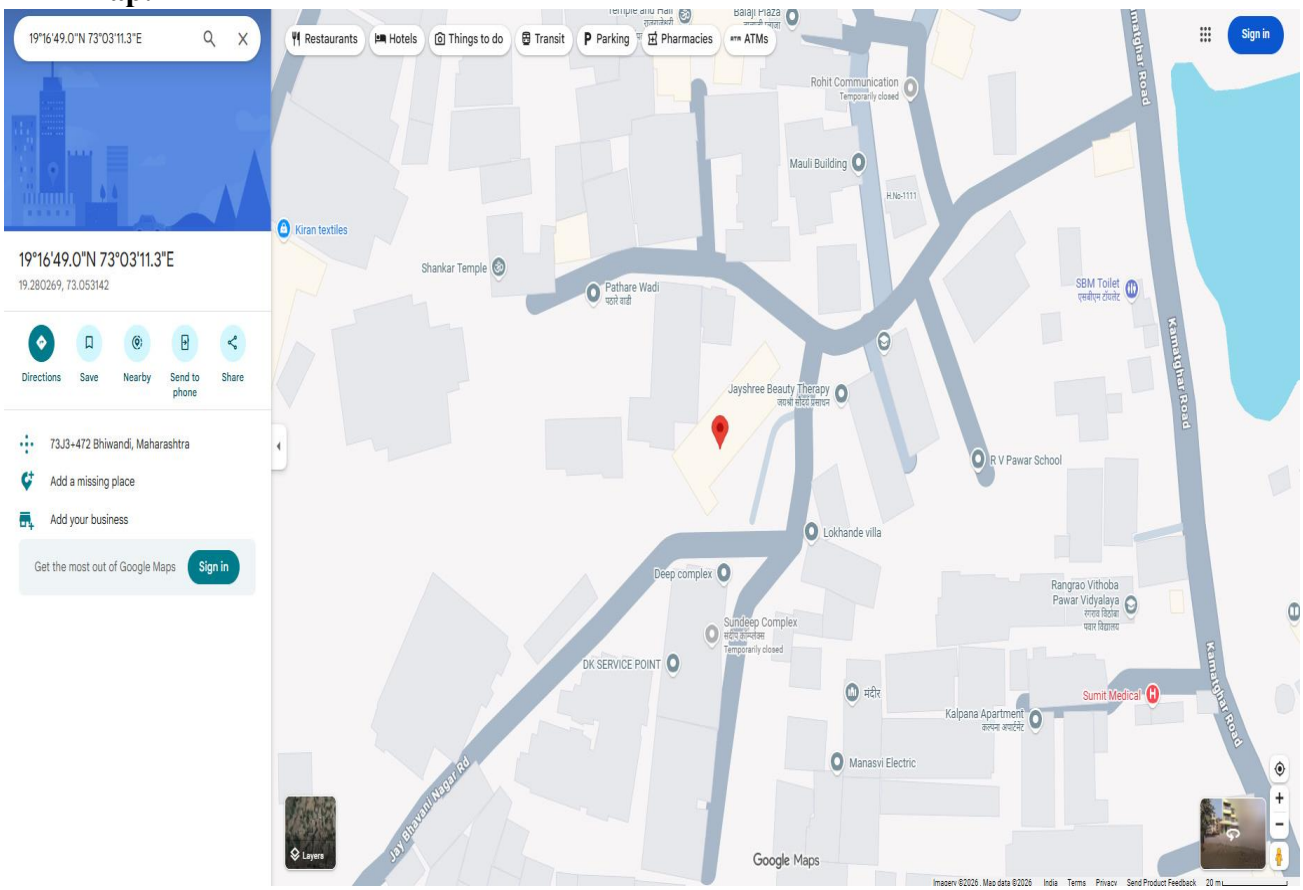
j I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

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	10-07-2026 13-07-2026
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	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/14371/CNR/2026

Map:-



Government Guideline Rate:-



होती साठी तुमच्या विभागातल्या सहाय्यक रचनाकार यांचेशी संपर्क साधावा.

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

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Year: 2026-2027 Language: English

Selected District: Thane

Select Taluka: Bhivandi

Select Village: Gavache Nav : Kamatghar (Bhiwandi Nizamp

Search By: ○Survey No. ◉SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	9/78-वॉर्ड क्र. 6/25) कामतघर सर्वे क्रमांक	9300	46400	53500	58000	53500	चौ. मीटर
SurveyNo	9/79-वॉर्ड क्र. 6/26) कामतघर सर्वे क्रमांक	7400	37300	42800	46800	42800	चौ. मीटर

SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/ charged to the secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of Canara Bank , will be sold on As is where is", As is what is" on 24.07.2026, for recovery of Rs. 51,68,622.49 (Rupees fifty one lakhs sixty eight thousand six hundred hundred twenty two and forty nine paisa only as on 05.01.2026 plus further interest and cost from 06.01.2026) due to the ARM Branch of Canara Bank from Mr Rustam Ali Mohd Iqbal.

The reserve price and the earnest money deposit will be as mentioned below :

Sr No	Description of the Property	Reserve Price	Earnest Money Deposit	Date of Inspection
1	Residential Flat No. 306 on 3rd floor, Building "A", Municipal House No. 1748, Building Known as Sainath Estate Co-Operative Housing Society Limited land bearing survey No. 148/3, 148/4, 148/5 & 148/7 off Village Kamatghar, Chandan Baug, Bharat Colony, Off Kamatghar Road, Taluka Bhiwandi, District Thane, Maharashtra-421302. PHYSICAL POSSESSION	Rs.20.70 lakhs (Rupees Twenty lakhs Seventy Thousand Only)	Rs.2.07 Lakhs (Rupees Two Lakhs Seven Thousand Only).	22.07.2026 from 3.00 pm to 5.00 pm

1	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, Canara Bank Building, 4th floor, Adi Marzban Path, Ballard Estate, MUMBAI – 400 001
2	Name and Address of the Borrower(s) / Guarantor(s)	Mr Rustam Ali Mohd Iqbal C/O MOHD IQBAL H NO B 26 TWIN HOUSE PARK SITE VIKHROLI MUMBAI 400079
3	Total Liabilities as on 05.01.2026	Rs. 51,68,622.49 (Rupees fifty one lakhs sixty eight thousand six hundred hundred twenty two and forty nine paisa only as on 05.01.2026 plus further interest and cost from 06.01.2026)
4	a. Mode of Auction b. Details of Auction Service Provider c. Date & Time of Auction	E-Auction M/s PSB Alliance (baanknet) 24.07.2026 (11.00.am to 12.00 pm) (with unlimited extension of 5 min. duration for the conclusion of the sale)

REF NO: KEV/14371/CNR/2026

3634351

13-07-2026

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. भिवंडी 2

दस्त क्रमांक : 3634/2025

नोंदणी :

Regn:63m

गाव: कामतघर

(1)वितरेखाचा प्रकार	विक्री करारनामा
(2)मोबदला	1800000
(3) बाजारभाव(भाडेपटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1560269.55
(4) मु.माफन,प्लॉटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:भिवंडी-निजामपूर मनपहतर वर्णन :, इतर माहिती: मौजे कामतघर तालुका भिवंडी जिल्हा ठाणे येथील स नं.148 हिस्सा नं.4 व स नं.148 हिस्सा नं.5 या जागेवरील साईनाथ इस्टेट या आर.सी.सी.इमारतीमधील सातव्या मजल्यावरील सदनिका नं.705 त्याचे क्षेत्र 37.43 चौ.मी.बांधीव अशी हि मिळकत((Survey Number : 148 हिस्सा नं.4 व 148 हिस्सा नं.5 ;))
(5) क्षेत्रफळ	37.43 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मंजु अजय जाधव वय:-26 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: रा सदनिका क्र 705 सातवा मजला साईनाथ इस्टेट कामतघर चंदन बाग भारत कॉलनी भिवंडी जि ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-CCNPJ6847B 2): नाव:-अजय संदियान जाधव वय:-33 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा सदनिका क्र 705 सातवा मजला साईनाथ इस्टेट कामतघर चंदन बाग भारत कॉलनी भिवंडी जि ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-AOWPJ1239A
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विजय संदियान जाधव वय:-35; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा सदनिका क्र 705 सातवा मजला साईनाथ इस्टेट भारत कॉलनी कामतघर चंदन बाग भिवंडी जि ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-AOYPJ2993P 2): नाव:-अंजली विजय जाधव वय:-32; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा सदनिका क्र 705 सातवा मजला साईनाथ इस्टेट भारत कॉलनी कामतघर चंदन बाग भिवंडी जि ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-BAQPJ3344F
(9) दस्तऐवज करुन दिल्याचा दिनांक	05/03/2025
(10)दस्त नोंदणी केल्याचा दिनांक	05/03/2025
(11)अनुक्रमांक,खंड व पृष्ठ	3634/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	126000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	18000

1725532

13-07-2026

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. भिवंडी 3

दस्त क्रमांक : 1725/2025

नोंदणी :

Regn:63m

गाव: कामतघर

(1)वितरेखाचा प्रकार	करारनामा
(2)मोबदला	3000000
(3) बाजारभाव(भाडेपटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	2380015
(4) मु.माफन,प्लॉटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:भिवंडी-निजामपूर मनपहतर वर्णन :, इतर माहिती: मौजे कामतघर तालुका भिवंडी जिल्हा ठाणे येथील स नं.148/4,148/5 या जागेवरील साईनाथ इस्टेट या आर.सी.सी.इमारतीमधील पहिल्या मजल्याची निवासी सदनिका नं.101(म्यु घर नं.1748 कामतघर)क्षेत्र 59.95 चौ.मी.बांधीव(O.C.)((Survey Number : 148/4,148/5 ;))
(5) क्षेत्रफळ	59.95 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-साईनाथ रंगनाथ पवार यांचे तर्फे कु.मु.म्हणुन मे.एस.एस.डेव्हलपर्स भागीदारी संस्था तर्फे किशोर व्हाल्या वय:-45 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: भारत कॉलनी चंदन बाग, कामतघर, भिवंडी जिल्हा ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-ADEFS3694R 2): नाव:-साईनाथ रंगनाथ पवार यांचे तर्फे कु.मु.म्हणुन मे.एस.एस.डेव्हलपर्स भागीदारी संस्था तर्फे मोह.सादिक हमीदहीन अन्सारी वय:-30 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: भारत कॉलनी चंदन बाग, कामतघर, भिवंडी जिल्हा ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-ADEFS3694R
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरेश भगवान जाधव वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं:२३७२, हिरा कॉम्पलेक्स सी-विंग रूम नं.१०८, चंदन बाग, कामतघर भिवंडी जिल्हा ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-AJEPJ4034A
(9) दस्तऐवज करुन दिल्याचा दिनांक	22/02/2025
(10)दस्त नोंदणी केल्याचा दिनांक	22/02/2025
(11)अनुक्रमांक,खंड व पृष्ठ	1725/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	210000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Only For View Purpose









Residential use premises Flat No.306 is located on 3rd floor, Building No.A in Building known as "Sainath Estate Co-op.Hsg.Soc.Ltd" is situated at House No.1748, Off.Kamatghar Road, Chandan Baug, Bharat Colony, Village Kamatghar, Bhiwandi, Dist.Thane-421302

PROFORMA INVOICE TOWARDS PROFESSIONAL CHARGES

Ref A/C- **Mr.Rustam Ali Mohd.Iqbal**

Client: **Canara Bank,** **ARM Branch, Fort**	**Name**: **Katkar Engineers & Valuers.** Shop No.03,Kulswamini NiwasC.H.S.Ltd Gulmohar Marg,Near Chembur Nagrik Bank, Chunabhatti- East, Mumbai 400022 **Pan no**: **AOJPK9087N** **GSTIN No** : **27AOJPK9087N2ZY**

Proforma No.14371 Date : 13-07-2026

Sr.No.	Particular	Amount (in Rs.)
1	Professional charges to towards Valuation of Property at Residential use premises Flat No.306 is located on 3rd floor, Building No.A in Building known as "Sainath Estate Co-op.Hsg.Soc.Ltd" is situated at House No.1748, Off.Kamatghar Road, Chandan Baug, Bharat Colony, Village Kamatghar, Bhiwandi, Dist.Thane-421302	Rs. 2,100.00
2	Travelling Expenses	Rs. 500.00
3	CGST @9%	Rs. 234.00
4	SGST @9%	Rs. 234.00
	Grand Total	**Rs. 3,068.00**

Rupees Three Thousand SixtyEight Only

E. & O.E

Yours Very truly

For Katkar Engineers & Valuers

Govt. Registered Valuers

(Auth Signatory)

Note: **Don't treat Proforma Bill as Tax Invocie Bill**
After Bill Payment Please call on 9322297451 for Tax Invoice

Please Credit
M/S.KATKAR ENGINEERS AND VALUERS
Current Account no: 0221201001819,
Canara Bank, Branch Mumbai-Chunabhatti
IFSC CODE : CNRB0000221

By Quoting your Bank and Borrowers Name.