RANADE & ASSOCIATE
Consulting Engineers, Chartered Engineers, Va
Empaneled by Various Banks, Insurance Cos., Incom
Ph.: 2542 43 98 / 2533 91 79
9930408872
● Flat No. 404, "A" Wing, Fantasia CHS Ltd., Raheja Gar
Teen Hath Naka,Naupada, Thane 400
● Block No.2, Smruti Vinayak Ground Floor, S.V.Road, Behind Pattekar
Naupada, Thane - 400 602. Email : ranadeandassociates@gmai

Ref. No. 2026 1294_Classic View Annexe **Date:** 10 – October - 2026

To,
The Asst. Gen. Manager,
Canara Bank,
ARM Branch,
Canara Bank Building, 3rd Floor,
Adi Marzban Street,
Ballard Estate, Mumbai – 400 001.

As per your instructions valuation of flat of Mrs. Seema H. Mishra along with Mr. Hariprakash L. Mishra was undertaken to estimate its "Fair Market Price" and "Distress sale price" as account has become a Non Performing Asset.

To estimate fair market value and distress sale value for the same the building in which flat is situated was visited for inspection and verification through valuation angle on 10 – October – 2026 and findings are as follows;

Area and other relevant details are relied upon details provided by earlier report of M-Tech Services LLP, Bhandup, Mumbai in dated 17 – November - 2023 by Bank.

At the time of inspection flat was locked and 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 market value and distress sale value of the flat as account has become NPA.
2.	a. Date of Inspection	10 – October – 2026
	b. Date of Valuation	10 – October – 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	Mrs. Seema H. Mishra along with Mr. Hariprakash L. Mishra – Owner. It is joint ownership.
4.	Document Produced for perusal	As per earlier report.
	i) Agreement Copy	Photocopy of sale agreement dated 19 – August – 2014 between Mrs. Meena V. Sangani and Mrs. Seema H. Mishra along with

		Mr. Hariprakash L. Mishra, Bearing Reg No. 5841 - 2014.
	iii) Commencement Certificate	Commencement Certificate issued by Municipal Corporation of Greater Mumbai, C. C. No. CHE / 9810 / BP / (WS) / A / Dated 01 – September - 1993.
	iii) Occupancy Certificate	Details not available.
5.	Brief description of the property	Flat situated on sixth floor at the time of inspection flat was locked and internal inspection of flat could not be done it is assumed that flat is in habitable condition.
6.	Location of the Property	
	a. Plot No. / Survey No.	CTS. No. 85, 86, 87, 73 of village Dahisar.
	b. Door No.	Flat No. 603 on sixth floor.
	c. C. T.S. No. / Village	Dahisar.
	d. Ward / Taluka	Borivali.
	e. Mandal / District	Mumbai.
	f. Date of issue and validity of layout of approved map / plan	01 – September - 1993 as mentioned in Commencement Certificate.
	g. Approved map / plan issuing Authority	
	h.Whether genuineness or authenticity of approved map / plan is verified	No, we have relied upon documents provided.
	i. Any Other comments by our empaneled valuers on authentic of approved plan	
7.	Postal Address of the property	Flat No. 603 on sixth floor in "Classic View Annexe CHS Ltd." situated on New Link Cross Road, near Kandarpada Metro Station, in Dahisar (W), Dist. Mumbai - 400 068. CTS. No. 85, 86, 87, 73 of village Dahisar.
8.	City / Town	Dahisar.
	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 Municipal Corporation of Greater Mumbai.
11.	Whether covered under any state / central Govt enactments (e.g Urban Land Ceiling Act) or notified under agency area / scheduled Area cantonment area	As per available information plot is not covered any of the enactments mentioned herein.
12.	Boundaries of the property	
	North	Open Plot.
	South	Classic View A and B Wing.
	East	Internal Road.
	West	Open Plot

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13	Extent of the site	750 Sft. built up
14.1	Latitude, Longitude & Co-ordinates of Flat	
	Latitude	19.26013670960615,
	Longitude	72.85111878802383.
15.	Extent of the site considered for valuation (least of 13A & 13B)	Not Applicable
16	Is the property self-occupied or tenanted. if tenanted	At the time of inspection flat was locked and in Owner's possession.
	Name of the tenant/s	Not applicable.
	Contact no.	Not applicable.
	Since how long he is occupying the house/ building	Not applicable.
	Monthly rent	Not applicable.
	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. 603 on sixth floor.
3.	Name of the Apartment	"Classic View Annex CHS Ltd."
4.	Postal Address	Flat No. 603 on sixth floor, in building known as "Classic View Annex CHS Ltd." situated on New Link Cross Road, near Kandarpada Metro Station, in Dahisar (W), Dist. Mumbai - 400 068. CTS. No. 85, 86, 87, 73 of village Dahisar.
5.	Location	Situated on New Link Cross Road, near Kandarpada Metro Station, in Dahisar (W), Dist. Mumbai - 400 068.
	T.S. No.	CTS. No. 85, 86, 87, 73 of village Dahisar.
	Block No.	
	Ward No.	
	Village / Municipality / Corporation	Within limits of Municipal Corporation of Greater Mumbai.
	Door No., Street or Road (Pin Code)	400 068.
6.	Description of the locality	Residential.
7.	Year of Construction	In year 1993 (As per old valuation Report) and thereabouts.
8.	Number of floors	Ground plus seven upper floors RCC building.
9.	Type of Structure	RCC super structure with RCC footings, columns, beams and slabs. Internal and external walls are made up of bricks and coated with cement plaster. External walls are painted with cement paint and internal walls are white washed, wooden doors and aluminum sliding windows, spartex flooring, granite kitchen platform with inbuilt sink.

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10.	Number of dwelling units in the building	Three flat on each floor.
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	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	Sixth floor.
2.	Door number of the Flat	Flat No. 603.
3.	Specification of the Flat	
	Roof	RCC
	Flooring	Spartex flooring.
	Doors	Wooden doors
	Windows	Aluminum sliding windows.
	Fittings	Good quality.
	Finishing	Good quality.
4.	House Tax	Yes by Municipal Corporation of Greater Mumbai.
	Assessment No.	Details are not provided.
	Tax amount	
	Tax paid in the name of	
5.	Electricity service connection	Details are not provided.
	Consumer number	
	Meter Card is in the name of	
6.	How is the maintenance of the Flat?	Could no ascertain – as flat was locked.
7.	Sale Deed executed in the name of	Mrs. Seema H. Mishra along with Mr. Hariprakash L. Mishra.
8.	What is the undivided area of land as per sale deed?	Proportionate to area of flat with respect to area of plot.
9.	What is the plinth area of the flat	750 Sft. built up – as per earlier report.
10.	What is the floor space index (Approx)?	As per D.C. rules.
11.	What is the carpet area of the Flat?	
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 locked and owner's possession.
15.	If tenanted, what is the monthly rent?	Not applicable

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

Commencement Certificate issued by Municipal Corporation of Greater Mumbai, C. C. No. CHE / 9810 / BP / (WS) / A / Dated 01 – September - 1993.

PART C – VALUATION OF EXISTING FLAT

A. GENERAL. :

1.	How is the marketability? :	Reasonable.
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.

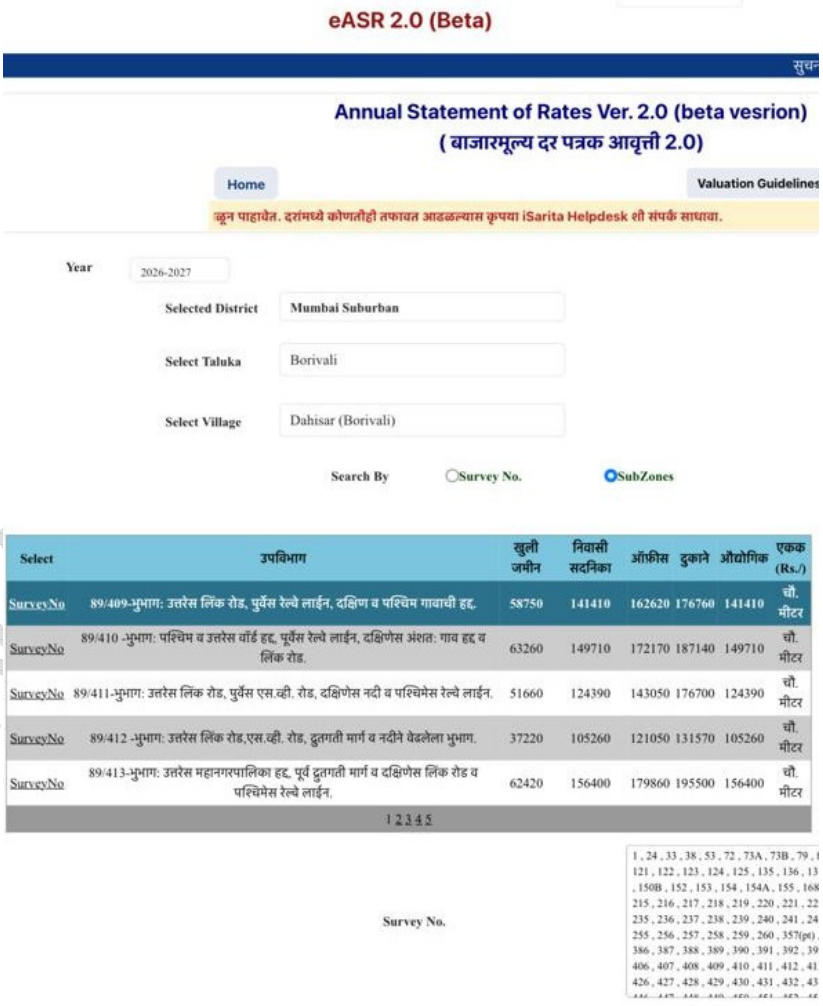
RATE

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 20,000/Sft. – built up.
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)	INR 20,000/Sft. – built up.
3.	BREAK UP FOR THE RATE	
	Building + Services (750 Sft. built up @ INR 2,000/Sft.)	INR 15,00,000/-
	Land + Others (750 Sft. built up @ INR 18,000/Sft.)	INR 1,35,00,000/-
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Stamp duty rate (Zone /Sub -Zone No. 89/409 of Residential village Dahisar of Stamp duty reckoner for year 2026 - 27) Residential flat - INR 1,41,410/Sq. Mtr.

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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 No. 89/409 of Residential village Dahisar of Stamp duty reckoner for year 2026 - 27)	INR 1,41,410/Sq. Mtr.
	Plus 5 % as flat is on higher floor (for flats between 5th to 10th floor)	INR 7070/Sq. Mtr.
	Total **(A)**	INR 1,48,480/Sq. Mtr.
2	Market rate of plot as per Stamp Duty Reckoner **(B)**	INR 58,750/Sq. Mtr
3	**(C)** = Difference between **(B)** and **(A)**	INR 89,730/Sq. Mtr.
4	Capital cost of structure applicable as per Depreciation Table **(D)**	67 %
5	Applicable Stamp duty rate = **B + (C x D)**	INR 1,18,869/Sq. Mtr.
6	Stamp duty valuation = Applicable Stamp duty rate x area of premises	INR 1,18,869/Sq. Mtr. x 69.67 Sq. Mtrs.
7	Valuation of flat - as per Stamp duty reckoner	**INR 82,81,603/-**



B. COMPOSITE RATE ADOPTED AFTER DEPRECIATION:

a.	Depreciated Building Rate	
	Replacement cost of Flat with Services (v(3)i	INR 15,00,000/-
	Age of the building	33 years.
	Remaining life of the building estimated	27 years.
	Depreciation percentage assuming the salvage value as 10%	1.5 % per annum.
	Depreciated Ratio of the building	INR 4,95,000/-
b.	Total composite rate arrived for valuation	
	Depreciated Building rate VI(a)	INR 10,05,000/-
	Rate for Land & other v(3) ii	INR 1,35,00,000/-
	Total composite Rate	INR 1,45,05,000/- or say 1,45,00,000/-

C. VALUATION DETAILS:

Sr. No.	DESCRIPTION	QUANTITY	RATE PER UNIT (INR)	ESTIMATED PRESENT VALUE (INR)
	Present value of the Flat (incl. car parking, if provided)			INR 1,45,00,000/-
	Wardrobes			
	Show cases / Almirahs			
	Kitchen arrangements			
	Superfine finish			
	Interior decorations			
	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 1,45,00,000/-

Factors favoring for additional value	
1.	
2.	
Add	
(+)	INR 1,45,00,000/-
Factors favoring for less value	
1. Society Dues (Amount)	
2. Water Supply	
Less	
(-)	
Present market value	INR 1,45,00,000/-
Any other details	

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"Classic View Annexe CHS Ltd." situated on New Link Cross Road, near Kandarpada Metro Station, in Dahisar (W), Dist. Mumbai - 400 068. It is an middle class residential locality, having basic facilities and amenities for residential use such as banks, hotels, hospitals, market, post office, courier, tempo services etc., are available nearby. Auto rickshaws are available from main road to commute to Dahisar Railway Station. Market rates for flats in this area are varying from say INR 18,000/- to INR 20,000/Sft. built up – depending upon location and condition of flat and building.

Considering above factors fair market price of flat in the subject measuring 750 Sft. built up is estimated as follows;

750 Sft. built up @ INR 20,000/Sft. built up i.e.	INR 1,50,00,000/-
13% Less – depreciation in (Building + Service) around	INR 4,95,000/-
	Fair market price INR 1,45,05,000/-
	Or say INR 1,45,00,000/-

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 30 to 50/Sft.
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.

"Classic View Annexe CHS Ltd." situated on New Link Cross Road, near Kandarpada Metro Station, in Dahisar (W), Dist. Mumbai - 400 068.
Global Co – ordination : Latitude 19.26013670960615, Longitude – 72.85111878802383.



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 1,45,00,000/- (INR One Crore Forty Five Lakhs Only). and the realizable value INR 1,30,50,000/- (Rupees One Crore Thirty Lakhs Fifty Thousand Only). and the distress value INR 1,16,00,000/- (Rupees One Crore Sixteen Lakhs Only).

SANJAY SURESH RANADE

Digitally signed by SANJAY SURESH RANADE
Date: 2026.10.21 12:48:54 +05'30'

Date: Thane
Place: 10 – October – 2026

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

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)

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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/- (INR Only)**~~
   - ii) The present market value of the flat by adopting suitable composite rate is **say INR 1,45,00,000/- (INR One Crore Forty Five Lakhs Only).**
   - iii) The Realizable value of the property is estimated @ 10 % less than the present market value at say **INR 1,30,50,000/- (Rupees One Crore Thirty Lakhs Fifty Thousand Only).**
   - iv) The forced sale value of the property is estimated @ 20 % less than the present market value at say **INR 1,16,00,000/- (Rupees One Crore Sixteen Lakhs Only).**

2. Number of title deed(s) involved in this flat is none. The relevant document for the subject flat in the opinion of this valuer is the old Valuation report.
3. If this flat 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 10 – October – 2026 by Mr. Vaibhav Naik.
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 Manager - Canara Bank – ARM.
8. Any other details.

SANJAY SURESH RANADE
Digitally signed by SANJAY SURESH RANADE
Date: 2026.10.21 12:49:51 +05'30'

Place: Thane
Date: 10 – October – 2026

(Panel Valuer)

Note This report contains 10 Pages.
Enclosures:
1. Key plan showing the location of the property
2. Sketch showing the location of the subject gala 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)

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Annexure-VIII
FOMAT-A
DECLARATION FROM VALUERS

I hereby declare that-

The information furnished in my valuation report dated 10 – October – 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 inspected the property on 10 – October – 2026 along with my assistant. 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, ARM, Mumbai
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;	Date : 10 – October – 2026. Report Date : 10 – October – 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 flat, 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: 2026.10.21 12:50:18 +05'30'

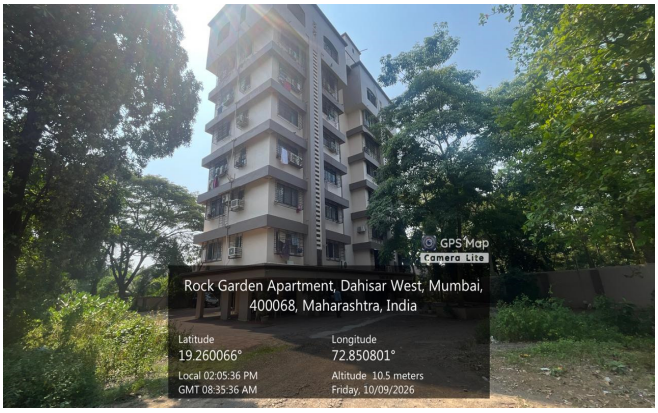
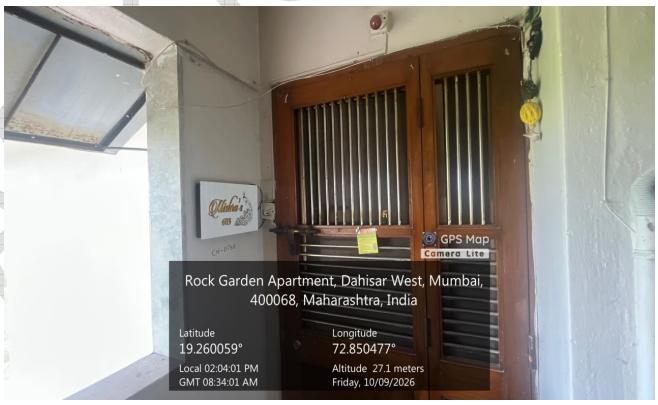
Signature

Date: Thane
Place: 10 – October – 2026

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

RANADE & ASSOCIATES

Photographs of “Classic View Annexe CHS Ltd.” situated on New Link Cross Road, near Kandarpada Metro Station, in Dahisar (W), Dist. Mumbai - 400 068

	
Front view and entrance of the “Classic View Annexe CHS Ltd.”	
	
Society Name Plate	Entrance o f the flat no. 603 on 6th floor

SANJAY SURESH RANADE
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RANADE