

LNB/1092/08

No. 401 on Fourth Floor in "SHREE GANESH POOJA CHS LTD",
 located at Adharwadi Chowk, Bhiwandi - Murbad Road, Kalyan (W), Dist. Thane.
 Mr. LALIT BRIJLAL KANOJE

Date : 26.11.2008

Vastukala

REGD ARCHITECT,
 GOVT. REGD. VALUERS & ENGINEERS
 Ar. A.R. CHIKODI, Er. K. A. CHIKODI



SHREE GANESH VANDAN CO-OP. HSG. SOC. LTD. KALYAN			
301 - GANESH R. GAIKAR.	3 rd Floor	301	Mr. DEVENDRA S. DONGRE.
302 - NILESH S. KSHATRIYA.		302	+ LAXMAN D. GAIKAR.
303 - AMIT S. KSHATRIYA.		303	+ SANJAY D. GAIKAR.
304 - SHANKAR D. DEORE.		304	+ ARUN S. KHADE.
305 - GANESH R. GAIKAR.		305	+ GAUTTAM U. HEVALE.
306 - GANESH R. GAIKAR.		306	+ DILIP D. PALVI.
401 - DHUKHANTIRAM M. JAISWAL.	4 th Floor	401	Mr. LALIT B. KANOJE.
402 - MADHYI D. THAMANE.		402	+ DEEPAK B. KANOJE.
403 - SANJAY D. JOSHI.		403	+ GAJENDRASING Y. KOREAM.
404 - CHANDRAKANT M. TEL.		404	+ BHASKAR C. CHOUHSEI.
405 - SUNIL L. BHADANEKAR.		405	+ VIJAY B. KANOJE.
406 - BHANU A. KULKARNI.		406	+ GAUTTAM D. JAISWAL.

have inspected Flat No. 401 on Fourth Floor in the building known as "SHREE GANESH POOJA CHS LTD",
ring S. No. 60 H. No. 1 /1 Village : Kalyan, situated at Adharwadi Chowk, Bhiwandi - Murbad Road,
yan (W), Dist. Thane.
Mr. LALIT BRIJLAL KANOJE

The Flat consists of Hall, Kitchen, Bath & W. C. The flooring is provided with Spartex Flooring in all rooms.
The Kitchen platform is provided with Granite with full tiles. Bath & W.C. are covered with glazed tiles up to full
height with backlit doors. T. W flush doors are provided in all rooms. Windows are provided with Aluminium
sliding Windows. As per our measurement the carpet area 340 sq.ft. The total built up area of the flat is 440 sq. ft.

The building in which the said flat is situated, consists of Ground Plus four upper floors. R.C.C. Frame work of
foundation footings, beams, columns and slab and is bounded by brick wall having plastered on both sides. All
basic amenities are provided. The building was approximately completed in the year 2005 (approx).

The Flat is located in residential area of Middle class locality. It is on freehold basis. Civic amenities are available
in surrounding area. Rickshaws, Buses and private vehicles are available for surface communication. The property
is situated at 3 km distance from Kalyan (W) Rly Station. The amenities like Hospital, School, Market, Bank etc are
available in nearby area in the city.

Considering the type of construction, specification of materials to be used, amenities provided & location of the flat,
rate of the flat is Rs. 2,000/- per sq. ft. minus depreciation of built up area is fair & reasonable for the said flat.

Built up area of the flat	...	440 sq. ft.
440 sq. ft. built up area x Rs. 2,000/-	...	Rs. 8,80,000/-
Less : Depreciation	...	<u>Rs. 14,300/-</u>
		Rs. 8,65,700/-

Say : **Rs. 8,66,000/-**

Considering all the factors enumerated above, to the best of our knowledge & ability, We are of the opinion
that the market value of the above mentioned flat is Rs. 8,66,000/- (Rs. Eight Lakhs Sixty Six Thousand Only) as
on valuation date 26/11/08.

In case of distress sale value would be Rs. 6,92,000/- (Rs. Six Lakhs Ninety Two Thousand Only), however higher
prices can be realised if needy buyer is found.

This report is based on actual inspection carried out by us and reflects the findings at the time and place of inspection
and to the best of our knowledge and ability and is without prejudice.



[Signature]
For VASTUKALA
ARCHITECTS, ENGINEERS & GOVT. REG. VALUERS,
ABOVE SHRIHARI MANGAL KARYALAYA,
KANDURANE WADI, 1st LANE, DONBIVLI (E) - 421 201

Vastukala

REGD ARCHITECT,
GOVT REGD. VALUERS & ENGINEERS
At. A.R. CHIKODI. Et. K. A. CHIKODI

Basis of Present Valuation		
	Present depreciation	Rs. 14,300/-
	Market Value 440sq.ft. x Rs. 2,000/- per sq.ft.	Rs. 8,80,000/- - Rs. 14,300/- = Rs. 8,65,700/- (Say: Rs. 8,66,000/-)
i)	Rate adopted	Rs. 2,000/- per sq.ft. of Built-up area
ii)	Basis for adopted rates	Prevalent market rate
iii)	Whether the adopted rates are Commensurate with the rates adopted by the Registrar's Office? In case of wide variation, please specify reasons	Yes. Almost similar
iv)	Whether the adopted rates have any relationship with those adopted by the IT Department	No.
v)	Whether the rates are based on prevalent rates in the area. If so, the basis of accepting the same.	Yes (enquiries made with estate agents & our Market Knowledge & Judgement)
9	In case of increase in present valuation over the previous valuation, then furnish the specific reasons, basis for the increase in value and the details of variation	Day-to-day price variation in market.
10	Whether the building is insured if so i) For what value ii) Against what risk iii) Date of expiry of insurance	Not known
21	Sources of information for arriving at the Forced Sale Value	Refer last page
22	In case the bank were to sell the property what would the approximate realizable value (forced sale value)	Refer last page
23	Reinstatement Value / Insurable Value	Rs. 2,86,000/-

This report is based on actual inspection carried out by us and reflects the findings at the time and place of inspection and to the best of our knowledge and ability and is without prejudice.

Dated : 26.11.08

Place : Dombivli.



[Signature]
VASTUKALA
REGD ARCHITECTS, ENGINEERS & GOVT. REG. VALUERS,
ABOVE SHRIHARI MANGAL KARYALAYA,
*MAHARAJ WADI, 1st LANE, DOMBIVLI (E) - 421 201.

i)	Area of land to be supported by a map showing Shape, dimension and physical features	N.A.	
ii)	Has the whole or part of the land been notified for acquisition by Government or Statutory Body? If so, give details	N.A.	
iii)	Area of building/constructed portion(state separately for factory, admn, building, staff quarters etc	N.A.	
iv)	Type / Class of construction	RCC	
v)	Service items available(list of all the times to be provided – such as lifts, bore well, pump Embedded motors, DG Set, Water supply, sanitary disposal systems, canteen, stores etc)	All basic amenities are available.	
1	If the property is Industrial		
a)	State for what type of activity/industry the premises is well suited	N.A.	
b)	Sanctioned / connected power load	N.A.	
c)	Type of activity presently going on at the premises	N.A.	
12	Whether the property is Residential Flat/ Apartment . if so, then state	Yes, residential flat	
a)	When the building was constructed	The building was constructed in the year 2005	
b)	Whether full consideration has been paid and proper title documents obtained and produced for verification?	Copy of Agreement & Copy of old report was provided during the valuation.	
c)	In which floor/storey, flat is located	On Fourth Floor	
13	. If the property is of a Commercial type-state		
i)	For what purpose the same is well suited (Office purpose/business, etc)	N.A.	
ii)	The present activity/business being conducted	N.A.	
14	If the property is agricultural, state	N.A.	
a)	Whether dry or wet lands	N.A.	
b)	Irrigation facilities available	N.A.	
c)	Type of crops grown and annual yield/income income in the previous years	Commencement Certificate No. KDMC/NRV/BP/DV/262-99 dated : 22/08/2003. Occupation Certificate No. KDMC/NRV/CC/KV/270 dated : 29/06/2005.	
15	i) Whether the building /property is constructed Strictly according to the sanctioned plan – Details of variation noticed, if any, and effect of the same on the valuation to be dealt with specifically	Occupied by the owner	
16	Whether the property is self-occupied or tenanted/ Let out, if tenanted / let out :-	2005	
i)	Since how long	N.A.	
ii)	To how many tenants	N.A.	
iii)	What is the total monthly income	N.A.	
iv)	If partly owner occupied, specify portion and extent of area under owner occupation	----	
17	Whether the said property was valued earlier? If so,	VR/DRS/LB/2005/7006 dtd 16 th October 2005	
i)	Date of Valuation	D..R. Shetty & associates, Borivali (E), Mumbai.	
ii)	Name & address of the Valuer	Yes, During valuation	
iii)	Whether approved Valuer	To ascertain Market Value	
iv)	Purpose of earlier Valuer	Residential Flat (Rs. 3,96,000/-)	
v)	Basis of Valuation	Copy of report is there with the concerned branch	
vi)	Also submit /enclose a copy of the earlier Valuation Report		

MCA
NOT APPROVED VALUER

ALVREATA, MISSE
Civil Engineer,
Approved Valuer.

LEAD STRUCTURAL ENGINEERS,
CONS. SURVEYORS,
GOVT. REGD. VALUERS,
LOSS ASSESSORS.



Vastukala

H.O. : ABOVE SHRIHARI MANGAL KARYALAYA,
PANDURANG WADI, 1ST LANE, DOMBIVLI (E) 421 201.
DOMBIVLI (O) : 95251-2448371,
FAX : 95251-2801428, (M) 9870070121 / 9821030799
VASHI BR. OFF : 5/122, ARENJA ARCADE (EXECUTIVE BUSINESS CENTRE)
NEAR APNA BAZAR, SECTOR-17, VASHI, NAVI MUMBAI-400 703.
MOB. : 9821030799, 9870070121, 9821797577
FORT BRANCH : BUILDING NO. 80-82, NARAYAN BHAVAN, 2ND FLOOR,
PARIN NARIMAN STREET (BAZAR GATE), FORT, MUMBAI-400 001.
MOB. : 9821030799, 9821797577
E-MAIL : vastukala1@rediffmail.com

VAL/R/1092/08

Valuation Report

Date: 26.11.2008

Ref. : Valuation of Residential Flat No. 401 on Fourth Floor in the building known as "SHREE GANESH POOJA CHS LTD", bearing S. No. 60 H. No. 1 / 1 Village : Kalyan, situated at Adharwadi Chowk, Bhiwandi - Murbad Road, Kalyan (W), Dist. Thane.
For Mr. LALIT BRIJLAL KANOJE

GENERAL:-

1	Purpose of valuation	Fair Market Value.
2	Date of visit	25 th November 2008.
3	Persons/s accompanying /available at the site . At the time of Visit./ Inspection /Valuation	Mr. LALIT BRIJLAL KANOJE
4	a) Complete address of the property (Door No. Street. Cross Road Survey No. etc): b) Boundaries	Flat No. 401 on Fourth Floor in "SHREE GANESH POOJA CHS LTD", bearing S. No. 60 H. No. 1 / 1 Village : Kalyan, situated at Adharwadi Chowk, Bhiwandi - Murbad Road, Kalyan (W), Dist. Thane Property of Mr, Pandurang Gaikar Property of Mr, Dhau Mahadu Gaikar By Property of C.P. Joshi (S. No. 62) Bhiwandi - Murbad Road
5	Title to the property :-	Mr. LALIT BRIJLAL KANOJE
	a) Name of the purchaser	M/s. J.K. Developers
	b) Name of the Seller	Since 2005
	c) Since how long owning the property	Single Ownership
	d) Whether Joint/Co-ownership/others(Specify)	N.A.
	e) In case of joint ownership please furnish shares of each owner and also whether the shares are undivided?	N.A.
	f) Whether assessed to Wealth Tax - If so Wealth Tax paid	N.A.
	g) Corporation Tax Paid:- i) Amount ii) Year of Assessment iii) Date of Payment	N.A.
	h) Agreements of easements if any and if so attach copies	To be used for Residential purpose only
	i) Restrictive Clauses as to uses, if any (whether Building use Certificate from the Corporation has been obtained etc)	



	Location (advantages / disadvantages)	It is 3 km distance from Kalyan (W) Railway Station
	Classification of locality Higher class/ Middle Class / Poor Class	Middle Class.
i)	Civic Amenities	Available nearby.
ii)	Proximity to surface communication.	Rickshaws, Buses are available
iii)	Distance from the City / Municipal limits	It is 3 km distance from Kalyan (W) Railway Station.
iv)	If the property is not within the City/ Town/ Municipal limits, then state the distance of the property from the a) Municipal Office b) Municipal limits	N.A.
v)	Disadvantage, if any, to be specified	N.A.
	Title of Property :	
a	Whether freehold	Freehold
b	If not freehold, what is the unexplored period	N.A.
c	If leasehold, name of the lessor /lessee, nature of lease, dateof commencement and terms of renewal of lease	N.A.
d	Rent per annum	N.A
e	Unearned increase payable to the lessor in the event of sale or transfer .	N.A
8	Type of property – Whether	
a	Agricultural	No.
b	Industrial	No.
c	Residential (Flat / Apartment) (any restrictive clauses for sale etc, to be furnished)	Yes. Residential Flat
d	Commercial	No.
e	Institutional	No.
f	Others (specify)	No.
9	What is the	
i)	Year of acquisition/purchase of land	N.A.
ii)	Value/Purchase price paid	Rs. 3,96,000/- (as per agreement dtd : 11.10.2005)
iii)	Year of construction of superstructure/ purchase of building	Not known
iv)	Number of floors / storeys	Ground + 4 upper floor.
v)	Year of completion	Not known.
vi)	Cost of construction/ purchase price	N.A.
vii)	Additions/improvements carried out if any state briefly nature of additions/ improvements, total cost thereof	Refer last page-
viii)	Rate and amount depreciation	Refer last page
ix)	Present written down value	Satisfactory
x)	Valuer's opinion regarding the present condition/state of building	57 years- (Except Natural Calamities & Provided proper maintenance is carried out)
xi)	Estimated future life	



JKODI
I.M.A. F.I.V. M.C.A.
ECT & GOVT. APPROVED VALUER
030799

CHIKODI
E.M.I.E. M.I.V. P.E.A.T.A. M.I.S.S.E.
Structural Engineer,
Auditor & Approved Valuer.

0070121
I. CONSULTING STRUCTURAL ENGINEERS,
II. AUDITORS, SURVEYORS,
III. DESIGNERS, GOVT. REGD. VALUERS,
IV. AS & FIRE LOSS ASSESSORS.



Vastukala

H.O. : ABOVE SHRIHARI MANGAL KARYALAYA,
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FORT BRANCH : BUILDING NO. 80-82, NARAYAN BHAVAN, 2ND FLOOR,
PARIN NARIMAN STREET (BAZAR GATE), FORT, MUMBAI-400 001.
MOB. : 9821030799, 9821797577
E-MAIL : vastukala1@rediffmail.com

VAL/VB/1092/0-4/11/08

Date : 26.11.2008

To,
The Chief Manager (RACPC),
Vijaya Bank, (Regional Office)
Vikas Centre, S.V. Road,
Santacruz (W), Mumbai - 400054.

Ref : Valuation of Residential Flat No. 401 on Fourth Floor in the building known as "SHREE GANESH POOJA CHS LTD", bearing S. No. 60 H. No. 1 /1 Village : Kalyan, situated at Adharwadi Chowk, Bhiwandi - Murbad Road, Kalyan (W), Dist. Thane.
For Mr. LALIT BRIJLAL KANOJE.

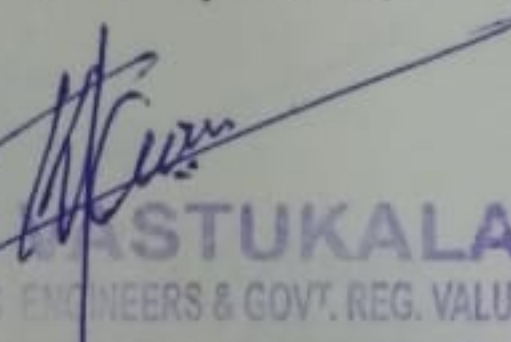
Respected Sir,

As per your request we have visited the above site, & we are submitting here with the Valuation report for your perusal.

Thanking you in anticipation,



Sincerely Yours,


For VASTUKALA
ARCHITECTS, ENGINEERS & GOVT. REG. VALUERS,
ABOVE SHRIHARI MANGAL KARYALAYA,
PANDURANG WADI, 1st LANE, DOMBIVLI (E) - 421 201

Encl : 1) Valuation Report
2) Photos &
3) Bill

Vastukala

M.E.A.
GOVT. APPROVED VALUER

M. V. J. A. L. K. M. S. S. E.
in Engrg.
Approved Valuer

ATOMIC STRUCTURAL ENGINEER,
Civil, Surveyed,
M. GOVT. REGD. VALUERS,
M. URB. ADDRESSD.



M.O. : ABOVE SHRIWANI MANGAL KARNATAKA,
PANDURANG WADI, 157 LANE, DOMBIVLI (E) 421 201.
DOMBIVLI (E) : 98251-2448371,
FAX : 98251-2801428. (M) 9870070121 / 9821030799
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MOR. : 9821030799, 9821797577
E-MAIL : vastukala1@gmail.com

/AL/VB/1092/08

Date : 26.11.2008

Ref : Valuation of Residential Flat No. 401 on Fourth Floor in the building known as "SHREE GANESH POOLA CHELTU", bearing S. No. 60 H. No. 1 / 1 Village : Kalyan, situated at Adharwadi Chowk, Bhiwandi - Marhad Road, Kalyan (W), Dist. Thane.
For Mr. LALIT BRIJLAL KANOJE

CERTIFICATE

1. It is hereby certified that the present market Value of the above flat in our Opinion is Rs. 8,66,000/- (Rs. Eight Lakhs Sixty Six Thousand Only).
2. The property was physically inspected on 25.11.2008.
3. Value Varies with the purpose and the date. This report is to be referred for fair & Market value of the above property.
4. This report is based on agreement for sale between Seller M/s. J.K. Developers & Purchaser Mr. LALIT BRIJLAL KANOJE, vide Registration. No. 6242/2005 dated : 11.10.2005 at Registrar's Office, Kalyan - 1.
5. If the property is offered as collateral security, the concerned financial Institution is requested to verify the Extent of the flat shown in this valuation report with respect to the latest legal opinion, as we are not responsible for forge documents.

This report contains 6 Pages.

Place : Dombivli

Date : 26.11.2008.

(a)



FOR VASTUKALA

PROJECTS ENGINEERS & GOVT. REG. VALUERS

ABOVE SHRIWANI MANGAL KARNATAKA,

PANDURANG WADI, 157 LANE, DOMBIVLI (E) - 421 201