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E-Mail : shukanarchitects@gmail.com

**C/o. Shukan Architects**

**Krishnkant A. Pandat**

BMC, MHADA, Approved Chartered Architect, Engineer & Govt. Approved Property, Agri-land, Plant/Mach. Valuer Ind. Set.up, Fire, Marine, Natural hazards loss assessor & Valuer

# Krishnkant A. Pandat

**Shukan Architects**

Regd. No. : LCM - 2443, CAT - I, Immovable • LCM - 2443, CAT - II, Agri. Lands • LCM - 2445, CAT - VII - Plant & M/C & Vehicles

SOB, PNB, DENA BANK, CBI, BOI, UCO, IDBI, INDIAN, SYNDICATE, P&S, UNION, UNITED BANK, SOUTH INDIAN, CORPORATION, ALAHBAD APPROVED VALUER

Address: 22, Datani Flats, 2nd Floor, "A-Wing", Chitabhai Patel Road, Nr. Union Bank of India, Ashol nagar, Kandivali (E), Mumbai-400 101

Ref : Under Wealth tax 34AB Approved Property Valuer

REF—SA/MUM/PRO.VALUATION/DENA-KANDI-WEST/194

**BMC, MHADA, Approved Chartered Architect, Engineer & Govt. Approved Property, Agri-land, Plant/Mach. Valuer Ind. Set.up, Fire, Marine, Natural hazards loss assessor & Valuer**

Dena Bank,  
Dena Sadan, M.G. Road,  
Off. S. V. Road, Kandivali (West),  
Mumbai - 400 067

## VALUATION CERTIFICATE

This is to certify that, I have carried out the valuation of following residential flat Property and the details of which are, as under.

**Property:** - A residential flats scheme known as "Sai Sankalp" is located at under Usarli Khurd Gram Panchayat area limits. Mouje village Usarli-Khurd, Survey no. 145/0, flat no. 108, building no. 108, 2nd floor, at well under development Residential area of mouje: village Usarli-Khurd, Tal. Panvel, Dist. Raigad, Pin-410 206



### Office :

22, Datani Flats, 2nd Floor,  
"A-Wing", Chitabhai Patel Road,  
Nr. Union Bank of India, Ashol nagar,  
Kandivali (E), Mumbai-400 101

Ashok Bhosle,  
Residing at B/108, Sai Sankalp, Village Usarli Khurd, Tal-Panve  
Dist. Raigad, Pin- 410 206

Mobile : 9898207111/8490847878  
9227757111/9662549332

Subject to Mumbai Jurisdiction

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Ref :

Date : 23/05/2016

REF—SA/MUM/PRO.VALUATION/DENA-KANDI-WEST/194  
To,  
The Chief Manager,  
Dena Bank,  
Dena Sadan, M.G. Road,  
Off. S. V. Road, Kandivali (West),  
Mumbai – 400 067

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**Property:** - A residential flats scheme known as "Sai Sankalp" is located at under Usarli-Khurud Gram Panchayat area limits, Mouje village Usarli-Khurud, Survey no. 145/0, flat no. 108, building no. "B", 1<sup>st</sup> floor, at well under developing Residential area of mouje: Village Usarli-Khurud, Ta. Panvel, Dist. Raigad, Pin-410 206



Regd. Purchaser: Mr. Mahadev Ashok Bhosle,  
Residing at B/108, Sai Sankalp, Village Usarli Khurud, Tal-Panvel,  
Dist- Raigad. Pin – 410 206



Share Certificate No. 36  
Authorised Share Capital Rs. 200000  
No. of shares 10  
This is to certify that Mr. Mahadev A. Bhosle Member's Name  
Date 23/05/2016  
Divided into 4000 Shares each of Rs. 50 only.

Share Certificate  
Sai Sankalp  
Usarli Khurud, Tal - PANVEL, Dist. - RAIGAD.  
Co-operative Societies Act, 1960  
Regd. Office: 22, Datani Flats, 2nd Floor, "A-Wing", Chitabhai Patel Road, Nr. Union Bank of India, Ashoknagar, Kandivali (E), Mumbai-400 101.

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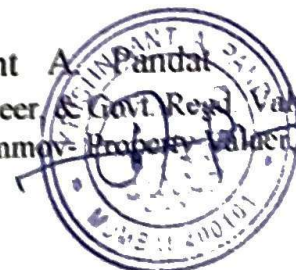
Date : 23/05/2016

|     |                         |    |  |
|-----|-------------------------|----|--|
| 01. | Regd. Seller            | :- | <b>Mr. Anil Tribhuvan Vishwakarma.</b><br>Residing at Moraj Riverside Park, Opp. Godrej Colony, Takka, Tal. Panvel, Dist. Raigad-410 206.  |
|     | Regd. Purchaser         | :- | <b>Mr. Mahadev Ashok Bhosle</b><br>Residing at B/108, Sai Sankalp, Village Usarli Khurd, Tal-Panvel, Dist. Raigad. Pin - 410 206   |
| 02. | Purpose of Valuation    | :- | To arrived at estimated market value of said residential Flat property for <b>Bank loan purpose</b>  |
| 03. | Location                | :- | "Sai Sankalp" is located at <b>under Usarli-Khurd Gram Panchayat area limits</b> , Mouje Village Usarli-Khurd, Survey no. 145/0, <b>Flat no. 108, building no. "B", 1<sup>st</sup> Floor</b> at well under developing residential area of mouje Village Usarli-Khurd, Ta. Panvel, Dist. Raigad, Pin code-410 206 |
| 04. | Date & Day of Valuation | :- | <b>23/05/2016, Monday</b>  |
| 05. | Purchase date of IP     | :- | <b>12/5/2016 [Agreement for Sale]</b>  |
| 06. | Purchase price of IP    | :- | <b>Rs. 26, 00, 000/- (Rupees twenty-six lacks only)</b><br>( Agreement for Sale)   |
| 07. | Valuation               | :- | <b>Prevailing market Value</b> Rs. 31, 30, 000/-   |
|     |                         |    | <b>Realizable/forced sale value 90 %</b> Rs. 28, 17, 000/-   |
|     |                         |    | <b>Distressed sale Value 80%</b> Rs. 25, 00, 000/-   |
|     |                         |    | <b>Govt. Book Value</b> Rs. 15, 00, 000/-  |
|     |                         |    | <b>Construction cost for Insurance</b> Rs. 15, 65, 000/-   |
|     |                         |    | <b>As per Draft Agreement Cost</b> Rs. 26, 00, 000/-<br>[Agreement for Sale]   |

Date : - 23/05/2016

Place : - Mumbai.

Krishnkant A. Pandat  
(Cha. Architect, Engineer & Govt. Regd. Valuer)  
Dena Bank Approved immov- Property Valuer Cat-1



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Ref :

Date : 23/05/2016

### VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

Name of Registered Valuer: **Krishnkant A. Pandat**

Registration No.:

**CC RJT/HQ/34AB/KAP/66/2009-10**  
(With State Commissioner of Income Tax)

01. Date of visit of the site for valuation of IP : 21/05/2016  
02. Date of making valuation : 23/05/2016

03. Name of the owner(s) of the property:

**Regd. Seller :- M/s. Anil Tribhuvan Vishwakarma.**

Residing at Moraj Riverside Park, Opp. Godrej  
Colony, Takka, Tal. Panvel, Dist. Raigad-410 206.

**Regd. Purchaser :- Mr. Mahadev Ashok Bhosle**

Residing at B/108, Sai Sankalp, Village Usarli Khurd,  
Tal-Panvel, Dist. Raigad. Goddev, Bhayandar (E), Thane

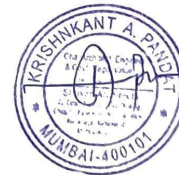
04. Whether necessary enquiries has been made from - : Yes,  
The concerned locality with regard to the Ownership of the property (Shri/Ms. \_\_\_\_\_ Mr. Anand Kadam  
Of the locality was contacted) (Local engineer)

05. If the property is under joint ownership/ Co-ownership, share of each such Owner. Are the shares undivided? : Yes, It is under sole ownership -  
Property by the Purchaser/loaner

#### 06. Brief description of the property:

a. Location, street, ward No.? : "Sai Sankalp Flat no. 108, building no. "B", 1<sup>st</sup>  
(Postal address) Floor, under Usarli-Khurd Gram Panchayat area  
Limits, Mouje village Usarli-Khurd, Survey no. 145/0,  
Mouje Village: Usarli-Khurd, Ta. Panvel, Dist. Raigad, Pin-410 206.

b. Flat/Plot No. : Flat no. 108, building no. "B", 1<sup>st</sup> floor,



मम निवृत्तक मद्र दे  
क्रमांक : 10057/20  
श्री :

No. 036  
Share Certificate No. 36  
Authorized Share Capital Rs. 200000  
Divided into 4000 Shares each of Rs. 50 only.

Share Certificate  
Usarli Khurd, TAL - PANVEL, Dist. - RAIGAD.

Date 30/12/2018

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- c. Is the IP bears the same description/details :  
As mentioned in the documents/title deeds

This is a residential building at ground Floor + hollow plinth parking + 03 (three) floors it comes under Usarli-Khurd Gram Panchayat area limits, the building/scheme named is "Sai Sankalp" is Located at Mouje village Usarli-Khurd, survey no. 145/0, Flat no. 108, building no. "B", 1<sup>st</sup> floor, at well under developing residential area of Mouje Village: Usarli-Khurd, Ta. Panvel, Dist. Raigad, Pin-410 206

The building at ground floor + hollow plinth parking + 03 (Three) floors is Constructed by RCC frame structure having brick masonry for foundation & plinth, Plinth beams, non-teak wood doors & windows frame & wooden shutters, brick Masonry for super structure, R.C.C. lintels, chhajjas, Abherai, loft, slab etc. cement Plaster inside- outside, ceramic tiles flooring, underground electrifications, water Supply & sanitary lines, inside -outside color wash

The flat consist 1 (one) living room, 2 (two) bed room, toilet, Kitchen, Wash Area, balcony etc.

The bldg. is looking architecturally good. The all facilities like road, light, Water, sewage and all other daily needed facilities are available here.

- c. Is the property situated in residential/ Commercial/mixed area/Industrial area : Well under developing residential area.
- d. Is the property situated in an unauthorised/ Authorised colony? : Under Usarli-Khurd Gram - Panchayat area limits
- e. Classification of locality – high class/ Middle class/poor class : Average middle class
- f. Is the IP in question or any part of it is Under encroachment : No, NA
07. i) Proximity to civic amenities like schools, Hospitals, offices, markets, cinema halls etc : 5 Km
- ii) Means and proximity to surface communication - By which the locality is served. : All surface vehicles.
- a) Area supported by documentary proof, Shape, dimensions and physical features : Built-up area- 55.92 Sq. Mt.  
I.e. 601.75 Sq. Ft.



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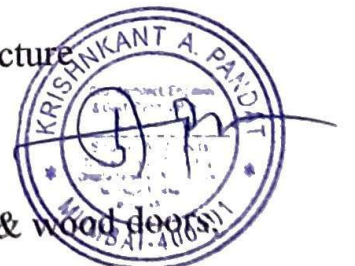
- b) Boundaries of the property:
  - On North side : Adj. C- Wing,
  - On South side : Adj. A- Wing,
  - On East side : Adj. Open plot,
  - On West side : Adj. Open Garden,
- c) Roads, streets or lanes on which the land is abutting, surrounded? : The scheme/bldg. is abutting at South side road
- d) Attach a dimensional site plan & elevations of all structure standing on the land along with Photograph of the built up property. : Attached herewith
- e) Furnish details of the building on a separate Sheet giving its technical data : Yes, Provided as under.
- I. Number of floors and height of each floor : Ground floor + Hollow plinth parking + 03 (three) floors. Total height of the Building – 9.15 Mt. i.e. 30. 00 Ft.

II. Plinth area floor-wise : **Super built up area=**  
**601.75 Sq. Ft. (Built up area)**  
**(+) 180.52 Sq. Ft. (At 30% loading area)**  
**Total = 782.27 Sq. Ft.**

III. Year of commencement of construction-  
And year of completion :

| Floor  | Year of commencement | Year of completion |
|--|----------------------|--------------------|
| Ground floor + Hollow Plinth parking + 03 (three) floors | 2013                 | 2014               |

- I. What was the method of construction – By contract/by employing labour Directly/both : M/s. D'Silva Realtors
- II. Type of construction/ finishing –
  - i) Load bearing walls/RCC/steel frame : RCC frame structure
  - ii) Type of foundations : Footing type
  - iii) Walls (floor-wise) : Brick masonry
  - iv) Partitions : Brick masonry
  - v) Doors, Windows etc. (floor-wise) : Wooden frame & wood door



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- of :
- vi) Flooring (floor-wise) : Aluminium section windows
  - vii) Finishing (floor-wise) : Vitrified tiles
  - viii) Roofing and terracing : Cement plaster
  - ix) Special architectural or decorative Features, if any. : Roofing = RCC slab,  
Terracing = IPS flooring
  - x) Internal wiring – surface or conduit : Good
  - xi) Class of fittings – superior/ordinary/poor : Good
  - xii) Sanitary installation – Numbers : 1- Bath, 1- WC  
Ordinary/Superior : **Good**
  - VI. Compound wall :
    - a. Height and length : 2.10 Mt. Ht. and 50 R. Mt. (approx)
    - b. Type of construction : RCC frame structure type
  - VII. No. of lifts and capacity : Yes, 1 Provided, 5 person capacity
  - VIII. Underground sump – capacity and type-: 1 Nos. Underground sump  
Of Construction : 50, 000 Litre capacity, RCC structure
  - IX. Overhead tank :
    - a) Where located : Terrace
    - b) Capacity : 5,000 Litre capacities- 2 Nos.
    - c) Type of construction : PVC/FRP
  - X. Water Pumps – number & their horsepower : 2 Nos. Provided, Average  
Capacity- 10 HP
  - XI. Sewage disposal – sewer line or : Sewer lines  
Septic tanks (no. and capacity)
  - XII. Roads & paving within the compound- : Yes, Provided, parking tiles &  
Approximate area & type of paving : Cement block.
  - f) Is the construction/built up property is as : Yes, It is as per approved plan by  
Per the plan approved by the competent : **Usarli-Khurd**  
Authority
  - g) What is the floor space index permissible- : As per **local body** rules  
And percentage actually utilized?
  - h) Estimated future life : 60 – 02 = 58 ~~Years~~



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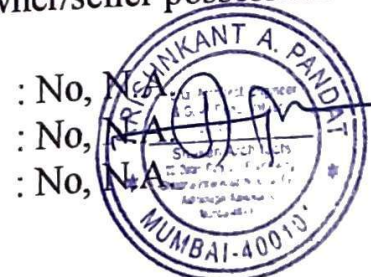
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08. Is it freehold or leasehold land/property? : Is it freehold property, pls. refer title deed-  
& documents
09. If leasehold, the name of Lessor/Lessee, : No, N.A.  
Nature of lease, dates of commencement/  
Termination of lease and terms of renewal of lease  
a) Initial premium : No, N.A.  
b) Ground rent payable p.a. : No, N.A.  
c) Unearned increase payable to the lesser : No, N.A.  
In the event of sale or transfer  
d) Are there any agreements of easement? : No, N.A.  
If so, attach copies.
10. Is there any restrictive covenant about use- : No, N.A.  
Of land/property? If so, details are given.
11. a) Does the land fall in an area included in any : Yes, comes under **Usarli-  
Town planning scheme or any development  
Plan of Govt. or any statutory body? If so,  
Give particulars.** **Khurd Gram Panchayat -  
Area limits.**  
b) Has any contribution been made towards- : Yes, Development of road,  
Development or is any demand for such  
Contribution still outstanding Fencing, UG sewer lines.  
c) Authority's permission no. & date :  
• NA order along with building permission of the said building issued by  
District Collector-Raigad, Alibag vide permission bearing no. 145/0/6174 the  
copy of the said NA order along with building permission dated 16/02/2013.
12. Is the property (whole or part of land) : No, as per my knowledge-  
Notified for acquisition by Govt. or any statutory Pls. Refer title-deed & docu  
Body? If so, date of notification.
13. a) Is the building owner – occupied/tenanted/ both? : Yes, owner/seller-occupied  
b) If partly owner-occupied, specify portion and : No, It is 100 % under  
Extent of area under owner – occupation Owner/seller possession
14. a) Names of tenants/lessees/licensees, etc. : No, N.A.  
b) Portions in their occupations : No, N.A.  
c) Monthly or annual rent/compensation/  
License fee, etc. paid by each. : No, N.A.





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- d) Gross amount received for whole property : No, N.A.  
e) Are any of the occupants related to or close : No, N.A.  
Business associates of the owner.
15. Is the building insured, if so, give the policy no.- : Yes, as per agreement  
Amount for which it is insured and annual- With insurance company  
Premium?
16. Has any standard rent been fixed for the premises : No, N.A.  
Under any law relating to the control of rent
17. Is any dispute between property owner and tenant : No, N.A.  
Regarding rent pending in a court of law
18. Whether possession of the property can be : Yes, It is freehold property on the -  
Taken by the bank in case of need without any Owner/Seller name without  
Litigation (society rules, independent entrance, Litigation  
Co-owner's share/ joint ownership etc.)
19. The valuer should give in detail his approach to valuation- :  
Of the property and indicate how the value has been arrived-  
At supported by necessary calculations (Rent capitalisation -  
Method, municipal valuation for tax purpose, Composite rate-  
Method for property etc)
- a) Land rate adopted in the valuation. : **Super built up rate of the flat prop.**  
**Is considered at Rs. 4, 000/- Sq. Ft.**  
: **As per market survey**
- b) Instances of sales of IPs in the locality  
Indicating the name & address of the IPs,  
Registration no., sale prices and area of land  
Sold (Annexure enclosed)
- c) If sales instances are not available or not relied- : **As per market survey &**  
Upon, the basis of arriving at the land rate **Local inquiry**

## 20. TOPOGRAPHICAL SURVEY OF THE PROPERTY:-

Latitude : - 18°58'48.99"N

Longitude : - 73°08'07.77"E

- Guideline value/ value of IP as per Circle rates : Rs. 19, 000/- Sq. Mt. i.e.  
If any, applicable in the area where IP is situated Rs. 1, 900/- Sq. Ft.



**DECLARATION:**

I, hereby, declare that:

- a) The information furnished above is true and correct to the best of my knowledge  
And belief;
- b) As on date I am approved valuer in the panel of the bank;
- c) I have no direct or indirect interest in the property being valued;
- d) I have personally inspected the property on **21/05/2016**;
- e) My registration with State Chief Commissioner of Income Tax is valid as on date;
- f) I have not been convicted of any offence and sentences to a term of imprisonment;
- g) I have not been guilty of misconduct in any professional capacity;
- h) The particulars are based on information supplied by owner(s)/ Market survey;
- i) I declare that I have valued the right property;**
- j) I have not been debarred by any banking / financial institution.
- k) Valuation of property should not be referred for any purpose other than  
Specified in general annexure-I (First page)
- l) Valuer is not responding for any ownership documents, any type of court  
Matter, Any Town planning act, rent act etc
- m) The report is being issued on this specific understanding that the Valuer Mr.  
K. A. Pandat is not involve in any action following the legal or any other  
Interpretation on the report content or valuation
- n) This is my valuation opinion only, the final decision regarding the amount of  
Valuation report should be taken by the Bank officials
- o) The valuation report is given by best of engineer knowledge & certain  
Specification, if there is any typing mistake or drafting mistake regarding the  
Amount provided in the report please inform the same within three (3) month  
From the date of issuing the report

Date : - 23/05/2016  
Place : - Mumbai.

Krishnkant A. Pandat  
(Cha. Architect, Engineer, & Govt. Regd. Valuer)  
Dena Bank Approved immov. Property Valuer, Cat-1



**ANNEXURE****BRIEF DESCRIPTION OF THE PROPERTY:**

|  |   |  |
|--|---|--|
| <b>No. of floors</b>                   | = | Ground floor + hollow plinth parking + 03 (three) floors |
| <b>Type of roofing</b>                 | = | <b>RCC slab</b>  |
| <b>Type of Construction</b>            | = | <b>RCC frame structure</b>                               |
| <b>Quality of construction</b>         | = | <b>Good</b>  |
| <b>Super structure of the building</b> | = | <b>Brick masonry</b>                                     |
| <b>Flooring</b>                        | = | <b>Vitrified tiles</b>                                   |
| <b>Finishing</b>                       | = | <b>Cement plaster</b>                                    |
| <b>Type of Electrification</b>         | = | <b>Good</b>  |
| <b>Doors</b>                           | = | <b>Wooden</b>  |
| <b>Windows</b>                         | = | <b>Wooden/ section</b>                                   |
| <b>Year of Construction</b>            | = | <b>2013</b>  |
| <b>Year of Completion</b>              | = | <b>2014</b>  |

**Land:**

|     |  |    |  |
|-----|--|----|--|
| 01. | Area of land supported by documentary proof shape, dimension, & physical features  | :- | <b>Super built up area of the flat at 601.75 Sq. Ft. (Built up area) (+) 180.52 Sq. Ft. (At 30% loading area) = 782.27 Sq. Ft.</b><br>The flat shape is rectangular. |
| 02. | Is it freehold or leasehold property   | :- | Yes, It is freehold property   |
| 03. | If lease-hold, the name of less or /lessee, Nature of lease, dates of commencement And termination of lease  | :- | <b>Not Applicable</b>  |
| 04. | Is there any restrictive convenient in regard to use of land? If so, attach copy of convent  | :- | <b>Not Applicable</b>  |
| 05. | Dose the landfall in an area included in any Town Planning Scheme of any development plan of Government or any statutory Body? Is so, Give particulars | :- | <b>Yes, Under Usarli-Khurd Gram Panchayat area limits.</b>   |
| 06. | Attach a dimensioned site plan   | :- | <b>Yes, It is attached herewith</b>  |



### PART II : VALUATION

A. VALUE OF LAND : Not Applicable

B. VALUE OF STRUCTURE (BUILDING):

| Particulars  | Super built up area | Current market rate of Super built up | Floor                 | Amount in Rupees     |
|--|---------------------|---------------------------------------|-----------------------|----------------------|
| Flat no. B/108   | 782.27 Sq. Ft.      | Rs. 4, 000/-<br>Sq. Ft.               | 1 <sup>st</sup> floor | 31, 29, 080/-        |
| <b>Total Gross Current Super built-up market value of the flat is at Rs.</b> |                     |                                       |                       | <b>31, 29, 000/-</b> |

C. EXTRA ITEMS:

|              |   |     |            |
|--------------|---|-----|------------|
| 01.          | Over Head Water Tank & Sump                                     | Nil | Nil        |
| 02.          | Stair case head room & more construction at terrace (TF-partly) | Nil | Nil        |
| 03.          | Fixed Furniture   | Nil | Nil        |
| 04.          | Electrifications & Fixtures                                     | Nil | Nil        |
| <b>Total</b> |   |     | <b>Nil</b> |

D. SERVICES:

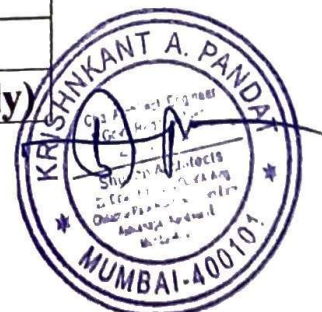
|              |  |     |            |
|--------------|--|-----|------------|
| 01.          | CC Flooring/terrace/front yard/back yard | Nil | Nil        |
| 02.          | CC platform                              | Nil | Nil        |
| 03.          | Compound wall with Gate                  | Nil | Nil        |
| <b>Total</b> |  |     | <b>Nil</b> |

### SO, PRESENT TOTAL VALUE OF THE PROPERTY

Abstract of the entire property

|              |                                      |                          |
|--------------|--------------------------------------|--------------------------|
| A            | Land                                 | Nil                      |
| B            | Building (Super built up flat value) | Rs. 31, 29, 080/-        |
| C            | Extra Items                          | Nil                      |
| D            | Services                             | Nil                      |
| <b>Total</b> |                                      | <b>Rs. 31, 29, 080/-</b> |
| <b>Say</b>   |                                      | <b>Rs. 31, 30, 000/-</b> |

(Rupees thirty-one lacks thirty thousand only)



Mobile : 9898207111/8490847878  
9227757111/9662549332

# Krishnkant A. Pandat

**C/o. Shukan Architects**

BMC, MHADA Approved Chartered Architect, Engineer &  
Govt. Approved Property, Agri-land, Plant/Mach. Valuer Ind.  
Set-up, Fire, Manne, Natural hazards loss assessor & Valuer

**Krishnkant A. Pandat**

(B. Arch., B.E. Civil, AIIA, FIV,  
MCE, FEIO, FICCI, CAT-I, II, VII)  
Under Wealth tax 34AB Approved Property Valuer.

Regd. No. : LCM - 2443, CAT - I, Immovable • LCM - 2443, CAT - II, Agri. Lands • LCM - 2445, CAT - VII - Plant & M/C & Vehicles

BOB, PNB, DENA BANK, CBI, BOI, UCO, IDBI, INDIAN, SYNDICATE, P&S, UNION, UNITED BANK, SOUTH INDIAN, CORPORATION, ALAHBAD APPROVED VALUER

Address: 22, Datani Flats, 2nd Floor, "A-Wing", Chitabhai Patel Road, Nr. Union Bank of India, Ashoknagar, Kandivali (E), Mumbai-400 101

Date : 23/05/2016

Ref :

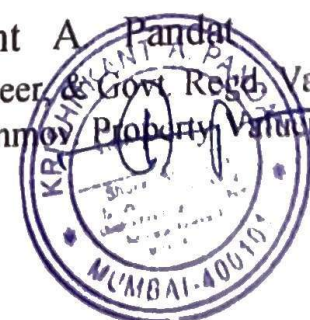
## VALUER'S OPINION:

This is to certify that the valuation of residential flats scheme known as "Sai Sankalp" is Located at **under Usarli-Khurd Gram Panchayat area limits**, mouje Village Usarli-Khurd Survey no. 145/0, **Flat no. 108, building no. "B", 1<sup>st</sup> floor**, at well under developing residential area of mouje village Usarli-Khurd, Ta. Panvel, Dist. Raigad-410 206, **comes at Rs. 31, 30, 000/- (Rupees thirty-one lacks thirty thousand only)** is quite fair, realistic, marketable at my best knowledge view & opinion.

Because of my appraisal and analysis is my considered opinion that the present day Fair market value of the above property in the prevailing condition with above-mentioned Specification. Also certified that the built up property is strictly as per sanctioned plan and/or building byelaws.

Date :- 23/05/2016  
Place :- Mumbai.

Krishnkant A. Pandat  
(Cha. Architect, Engineer, & Govt. Regd. Valuer)  
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Date : 23/05/2016

shukanarchitects@gmail.com

**K. A. Pandat**

VII, AIIA, FIV,  
CAT-I, II, VII)  
erty Valuer.

IC & Vehicles

ROVED VALUER

mumbai-400 101

3/05/2016

45/0,  
st.

The undersigned has inspected the property detailed in the valuation report date \_\_\_\_\_ on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is Rs. \_\_\_\_\_ (Rs. \_\_\_\_\_ only).

Date:  
Place:

Signature  
(Name of the Branch Manager with  
Office Seal)



Share Certificate

No. 036

Share Certificate No. 36

Authorized Share Capital Rs. 200000

Provided into 4000 Shares each of Rs. 50 only.

Member's Regn. No. 36

Date 20/05/2016

Mr. Maheshkr Ashok Bhatnagar  
(Flat No 108) "R-1" Building

45/0, st.

Share Certificate

Share Certificate No. 36

Authorized Share Capital Rs. 200000

Provided into 4000 Shares each of Rs. 50 only.

Member's Regn. No. 36

Date 20/05/2016

Mr. Maheshkr Ashok Bhatnagar  
(Flat No 108) "R-1" Building

45/0, st.

the limits of the  
by other Urban  
is as per the  
the Stamp  
35

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Ref :

Date : 23/05/2016

(1)  
Photographs of Flat no. 108, building no "B", 1<sup>st</sup> floor, "Sai Sankalp", Survey no. 145/0,  
Near Gaondevi Mandir, Off Vichumbe Road, Village Usarli-Khurad, Ta- Panvel, Dist.  
Raigad, Pin-410 206.



REGD. NO. : RGD/PW/HSG/1(C)/3682/2018/DATE : 16-1-2018  
(Registered under the Maharashtra Co-operative Societies Act, 1960)  
Ms. 145, Hissa No. 0 (Panj)ldg. A.D.C.D.E. Usarli Khurad, TAL - PANVEL, Dist. - RAIGAD.

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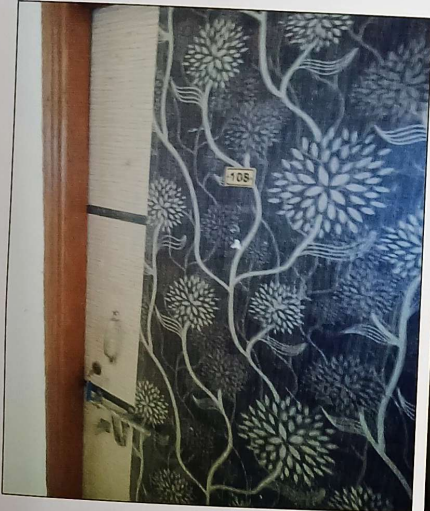
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SAI SANKALP A.B.C.D.E. Bldg. Co-op. Hsq. Soc. Ltd.

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