

# RANADE & ASSOCIATES

Consulting Engineers, Chartered Engineers, Valuers,  
Empaneled by Various Banks, Insurance Cos., Income Tax

9, Nutan Co-op. Housing Soc., Behind Times Of India Bldg., Near Dr. Godbole's Hospital,  
M.G. Road, Naupada, Thane - 400 602. Email: ranadeandassociates@gmail.com

Ph.: 2542 43 98  
2533 91 79

Ref. No.: 2021 0059

Date: 14 - January - 2021

To,  
The Branch Manager,  
Shamrao Vitthal Co-op. Bank Ltd.,  
Louiswadi Branch,  
Service Road of Eastern Express Highway,  
Thane (W).

As per your instruction valuation of flat which Mr. Rajesh Omprakash Sharma was undertaken for security purpose. To estimate market value for the same the flat was visited for inspection and verification through valuation angle by our representative on 14 - January - 2021 and findings are as follows ;

1)	Security	Two bedroom, hall, kitchen flat on third floor in stilt plus ground plus ten upper floors RCC super structure.
2)	Identification	Flat no. 303 on third Floor in "Maitri Tower Farro Nagar CHS Ltd." situated at off. Eastern Express Highway, Louiswadi, Village - Panchpakhadi, Thane (West) 400604
	Survey / Plot no. of land	Final Plot No. 46, TPS No.1 Village - Panchpakhadi
	Society Registration No.	TNA // TNA / HSG / (TC) / 6110 / 1993 Dated 14/08/ 1994
	Global co - ordination	
	Latitude	19.199902
	Longitude	72.959557
3)	Location	Situated at off. Eastern Express Highway, Louiswadi, Village - Panchpakhadi, Thane (West) 400604
	Municipality	Within limits Thane Municipal Corporation Thane.
4)	First impression	Flat is in good condition.
5)	Locality	Upper and middle class residential.
6)	Area of flat	As per agreement
	Carpet area	471 Sq. Ft.
	Built up area	565.2 Sq. Ft.
	Saleable area	
7)	Owner	Mr. Rajesh Omprakash Sharma
	Documents produced	Photocopy of Deed of gift dated 01 - February - 2020 between Mr. Omprakash Kaladhar Sharma along with Mr. Vinod Omprakash Sharma and Rajesh Omprakash Sharma - bearing Registration number TNN 9 / 1496 / 2020 of 1 <sup>st</sup> February 2020 Registered at Registration Office Thane 9
8)	Different permissions	Residential use of premises.





Associates, Chartered Engrs.  
2-2542 43 98 / 2533 91 79

Continuation

20)	Favorable points and transport	Facilities and amenities for residential use such as post office, banks, schools, hospital, hotels, etc. are available nearby. Auto rickshaws, T.M.T. buses are available in vicinity and Thane railway station is within walking distance.
21)	Rates for similar flats in vicinity	Varying from INR 14,000 to INR 16,000/Sft. built up - depending upon location and conditions of flat and building.
22)	Unfavorable points	As a residential place - nil.
23)	Lift	Yes provided.
24)	Demand	Reasonable.
25)	<b>Estimation of fair market value :</b>	

"Maitri Tower Farro Nagar CHS Ltd." situated off Eastern Express Highway, Louiswadi, Village - Panchpakhadi, Thane (West) 400604. It is an upper and middle class residential locality having facilities and amenities residential use such as post office, banks, schools, hospital, hotels, etc. are available nearby. Auto rickshaws, T.M.T. buses are available in vicinity and Thane railway station is within walking distance.

Market rates for similar flats in this area are varying from INR 14,000 to INR 16,000/Sft. built up - depending upon location and condition of flat and building. Flat and building is in good condition. Considering above factors I value flat in the subject measuring 565 Sft. built up @ INR 16,000/Sft. built up hence for the flat fair market value of say INR 90,40,000/- is reasonable.

After considering information provided by the client during discussion and in papers produced my findings as noted above, my independent inquiry and demand, I estimate;

- 1) Fair market value of above flat at say INR 90,40,000/- (INR Ninety lakhs forty thousand Only).
- 2) Realizable price (@ 90 % of market price) at INR 81,40,000/- (INR Eighty One Lakhs Forty Thousand Only).
- 3) Distress sale price (@ 80 % of market price) at INR 72,30,000/- (INR Seventy Two Lakhs Thirty Thousand Only).
- 4) Stamp duty valuation for flat : (area for stamp duty calculation - considered as per area mentioned in agreement)

Mentioned as per details provided in Index II with the Gift Deed.





9)	Is the property self-occupied or tenanted. if tenanted	At the time of visit flat was owner occupied.
A	Name of the tenant/s	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.
10)	Type of construction	RCC super structure with RCC foundations, columns, beams and slabs, internal and external walls are made up of well-burnt bricks and plastered. External walls are painted with cement paint and internal walls are coated with painted, wooden doors, aluminum sliding windows with grills, safety door, mosaic flooring covered with wooden carpet flooring, kadappa kitchen platform with inbuilt sink and tilling.
	Constructed in year	in year 1993
11)	Quality, condition Expected residual life	OK, sound, flat and building is in good condition. around 50 years - if proper care and periodic maintenance of RCC work carried out.
12)	Construction /authorized	Yes by Thane Municipal Corporation Thane
	Commencement Certificate No.	Not enclosed in the agreement
	Occupancy Certificate	V.P. No. 86121/ TMC / TDD/ 2379 dated 04 - January - 1993
13)	Title of the property :	
	Whether Freehold	Flat is freehold.
	If not freehold, what is the unexpired period of the lease?	Not Applicable.
	If leasehold, name of the lessor/ lessee, nature of lease date of renewal of lease	Not Applicable.
14)	Independent access	Available from mid landing of third floor.
15)	Electrical wiring	Concealed - good quality.
16)	Water availability	Available from Thane Municipal Corporation which will be first stored in underground tanks and then to overhead tank by pumps.
17)	Toilet and bath	Available inside - one toilet and one bathroom
18)	Ventilation	Good.
19)	Surroundings	Upper and middle class residential locality.



23/02/2021

INDEX II

SRO: S.R. Thane 9

File Number : 672/2021

Regn:63m

Village Name: Panchapakhadi

- (1) Title 6-Notice of intimation regarding mortgage by way of deposit of Title Deed
- (2) Loan amount Rs.3000000/-
- (3) Property Description 1) Corporation: Thane Corporation Other details: Building Name:MAITRI TOWER, FARRO NAGR CHSL, Floor No:3RD, Flat No:303, Road:-, Block Sector:-, Landmark:- ( TPS NUMBER: 1 ; Plot Number: 46 ; )
- (4) Area 1) Build Area: 471 / Open Area: 0 Sq.ft.
- (5) Mortgagor 1) Name: RAJESH OMPRAKASH SHARMA Age: 39, Address: Flat No:303, Floor No:3RD, Building Name:MAITRI TOWER , BEIND TMC SCHOOL, LOUISWADI THANE, City:LOUISWADI, State:MAHARASHTRA, District:THANE, Pin:400604 ,PAN: BLMPS1394H
- (6) Mortgagee Bank Name: SVC CO-OPERATIVE BANK LTD Address: SVC TOWER NEHARU ROAD VAKOLA SANTACRUZE EAST MUMBAI TAN: MUMT10228B
- (7) Date of Mortgage 12/02/2021
- (8) Date of Filing 23/02/2021
- (9) Filing Number 672/2021
- (10) Stamp Duty Rs.9000/-
- (11) Filing Amount Rs.1000/-
- (12) Date of submission 12/02/2021
- (13) Remark -

Signature of e-S.R. Thane 9 :

Thumb Impression of e-S.R. Thane 9 :