

## 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 Bidg.,Near Dr. Godbole's Hospital,
M.G. Road,Naupada, Thane - 400 602 Email:ranadeandassociates@gmail.com

Ref. No.: 2018 0186

Date: 30 - January - 2018

To, The Chief Manager, Vijaya Bank, Mulund East Branch, Mulund (East),

NAME OF CLIENT: MS. TRUPTI NAMDEO BAGADE - PURCHASER

VALUATION REPORT OF RESIDENTIAL FLAT NO. 704 ON SEVENTH FLOOR, BUILDING NO. C2, IN "ASHAR ESTATE BUILDING 'C' CHS LTD." AT SHREE NAGAR, ASHRAM ROAD, WAGLE ESTATE, IN THANE (W) - 400 604.

T	Sr.	Descriptions	Remarks
	Nos.	Purpose of valuation	To avail bank finance
-	1_	C) ('-'t	29 - January - 2018.
L	2	persons accompanying/ available at the	Mr. Chandan Shelar – Spouse of
	3	1	Purchaser.
		valuation	Mr. Prakash Khadia - Branch Manager -
			Vijaya Bank Mulund East Branch.
7			Mr. S. D. Upadhay - Asst. Marketing
			Manager – RACPC - II., Andheri (W).
H	4	a) Complete address of the property	Flat no. 704 on seventh floor, Building
		(Door No. street/ Cross Road Survey No.	No. C2, in "Ashar Estate Building 'C' CHS
		etc.)	Ltd." at Shree Nagar, Ashram Road,
			Wagle Estate, in Thane (W) - 400 604.
		the state of the s	S. No. 412/2, 422/2, 423/2, 425/2, 426,
	1		428/1, 440/1 and 484 village
	, ·		Panchpakahdi.
			Soc. Reg. No. TNA / HSG / TC / 21209 /
			2009.
Г	5	Title of the property	
-		a) Name and address of the owner	Mr. Mohan M. Panicker along with
			Mrs. Beena Mohan.
		b) Since how long owning the property	Photocopy of sale agreement dated 11 -
			January - 2018 between Mr. Mohan M.
			Panicker along with Mrs. Beena Mohan
			and Ms. Trupti Namdeo Bagade
H		Boundaries of Comple	12 8 6 5 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
		East	1 2 1
		We	st Shanti Nagar.
		Nort	
			We in

Chartered Engrs. 243 98 / 2533 91 79	
Global Co - ordinates	Run
ordinator	Bungalow. Continuation Sheet
Latitude	
Longitude    Whether joint / ownership others   Constitute   Constitute   Constitute	
d) In case of joint ownership please furnish	TE WALL
o in the summer and it will be furnish	It will be joint ownership.  Not aware but non-
chares are undivided?	oware but normally it is
shares are unservised to wealth Tax if so	Not aware but normally it is 50 % each.
e) Whether paid wealth Tax paid wealth of assessments and it are	No, flat is not
	No, flat is not assessed for wealth tax.
g) Agree attach copies	Details with owner.
attach copies  attach copies  attach copies  b) Restrictive Clause as to use if any  b) Restrictive Clause as to use if any	***************************************
h) Restricts  h) Restricts  Whether Building use Certificate from the Whether has been obtained at a second control of the second co	No restrictive clause only residential use of premises.
(Whether believing the thickete from the corporation has been obtained etc.)	use of premises only residential
Corporation Tax paid	The state of the s
	Details with owner.
Waar of Assessinein	The same of the sa
2) Pate of payment	
a) Local advantages/ disadvantages	
6 a) Local advantages, albadyantages	Facilities and amenities residential such
	rickshaws from Thane railway station.
b) Classification of locality Higher class	Upper and middle class residential.
Middle class/ Poor class	- 30m Vinal/
1) Civic amenities	T.M.T, B.E.S.T., S.T. Buses and auto
	rickshaws available from main road,
	lights and roads are also available.
2) Proximity to surface communication	Railway available from Thomas B
	a landic Hotti Hidile Kaliway
3) Distance from the city/ Municipal	Station.
3) Distance from the city/ Municip	Station.  al limits   Within Thane Municipal Corporation
4) If the property is not within the	Station.  al limits  City / limits.
4) If the property is not within the Town /Municipal limits, then state	Station.  al limits   Within Thane Municipal Corporation
4) If the property is not within the Town /Municipal limits, then state property from them	Station.  al limits  City / limits.
4) If the property is not within the Town /Municipal limits, then state property from them a) Municipal office	Station.  al limits  City / limits.
4) If the property is not within the Town /Municipal limits, then state property from them  a) Municipal office b) Municipal limits	Station. al limits City /  Not applicable.
4) If the property is not within the Town /Municipal limits, then state property from them  a) Municipal office b) Municipal limits  5) Disadvantage, if any to be specified.	Station. al limits City /  Not applicable.
4) If the property is not within the Town /Municipal limits, then state property from them  a) Municipal office b) Municipal limits	Station.  al limits   Within Thane Municipal Corporation limits.   Not applicable.    cified   As a residential place - nil.
4) If the property is not within the Town /Municipal limits, then state property from them  a) Municipal office b) Municipal limits  5) Disadvantage, if any to be specified.	Station. al limits City /  Not applicable.
4) If the property is not within the Town /Municipal limits, then state property from them  a) Municipal office b) Municipal limits  5) Disadvantage, if any to be spectory  Title of the property  a) Whether Freehold	Station.  Al limits   Within Thane Municipal Corporation limits.  Not applicable.  Cified   As a residential place - nil.  Yes flat is freehold
4) If the property is not within the Town /Municipal limits, then state property from them  a) Municipal office b) Municipal limits  5) Disadvantage, if any to be spectory Title of the property a) Whether Freehold b) If not freehold, what is the universe to the property	Station.  Within Thane Municipal Corporation limits.  Not applicable.  Cified As a residential place - nil.  Yes flat is freehold  Not applicable.  Yes flat is freehold  Not applicable.
4) If the property is not within the Town /Municipal limits, then state property from them  a) Municipal office b) Municipal limits  5) Disadvantage, if any to be spectory  7 Title of the property a) Whether Freehold b) If not freehold, what is the unperiod of the lease?	Station.  Within Thane Municipal Corporation limits.  Not applicable.  Cified As a residential place - nil.  Yes flat is freehold  Not applicable.  Yes flat is freehold  Not applicable.
4) If the property is not within the Town /Municipal limits, then state property from them  a) Municipal office b) Municipal limits  5) Disadvantage, if any to be spectory a) Whether Freehold b) If not freehold, what is the unperiod of the lease?  c) If leasehold, name of the less	Station.  Within Thane Municipal Corporation limits.  Not applicable.  Cified As a residential place - nil.  Yes flat is freehold  Not applicable.  Sor/lessee, Not applicable.  Sor/lessee, Not applicable.
4) If the property is not within the Town /Municipal limits, then state property from them  a) Municipal office b) Municipal limits  5) Disadvantage, if any to be spectory Title of the property a) Whether Freehold b) If not freehold, what is the unperiod of the lease? c) If leasehold, name of the less nature of lease date of renewal	Station.  Within Thane Municipal Corporation limits.  Not applicable.  Cified As a residential place - nil.  Yes flat is freehold  Not applicable.  Sor/lessee, Not applicable.  Sor/lessee, Not applicable.
4) If the property is not within the Town /Municipal limits, then state property from them  a) Municipal office b) Municipal limits  5) Disadvantage, if any to be spectory a) Whether Freehold b) If not freehold, what is the unperiod of the lease? c) If leasehold, name of the less nature of lease date of renewal d) Distance from the city/ Mun	Station.  Station.  Within Thane Municipal Corporation limits.  Not applicable.  Cified As a residential place - nil.  Yes flat is freehold  nexpired Not applicable.  Sor/lessee, of lease  icipal limits Not applicable.
4) If the property is not within the Town /Municipal limits, then state property from them  a) Municipal office b) Municipal limits  5) Disadvantage, if any to be spectory Title of the property a) Whether Freehold b) If not freehold, what is the unperiod of the lease? c) If leasehold, name of the less nature of lease date of renewal	Station.  Within Thane Municipal Corporation limits.  Not applicable.  Station.  Within Thane Municipal Corporation limits.  Not applicable.  Yes flat is freehold  Not applicable.  Sor/lessee, Not applicable.  Sor/lessee, of lease licipal limits  Not applicable.  Not applicable.

2542 To property – whether	
Type of the property – whether	
a) Agricult	Property is not agricultural.
Industri	Property is not industrial
pesidential (Any restrictive clause for	Property is residential.
camilleroid	Property is not commercial.
d) Comme) Institution	Property is not institutional.
e) Institution f) Others ( specify )	Not applicable.
f) Others to What is the What is the	- Spp Housic.
What is the What i	Photocopy of sale agreement dated 11 -
1) Year or as quarter	January - 2018 between Mr. Mohan M.
	Panicker along with Mrs. Beena Mohan
	and Ms. Trupti Namdeo Bagade.
/ purchase price paid	
2) Value/ purchase price paid  Market Value	INR 1,15,00,000.00 agreement value.
ividinet value	INR 60,57,576 – as per stamp duty reckoner.
a trustion of cupor structure/	W. W.W.W.
3) Year of construction of super structure/	In year 2007 or there abouts.
purchase of building	Children and Secretary Sec
4) Number of floors/ stories	Stilt plus twelve upper floor RCC building with lifts.
	.600000
5) Year of completion	In year 2007 or there abouts.  Details are not available.
6) Cost of construction	1000 Village
7) Additions / improvements carried out if	Two bedroom, hall, kitchen flat on seventh floor.
any state briefly nature of additions/	seventi noor.
improvements total cost thereof	Not applicable.
8) Rate and amount of depreciation	Details are not available.
9) Present written down value	1 111
10) Valuer's opinion regarding the present	Flat and building are in good service
condition/ state of building	49 years - if proper care and periodic
11) Estimated future life	maintenance of RCC super structure is
	taken.
file to be appropried by a man	640.25 Sft. carpet or say 768 Sft. built up
10 1) Area of flat to be supported by a map	
showing shape, dimensions and physical Salable area	896 Sft. super built up Considering 40
January Salasis	of I ading on carnet of wall weather the
2) Has the whole or part of the land been	No.
notified for acquisition by Government or	S * S = * E
Statutory Body? If so, give details	Usable X 2
3) Area of building/ constructed portion	Not applicable.
state separately for factory,	80322 101EXP
administration, building staff quarters, etc	Di Ciliei Stractare
4) Type/Class of construction	Water supply, lights and Sanitation
5) Service items available (list of all the	from Thane Municipal
items to be provided - such as lifts, borewell, pump, embedded motors DG se	a available and III is also
pump, embedded motors bo se	

Ociates, Chartered Engrs.  Ociates, 98 / 2533 91 79  Ociates, 98 / 2533 91 79  Sanitary disposal systems,	Continuation Sheet
ociates 98 / 2333	Sheet W
	provided. Garden, playground for
water supply sanitary disposal systems,	children is available.
FOCI.	Property is not industrial.
	roperty is not industrial.
Lictly	
a) Starty the premises well suited industry the premises well suited b) Sanctioned / connected Power Load b) Sanctioned / connected Power Load c) Type of activity presently going on at consists	
Type or	
he prelimb	Voc December 1
whether was than state	Yes, Property is residential flat.
apartment if so, their state  apartm	(7)
apar When building was constructed	In year 2007 or there abouts,
a) When building was constructed a) Whether the full consideration has b) Whether the full consideration has	Part payment has been made by buyer.
b) Whether the full consideration has been paid and proper tittles documents	
been paid and produced for verification obtained and produced for verification	- Million "Million"
obtained and produces re-re-industrial obtained and produ	Seventh floor.
c) In which floor / storey, flat are located	Property is not commercial.
	ittus illus
state what nurnose the same is well	
office nurbose/ business etc. 1	
2) The present activity / business being	
ducted	
roperty is agriculture, state	Property is not agricultural.
a) Whether dry or wet lands	
b) Irrigation facilities available	100 2 200
c) Type of crops grown and annual yield	
income in the previous years	
the building / property	Thane Municipal Corporation has issued
Whether the building / property constructed strictly according to the	
sanctioned plan - Details of verification	n   2000 / 83 / TMC / TDD / 31 dated 19 -
noticed, if any, and effect of the same of	n April - 2007. (For Building NO. C-2 Part
the valuation to be dealt with specifically	stilt plus twelve upper floors)
The second control of	Property Tax Bill of TMC's indicate
	authorized property.
16 Whether the property is self-occupied or	At the time of inspection flat is vacant
tenanted / let out if tenanted / let out	and in present owners possession.
a) Since how long	Not applicable.
b) To how many tenants	Not applicable.
c) What is the total monthly income	Not applicable.
d) If partly owner occupied, specify	Not applicable.
portion and extent of area under owner	Section of the sectio
Occupation 17 Whether the constitution was value.	A Net known
Whether the said the property was value earlier? if so	d Not known
	Not applicable
a) Date of valuation b) Name and address of the valuer	Not applicable  Not known.
c) Whether in the approved panel of th	e Not applicable
in the approved panel of th	C NOT THE TAIL OF

6	42	
1	ank of earlier valuation	Not applicable
	7. 02512	Not applicable
	whmit/ enclose a copy of the	Not applicable.
60	1.31101	
/	gasis of Lanreciated value (as above)	To some extent.
	a) present depresent des depresent depresent depresent depresent depresent depresent de depresent depresen	IND 4 pp
	worket value	INR 1,07,50,000.00
-	(under points b) Market value c) Rates adopted Insurance value	INR 12,000/Sft. super built up.
-	c) Rates Insurance value	INR 15,36,000.00
-		(768 Sft. built up @ INR 2,000/Sft.)
20	101 CHC 144 // ait	il simul

Estate Building 'C' CHS Ltd." situated at Shree Nagar, Ashram Road, Wagle Estate in hane (W) - 400 604. It is a mixed locality comprising of middle and upper middle class having hane the hasic facilities and amenities for residential like such as banks, schools, colleges, hospitals, hotels, etc. are available nearby. Auto rickshaws and T.M.T., B.E.S.T., S.T. buses are available from main road to commute to other parts of city and Thane railway station. It is a very good complex in that area with amenities like garden, playground for children, and 24 Hrs. security is available in the complex.

Market rates for similar flat in this area are varying from INR 10,000 to INR 14,000/Sft. super built up - depending upon location and condition of flat and building. Considering above factors I value the flat in the subject measuring 896 Sft. Super built up @ INR 12,000/Sft. super built up and hence for the flat fair market value of say INR 1,07,50,000.00 is reasonable.

1 16	eason	anic.	
F	:	d) Basic for adopted rates	Market feedback.
-		e) Whether the adopted rates are adopted	Adopted rates are higher than those
		by the Registrar's office? In case of wide	adopted by Stamp duty authorities.
		variation, please specify reasons	
	1	f) Whether the adopted rates have any	Not known.
		relationship with those adopted by the IT	
		departments	Yes, the rates are based on prevalent
		g) Whether the rates are based on	rates in that area
		prevalent rates in the area. If so, the basis	rates in that area
	10	for accepting the same	Not applicable.
	19	In case of increase in present valuation	W. Will W. Called Sold Sold
	i	over the previous valuation, then furnish	100000000000000000000000000000000000000
		the specify reasons, basis for the increase the details of various	200
	20	Whether the building is insured, if no	Not known.
		a) For what value	Not applicable.  Not applicable.
		- Inde value	St 4603231071-12/Ex0
			003231011

b) Against what risks b) Against what risks c) Date of expiry of insurance c) Date bank were to sell the pro In case the bank were to sell the pro What would be the approximate real What would be the approximate real What would be the approximate real	bank auctions are cornered and distress
Source of information for arriving at forced sale value	the As observed in case of Auctions done by Institutes.

Declaration:

I hereby declare that

1) The Information furnished above is true to the best of my knowledge and belief.

2) I have no direct and indirect interest in the property valued

3) My representative has inspected the property on 29 - January - 2018.

4) I have not been found guilty of misconduct in my professional capacity.

Date: 30 - January - 2018

Place: Thane