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# RANADE & ASSOCIATES

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Ref. No.: 2018 0186

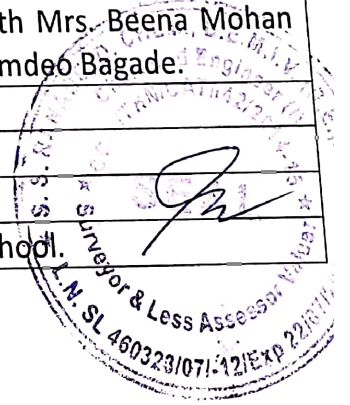
Date: 30 - January - 2018

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

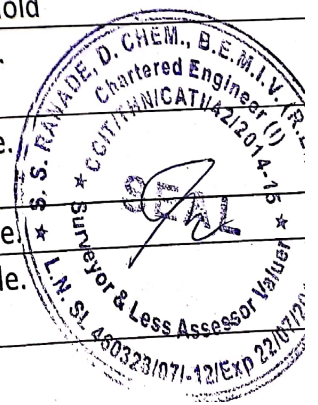
NAME OF CLIENT: MS. TRUPTI NAMDEO BAGADE - PURCHASER

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.

Sr. Nos.	Descriptions	Remarks
1	Purpose of valuation	To avail bank finance
2	Date of Visit	29 - January - 2018.
3	Persons accompanying/ available at the site at the time of visit/ inspection/ valuation	Mr. Chandan Shelar - Spouse of Purchaser. Mr. Prakash Khadia - Branch Manager - Vijaya Bank - Mulund East Branch. Mr. S. D. Upadhay - Asst. Marketing Manager - RACPC - II., Andheri (W).
4	a) Complete address of the property (Door No. street/ Cross Road Survey No. etc.)	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. S. No. 412/2, 422/2, 423/2, 425/2, 426, 428/1, 440/1 and 484 village Panchpakahdi. Soc. Reg. No. TNA / HSG / TC / 21209 / 2009.
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.
	Boundaries of Complex	
	East	Ashram Road.
	West	Shanti Nagar.
	North	Billabong High School.

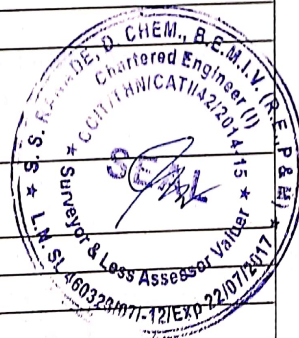


	Global Co - ordinates	South Bungalow.
	Latitude	19.191869.
	Longitude	72.946995.
c) Whether joint / ownership others		It will be joint ownership.
d) In case of joint ownership please furnish shares of each owner and also whether the shares are undivided?		Not aware but normally it is 50 % each.
e) Whether assessed to wealth Tax if so wealth Tax paid		No, flat is not assessed for wealth tax.
g) Agreement of assessments and if so attach copies		Details with owner.
h) Restrictive Clause as to use if any (Whether Building use Certificate from the Corporation has been obtained etc.)		No restrictive clause - only residential use of premises.
f) Corporation Tax paid		Details with owner.
1) Amount		
2) Year of Assessment		
3) Date of payment		
6 a) Local advantages/ disadvantages		Facilities and amenities residential such as banks, market place, hospitals, hotels, and schools, etc. are available in vicinity. T.M.T, B.E.S.T., S.T. Buses and auto rickshaws from Thane railway station.
b) Classification of locality Higher class/ Middle class/ Poor class		Upper and middle class residential.
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 Thane Railway Station.
3) Distance from the city/ Municipal limits		Within Thane Municipal Corporation limits.
4) If the property is not within the City / Town /Municipal limits, then state property from them		Not applicable.
a) Municipal office		
b) Municipal limits		
5) Disadvantage, if any to be specified		As a residential place - nil.
7 Title of the property		
a) Whether Freehold		Yes flat is freehold
b) If not freehold, what is the unexpired period of the lease?		Not applicable.
c) If leasehold, name of the lessor/ lessee, nature of lease date of renewal of lease		Not applicable.
d) Distance from the city/ Municipal limits		Not applicable.
e) Unearned increase payable to the lessor in the event of sale or transferor		Not applicable.





	water supply sanitary disposal systems, canteen stores, etc.)	provided. Garden, playground for children is available.
	If the property is industrial - -	Property is not industrial.
	a) State for what type of activity / industry the premises well suited	
	b) Sanctioned / connected Power Load	
	c) Type of activity presently going on at the premises	
2	Whether the property is Residential flat/ apartment if so, then state	Yes, Property is residential flat.
	a) When building was constructed	In year 2007 or there abouts.
	b) Whether the full consideration has been paid and proper titles documents obtained and produced for verification	Part payment has been made by buyer.
	c) In which floor / storey, flat are located	Seventh floor.
13	If the property is of a commercial type - state	Property is not commercial.
	1) For what purpose the same is well suited ( office purpose/ business etc. )	
	2) The present activity / business being conducted	
14	If the property is agriculture, state	Property is not agricultural.
	a) Whether dry or wet lands	
	b) Irrigation facilities available	
	c) Type of crops grown and annual yield / income in the previous years	
15	Whether the building / property is constructed strictly according to the sanctioned plan - Details of verification noticed, if any, and effect of the same on the valuation to be dealt with specifically	Thane Municipal Corporation has issued Occupation Certificate bearing V. P. No.: 2000 / 83 / TMC / TDD / 31 dated 19 - April - 2007. (For Building NO. C-2 Part stilt plus twelve upper floors) Property Tax Bill of TMC's indicate authorized property.
16	Whether the property is self-occupied or tenanted / let out if tenanted / let out	At the time of inspection flat is vacant 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 portion and extent of area under owner occupation	Not applicable.
17	Whether the said the property was valued earlier? if so	Not known
	a) Date of valuation	Not applicable
	b) Name and address of the valuer	Not known.
	c) Whether in the approved panel of the	Not applicable

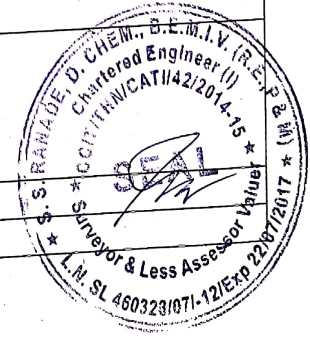


Bank	
d) Purpose of earlier valuation	Not applicable
e) Basis of valuation	Not applicable
f) Also submit/ enclose a copy of the valuation report ;	Not applicable.
Basis of present valuation	
a) Present depreciated value ( as above ) (under point no. 9 )	To some extent.
b) Market value	INR 1,07,50,000.00
c) Rates adopted	INR 12,000/Sft. super built up.
Insurance value	INR 15,36,000.00 (768 Sft. built up @ INR 2,000/Sft.)

Ashar Estate Building 'C' CHS Ltd." situated at Shree Nagar, Ashram Road, Wagle Estate in Thane (W) - 400 604. It is a mixed locality comprising of middle and upper middle class having basic 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.

	d) Basic for adopted rates	Market feedback.
	e) Whether the adopted rates are adopted by the Registrar's office? In case of wide variation, please specify reasons	Adopted rates are higher than those adopted by Stamp duty authorities.
	f) Whether the adopted rates have any relationship with those adopted by the IT departments	Not known.
	g) Whether the rates are based on prevalent rates in the area. If so, the basis for accepting the same	Yes, the rates are based on prevalent rates in that area
19	In case of increase in present valuation over the previous valuation, then furnish the specify reasons, basis for the increase the details of various	Not applicable.
20	Whether the building is insured, if no	Not known.
	a) For what value	Not applicable.



b) Against what risks	Not applicable.
c) Date of expiry of insurance	Not applicable.
In case the bank were to sell the property, what would be the approximate realisable value (forced sale value )	INR 86,00,000.00. (As bank normally does distress sale and bank auctions are cornered and distress value is around 80 % price of fair market value.)
Source of information for arriving at the forced sale value	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



RANADE & ASSOCIATES