

THITE VALUERS & ENGINEERS PVT. LTD.

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MUMBAI OFFICE :

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Dadar (W) Mumbai - 400 028
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SHEKHAR L. THITE

M.Tech (IIT - Bombay),
FIV, MRICS

CEO & Tech. Director

CRISIL RATED VALUER

Rating - NSIC - CRISIL MSE 2* Indicates
Highest Operating Performance

Branches :

Pune : 020 - 2433 2322 / 2433 2223
Sangli : 0233 - 2321547 / 2376849

- GOVT. APPROVED VALUERS • CHARTERED ENGINEERS • LENDER'S INDEPENDENT ENGINEER • TEV CONSULTANTS
PANEL VALUER FOR ALMOST ALL MAJOR BANKS IN INDIA

SINCE 1983

Ref. No.: 01/MJN18-062/SNA/L

Date: 13/06/2018

Full Name of Valuer : **S. L. Thite, Technical Director**
Thite Valuers & Engineers Pvt. Ltd.

Registration No. with CBDT/CCIT : CAT No. A-22/1988
Educational Qualification : B.E., M.Tech, FIV, MRICS (UK)

To,
The Branch Manager,
The Cosmos Co-Op. Bank Ltd.,
Branch: MRO
1st Pratik Avenue, Nehru road, Opp. Shiv Sagar Hotel,
Vile Parle (East), Mumbai – 400 057

Sub: Valuation Report for Fair Market Value of property for Mortgage Loan Proposal.
Client Name: M/s. Polite Clothing Company

Dear Sir,

Please find enclosed herewith the subject Valuation Report for M/s. Polite Clothing Company,

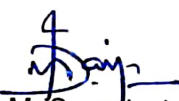
Location of the property : Flat No. 1204, 12th floor, Wing A, Building No. 4 Rajyog
Residency Co-operative Housing Society Limited,
(Society Registration No. MUM/WP/HSG/TC/15404/
2013-2014), CTS No. 288A, 288B, 288C, 288D of
Village Pahadi, Goregaon, Junction of S. V. Road and
M. G. Road, Goregaon (West), Mumbai – 400 063

Market Value as on Today	₹ 2,29,00,000/-
(Rupees Two Crore Twenty Nine Lakh(S) Only)	
Realizable Value	₹ 2,06,00,000/-
Distress Sale Value	₹ 1,95,00,000/-
Registration Value (as per the guidelines of Ready Reckoner for stamp duty purposes)	₹ 1,60,86,798/-
Cost price as per Agreement dated 9 th December 2011	₹ 73,00,000/-
Insurable Value	₹ 44,59,000/-

This report has 31 pages [Including Annexure-I + location map + photographs]

Kindly acknowledge the receipt.

Thanking you,


(L. M. Sarvaiya)
(Chief Engineer)

**Borrower's
documents
are returned
by the valuer.**

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(S. L. THITE)
PANEL VALUER
THE COSMOS CO-OP. BANK LTD.

