

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : **M/s. Priyambda Realcomm Pvt. Ltd.**

Commercial Office No. 101, 1st Floor, Wing - E, "**Tandice - 69**", Govind Wadi, Suren Road, Andheri (East), Mumbai, PIN Code - 400 063, State - Maharashtra, Country - India.

Latitude Longitude : **19°07'03.3"N 72°51'31.9"E**

Valuation Done for:

**Punjab National Bank
Goregaon (East) Branch**

8, Cama Industrial Estate, Walbhat Road, Goregaon (East), Mumbai - 400 063, State - Maharashtra, Country - India.

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**VALUATION OPINION REPORT**

The property bearing Commercial Office No. 101, 1st Floor, Wing - E, "**Tandice - 69**", Govind Wadi, Suren Road, Andheri (East), Mumbai, PIN Code - 400 063, State - Maharashtra, Country - India. belongs to **M/s. Priyambda Realcomm Pvt. Ltd.**

Boundaries of the property :

North	SRA Building
South	M & T Manoranjan Studio & Sainath Process Works
East	Cricket Ground of OGS
West	Prakashwadi Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Bank Loan purpose at **₹ 1,23,54,370.00 (Rupees One Crore Twenty Three Lac Fifty Four Thousand Three Hundred Seventy Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

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For VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


Director

Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl.: Valuation report

**Mumbai**

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Nanded

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Aurangabad

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+91 9860863601
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Valuation Report of Immovable Property

1 Customer Details									
Name(s) of the owner(s).		M/s. Priyambda Realcomm Pvt. Ltd.				Application No.			
Case Type									
2 Asset Details									
Address		Commercial Office No. 101, 1st Floor, Wing - E, " Tandice - 69 ", Govind Wadi, Suren Road, Andheri (East), Mumbai, PIN Code - 400 063, State - Maharashtra, Country - India.							
Nearby Landmark		Landmark: Near MTNL Darpan Telephone Exchange & M & T Manoranjan Studio Latitude Longitude: 19°07'03.3"N 72°51'31.9"E							
3 Document Details									
Layout Plan			No		Details not provided		Approval No.		Details not provided
Building Plan			No		Details not provided		Approval No.		Details not provided
Construction Permission			Yes		Slum Rehabilitation Authority		Approval No.		SRA / ENG / 1995 / KE / PL / AP
Legal Documents			Yes		1. Copy of Agreement For Sale dated 16.06.2016 2. Copy of Commencement Certificate dated 26.06.2009 Document Number. SRA / ENG / 1995 / KE / PL / AP issued by Slum Rehabilitation Authority.				
4 Physical Details									
Adjoining Properties		East		West		North		South	
As on site		Cricket Ground of OGS		Prakashwadi Road		SRA Building		M & T Manoranjan Studio & Sainath Process Works	
As per document		By CTS No. 252		By CTS No. 242 (Tank Land)		By CTS No. 243		By Prakash Wadi Slum	
Matching of Boundaries		-		Plot Demarcated		No		Approved land use	
						Commercial use		Type of Property	
								Commercial	
composition				Single Unit + 1 Toilet					
Total no. of Floors		Basement + 9 upper floors.		Floor on which the property is located		1 st Floor		Approx. Age of the property	
						3 year(s) Approx.		Residual age of the property	
								57 years Subject to proper, preventive periodic maintenance & structural repairs	
								Type of structure : R.C.C. Foundation	
5 Occupancy Details - Vacant									



	Tenant Name(s)	N.A.				
	Status of Tenure	N.A.	No. of years of Occupancy	N.A.	Relationship of tenant with owner	N.A.
	Present / Expected rental income per month	52,000.00				
6	Stage of Construction					
	Stage of construction	Completed				
	If under construction, extent of completion	N.A.				
7	Violations if any observed					
	Nature and extent of violations	-				
8	Area Details of the Property					
	Carpet Area in Sq. Ft.	Carpet Area = 541.86 (Area as per Agreement)	Plinth area / Built up area in Sq. Ft.	650.23		
	Remarks:	As per site information, Electrification, Sanitary Fitting & Final Finishing work will be done at the time of possession of the Office.				
9	Valuation					
	Built Up Area	650.23 Sq. Ft.				
	Prevailing market rate	₹ 19,000.00				
	Floor Rise Rate per Sq. Ft.	₹ 0.00				
	PLC Rate per Sq. Ft.	₹ 0.00				
	Total Rate per Sq. Ft.	₹ 19,000.00				
	Value of the property	₹ 1,23,54,370.00				
	Realizable Value of the Property	₹ 1,11,18,933.00				
	Distress / Force Sale Value	₹ 98,83,496.00				
	Insurable Value of the Assets	₹ 16,25,575.00				
	Govt. Approved Rate/ Ready Reckoner Rate Per Sq. Mt.(New Property)	₹ 1,25,400.00 per Sq. M. i.e. ₹ 11,650.00 per Sq. Ft.				
10	Assumptions /Remarks	Attached				
11	Declaration	<p>i. The property was inspected by me / our site Engineer Mr. Suraj Mistry (Mobile No. - 9664604226) personally on 22.07.2017</p> <p>ii. The undersigned does not have any direct / indirect interest in the above property.</p> <p>iii. The information furnished here in is true and correct to the best of our knowledge.</p>				



12	Name, address & signature of Valuer	Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093	For VASTUKALA CONSULTANTS (I) PVT. LTD.	
			 C.M.D.	 Director
			Sharad B. Chalikwar Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09	Date of valuation: 24.07.2017
13	List of Documents enclosed	1. Valuation Report 2. Satellite Location Map 3. Location cum Route Map from Nearest Railway Station		
14	List of Photographs enclosed	Internal & External Photographs of the property		



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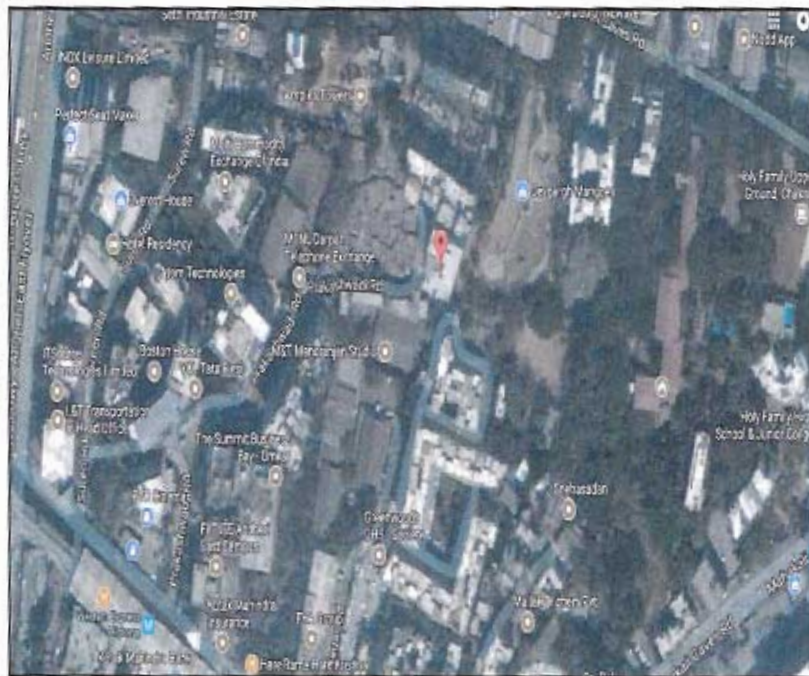


Actual Site Photographs



Route Map of the property

(Note: 📍 shows location)



Latitude Longitude - 19°07'03.3"N 72°51'31.9"E

Note:: The Blue line shows the route to site from nearest station (Western Express Highway Metro Station 450.00 Mtrs.)



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Bank Loan** purpose as on dated **24th July 2017**.

The term Fair Market Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self-interest assuming that neither is under undue duress"

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDERLYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.

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DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Banking Purpose as on day for **₹ 1,23,54,370.00 (Rupees One Crore Twenty Three Lac Fifty Four Thousand Three Hundred Seventy Only).**

STATEMENT OF LIMITING CONDITIONS

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The Valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
3. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding traveling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
4. In no event shall the Valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. **If it is proved that there is an apparent negligence on the part of a Valuer**, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of **1,000 (Rupees One Thousand Only)**. **All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.**
6. We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity. We have personally inspected the assets.

For VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


Director

Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09



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