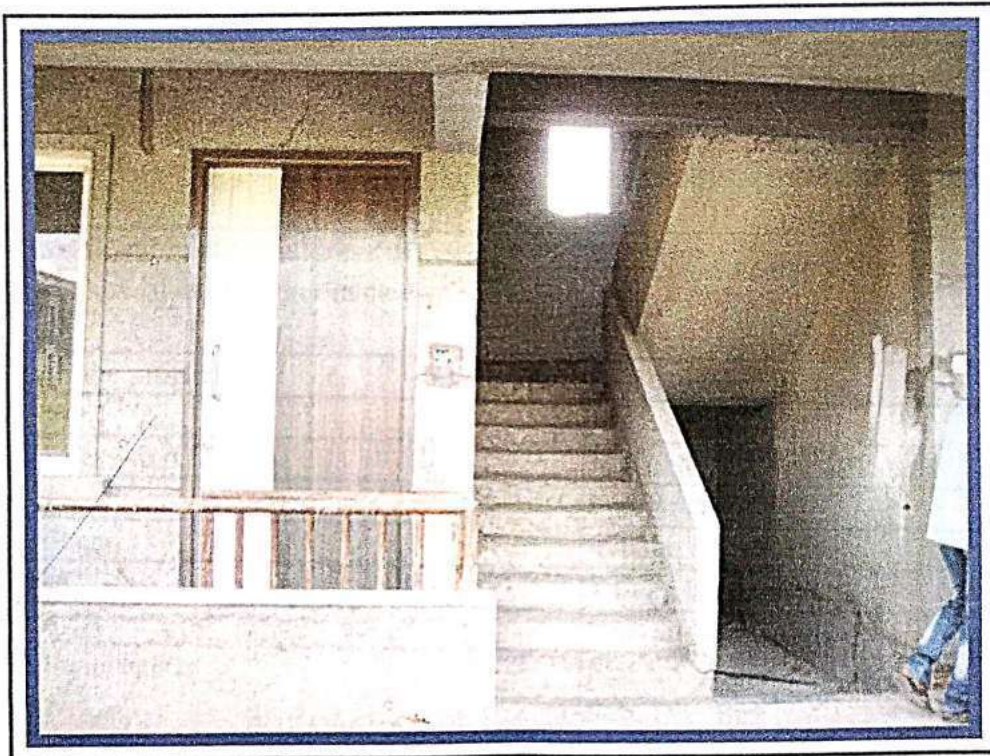


Valuation Report
Of
Flat No. A, Ground Floor, Building No. C-11 on Sub. Div. Plot No. 112,
"Vegas Universe", S. No. 83,84,85, 100,86,87,88,70,71, Village Dhekale, Taluka Palghar,
District Thane (New Dist. Palghar) - 401404



Valuer: -

Yash Techno Legal Consultants
7, Magan Jeevan Chawl, V.L. Sawant Marg,
Bhardawadi, Andheri (W), Mumbai - 400058.

Phone No. 022-26777529/9820142948

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 M.I.C.C., M.A.C.I., M.I.S.N.T.
 RETD. CHIEF ENGINEER / MHADA

STRUCTURAL ENGINEER
 CHARTERED ENGINEER
 GOVT. REGISTERED VALUERS
 SURVEYOR/LOSS ASSESSOR
 ARBITRATOR & CONCILIATOR
 PROJECT MANAGEMENT CONSULTANTS.

OFF.: 7, MAGAN JEEVAN CHAWL-1, V.L.SAWANT MARG, BHARDAWADI, ANDHERI (W), MUMBAI - 400 058.
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To,
 Union bank of India

Report No. 2014/02/1111

VALUATION REPORT (IN RESPECT OF PROPERTY)

1 General		
1	Purpose for which the valuation is made	Assessment of fair market value.
2 a)	Date of inspection	Friday, October 17, 2014
b)	Date on which the valuation is made	Saturday, October 18, 2014
3	List of documents produced for perusal	Agreement for sale No. PLR-6491-2014 dt. 24/09/2014.
4	Name of the owner(s) and his/their address(es) with Phone number (details of share of each owner in case of joint ownership)	Mr. <u>Amyr Damani</u> (Sole - ownership)
5	Brief description of the property	Residential Building
6	Location of property	
a)	Plot No./Survey No./CTS No.	S. No. 83, 84, 85, 100, 86, 87, 88, 70, 71
b)	Door No.	Flat No. A
c)	T.S. No. Village	Village Dhekale
d)	Ward/Taluka	Taluka Palghar
e)	Mandal/District	District Thane (New Dist. Palghar)
7	Postal address of the property	Flat No. A, Ground Floor, Building No. C-11 on Sub. Div. Plot No. 112, "Vegas Universe", S. No. 83,84,85, 100,86,87,88,70,71, Village Dhekale, Taluka Palghar, District Thane (New Dist. Palghar) - 401404
8	City/Town	Village Dhekale, Taluka Palghar
	Residential area	Yes.
	Commercial area	No.
	Industrial area	No.
9	Classification of the area	
a)	High/Middle/Poor	Middle Class.
b)	Urban/Semi Urban/Rural	Semi Urban.
10	Coming under corporation limit/village Panchayat/ Municipality	Palghar Municipal Corporation Limit.
11	Whether covered under an state/central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area	N.A.
✓12	Boundaries of property	
a)	North	S. No. 11



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	b)	East	S. No. 82, 72
	c)	West	S. No. 102
	d)	South	S. No. 33,69,37
13	Longitude & Latitude		Longitude - 72.84° East & Latitude - 19.23 North
14	Dimension of the site		As per deed (a) As per actual (b)
	a)	North	As per point 12 (a)
	b)	East	As per point 12 (b)
	c)	West	As per point 12 (c)
	d)	South	As per point 12 (d)
15	Extent of the site		N.A.
16	Extent of the site considered for valuation (least of 13a & 13b)		N.A.
17	Whether occupied by the owner/tenant? If occupied by tenant, since how long? Rent received per month		Building under <u>construction</u> , work done is 80%
II Building			
1	Nature of the building		Residential Building
2	Location		
	a)	T.S. No.	N.A.
	b)	Block No.	N.A.
	c)	Ward No.	N.A.
	d)	Village/Municipality/Corporation	Palghar Municipal Corporation Limit.
	e)	Door No. street or road (Pin code)	Flat No. A, Village Dhekale, Taluka Palghar, District Thane (New Dist. Palghar) - 401404
3	Description of the locality residential/commercial/Industrial/mixed		Residential
4	Year of construction		Building under construction
5	Number of floors		Ground + 2 Floors
6	Type of structure		RCC Framed Structure
7	Number of dwelling units in the building		N.A.
8	Quality of construction		Good.
9	Appearance of the building		Good.
10	Maintenance of the building		Building under construction
11	Facilities available		
	a)	Lift	No.
	b)	Protected Water supply	Bore well & Under ground water tank
	c)	Underground sewerage	Septic Tank
	d)	Car Parking – Open/Covered	Open Parking
	e)	Compound wall existing?	Yes.
	f)	Pavement laid around the building	Yet to be provided
III Flat/Shop/Office/Unit/Gala			
1	The floor on which the office is situated		Ground Floor
2	Door No. of the flat		Flat No. A
3	Specifications of the flat/Shop/unit		Flat
	a)	Roof	RCC slab
	b)	Flooring	Yet to be provided
	c)	Doors	Yet to be provided
	d)	Windows	Yet to be provided
	e)	Fittings	Yet to be provided



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	f) Finishing	Yet to be provided		
4	House Tax			
	a) Assessment No.	N.A.		
	b) Tax paid in the name of	N.A.		
	c) Tax amount	N.A.		
5	Electricity service connection No.	N.A.		
6	Meter card is in the name of	N.A.		
7	How is the maintenance of the flat	Building under construction, work done is 80%		
8	Sale deed executed in the name of	As per point I (4)		
9	What is the undivided area of land as per sale deed?	N.A.		
10	What is the plinth area of the flat?	61.34 sqm. i.e. 660 sq. ft. built up		
11	What is the floor space index (app.)	N.A.		
12	What is carpet area of the office?	N.A.		
13	Is it posh/1 class/Medium/ordinary ?	Middle Class.		
14	Is it being used for residential/commercial purpose	Residential Building		
15	Is it owner – occupied or let out?	Building under construction		
16	If rented, what is the monthly rent?	N.A.		
IV	Marketability			
1	How is the marketability?	Good.		
2	What are the factors favouring for an extra potential value?	Good Location		
3	Any negative factors are observed which affect the market value in general?	No.		
V	Rate	Per sq. ft.		
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specification in the adjoining locality?	₹ 3,500.00	to	₹ 4,000.00
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details)	₹ 3,800.00	Per sq. ft.	
3	Break – up for the rate			
	a) Building + Service	₹ 1,500.00	₹ 150.00	Per sq. ft.
	b) Land + Others	₹ 2,000.00	₹ 150.00	Per sq. ft.
4	Guideline rate obtained from the registrar's office (an evidence thereof to be enclosed)	N.A.		
VI	Composite rate adopted			
1	Depreciated building rate	₹ 1,500.00 Per sq. ft.		
2	Replacement cost of flat with services (V (3) i)	₹ 1,650.00 Per sq. ft.		
3	Age of the building	Building under construction		
4	Life of the building estimated	60 Years (After completion)		
5	Depreciation percentage assuming the salvage value as 10%	100%		
6	Depreciated Ratio of the building	Nil		
7	Total composite rate arrived for valuation			
	a) Present building rate VI (1)	₹ 1,650.00 Per sq. ft.		
	b) Rate for land & other V (3) (ii)	₹ 2,150.00 Per sq. ft.		
	Total composite rate	₹ 3,800.00 Per sq. ft.		



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Details of valuation: -

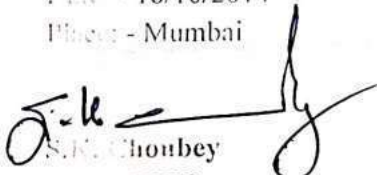
Sr. No.	Description	Qty. in sq. ft.	Rate per sq.ft.	Valuation Amount (IN Rs.)
1	Value on completion	660	3800	2508000
2	Value as on today, work done is 80%			2006400
3	Realizable Value @ 80% (After completion)			2006400
	Distress sale Value @ 70% (After completion)			1755600

As a result of appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specification is Rs. 25,08,000/- (Rs. Twenty Five Lac Eight Thousand only) (After completion), The Book value as per agreement is Rs. 25,00,000/- and the Realizable value is Rs. 20,06,400/- (Rs. Twenty Lac Six Thousand Four Hundred only) (After completion).


	Declaration: - We hereby declare that
a)	The information furnished above is based on documents given by party
b)	We have no direct or indirect interest in the property valued,
c)	We have inspected the property thru our Engineer on 17-10-2014 vide above information.
d)	We have not been found guilty of misconduct in our professional capacity.
e)	Our report does not cover check of ownership, title clearance or legality of deal & structure. The valuation is for the property in question irrespective of its actual ownership & registration or otherwise.
f)	Bank is requested to obtain, original sale deeds/search report/sanctioned plan, property card, tax receipt, Occupation certificate, etc. to verify the Genuineness of document, before any finance is released.
g)	Photographs of the property taken by us are attached with this report.
h)	This valuation is purely an opinion & has no legal or contractual obligation on our part.
i)	The rates are based on current market conditions and this may vary with time & status.
j)	This valuation is prepared for Union Bank of India, Sakinaka Branch, Andheri (E), Mumbai.
k)	The flats are in remote area and supposed to be weekend homes. It will be difficult to resale in case of NPA
l)	Force majeure prescribed under col. VI (1) is in ordinary course save for Act of God, mischief by mankind or accident.

Date - 18/10/2014

Place - Mumbai


S.K. Choubey
ENGINEER




A.M. MAHAJAN
GOVT. APPROVED VALUER
CAT No. I/488

The undersigned have inspected the property detailed in the valuation report dated..... on I have gone through the report and am satisfied, to the best of my knowledge that the value of the property stated at Rs..... by the approved valuer is realistic.

Branch Manager

Date: -

Photographs of Flat No. A, Ground Floor, Building No. C-11 on Sub. Div. Plot No. 112, "Vegas Universe", S. No. 83,84,85, 100,86,87,88,70,71, Village Dhekale, Taluka Palghar, District Thane (New Dist. Palghar) - 401404

