

**YARDI PRABHU**  
**CONSULTANTS & VALUERS PVT. LTD.**  
An ISO 9001:2008 Certified Company

**VALUATION REPORT**

We hereby certify that the present fair market value of Plot No. 101, 1st floor, A-wing, On Vinayak Darshan Building, Behind Ravi Raj Hotel and Lodge, Village: Theela, Taluka - Kolar, District - Thane Area - 91.12 sq. mtrs i.e. 550 sq. ft of built up 5.279 sq. mtrs i.e. 30 sq. ft of leasehold area, belonging to M/s. Leena Developers (Pvt) Ltd. is Rs. 14,67,000/-Rupees Fourteen Lakh Sixty Seven Thousand Only, assessed after inspection as per the information and explanations given to us and considering various facts enumerated in the report attached, as on the date of inspection i.e. 23.08.2012. The Purchaser of the said property is Mr. B. Rameshankar Akhali. The above value based on Selling Price Method and Rs. 11,26,000/- (Rupees Eleven Lakh Twenty Six Thousand Only), under Distress Sale Method in our opinion is fair and reasonable. This valuation is done for ascertaining FMV as instructed by State Bank of Mysore, RAJMECCO - Kolar Branch.

- We further declare that:-
1. The information furnished in Part-1 of this Report is true and correct to the best of our knowledge and belief.
  2. We have no direct or indirect interest in the property valued.
  3. We / our Engineers have personally inspected the right property on 23.08.2012.
  4. The legal documents pertaining to the ownership of the above said property has been referred to on its face value and that is presumed that Bank has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or marketable title of any of the parties over the property. Our report does not cover verification of encumbrance, title insurance, or legality and extent of adequacy of engineering / structural design.
  5. This report should be read with Notes & Disclaimers along with legal due diligence report. Value assigned herein is subject to this disclaimer. It is presumed that the terms of documents is taken from the original duly listed and verified by ultra violet lamp machine (UVL) about veracity.

For YARDI PRABHU  
CONSULTANTS & VALUERS PVT. LTD.  
  
DIRECTOR / AUTH. SIGN.  
(Approved value of State Bank of Mysore)

## FORM-0-1

## REPORT OF VALUATION OF IMMOVABLE PROPERTY:

PART-IGENERAL INFORMATION:

	Ref. No.	:	YPCVL / 2596 / SBM / 2012 – 13
1.	a. Purpose for which valuation made	:	To ascertain present FMV for <b>State Bank of Mysore, RASMECCC – Kurla Branch.</b>
	b. Fresh valuation / Revaluation	:	Fresh Valuation for YPCVL
2.	Date on which valuation made	:	23.08.2012
3.	Name of the Owner / Owners	:	<b><u>Purchaser :</u></b> Mr. B. Ravishankar Aithal  <b><u>Seller :</u></b> M/s. Laxmi Developers
4.	If the property is under joint ownership / share of each owner. Is the share undivided?	:	Purchaser- Single Ownership Seller- Single Ownership
5.	Brief description of property	:	Flat No. 101, 1 <sup>st</sup> floor, A- wing, Om Vinayak Darshan Building, Behind Ravi Raj Hotel and lodge, Village- Titwala, Taluka – Kalyan, District – Thane

We referred to the Xerox copy of following documents provided to us:

1. Agreement for Sale Dated 15.06.2012 between M/s. Laxmi Developers (the promoters / Developers) AND Mr. B. Ravishankar Aithal (the purchaser)
2. Commencement Certificate No. KDMC / NRV / KV / 686 -333 dated 14.02.2011, for land bearing Survey No. 112/3 of Village Titwala, issued by Kalyan Dombivali Mahanagrpalika, Kalyan.
3. Copy Of approval Plan No. KDMP / NRV /CC / KV / 47 dated 14.06.2012 issued by Kalyan Dombivali Mahanagrpalika, Kalyan
4. Our engineers visited the property on 23.08.2012 and have taken few photographs as allowed to us at the time of visit and they are enclosed herewith for your perusal, verification and records.

**Brief Description:**

The Residential Flat No. 101, 1st floor, A- wing, Om Vinayak Darshan Building, is situated at the above address about 1.5 to 2 kms from Titwala Railway Station. All civic amenities are available and within easy reach.

The above said residential building is of Ground + 3 upper floors. It is R.C.C frame structure with R.C.C Slabs, Beams, Columns and R.C.C staircase for access upper floors.

**Nearest Landmark:** Behind Ravi Raj Hotel and lodge

**Property is bounded by:**

East : Internal Road  
West : Residential building, B-Wing  
North: Ravi Raj Hotel and lodge  
South: Open plot

**Amenities**

Vitrified tiles flooring, aluminum powder coated sliding window, Granite kitchen platform with S. S. Sink, concealed wiring & concealed plumbing, simple wooden flush doors,

**1**

**Accommodation:**

Accommodation Provided in flat No. 101, 1<sup>st</sup> floor, consists of 1 Hall, 1 Kitchen, 1 Bedroom, W/C & Bath. (i.e. 1 BHK)

**Area:**

As Per Measurement Carpet area is 390 sq. ft. and Terrace 32 sq. ft.  
As Per Plan Carpet area is 350 sq. ft. and Terrace 32 sq. ft.

**As Per Agreement Built up area 51.12 sq. mtrs i.e 550 sq. ft. and Terrace area 2.79 sq. mtrs i.e 30 sq. ft. which is considered for valuation.**

**A) Notes & Limitations:**

- 1) Property identified by Mr. Sunil Thokal, the Site supervisor of the property. Flat No. 101 is mentioned on main entrance door. Society common name board not found.
- 2) We consider the area given in the agreement, declared by the party and submitted for registration with the government authorities as final for valuation purpose. Any area that is not stated in the agreement is not considered for valuation.
- 3) We have not been provided latest maintenance receipt of the society / electricity bill / Telephone Bill in the name of owners to ascertain the present usage/ occupancy in the name of owners. The Bank has to obtain the same to check the **KYC**.

**B) Disclaimers & Caveats:**

- 1) The estimated future life of the building / structure considered on the basis of data available from the **site enquiries**. Maximum age of structure considered 50 years.
- 2) The Bank is advised to consider the **CIBIL REPORT** of the customer before disbursement / enhancement of the loan to safeguard the interest of the bank from probable loss due to disbursal of loan amount. The valuers should not be held responsible due to the deviations of the bank for any reasons.

- 3) As regards to the Authenticity / Genuineness / Verification of documents the onus lies with the lenders. Our report is valid subject to the said property legally cleared by the lenders' panel advocates.
- 4) Our valuation is based on our experience and knowledge & this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed, due to any emergency, in future.
- 5) The legal documents pertaining to the ownership of the above said property has been referred to on its face value and that is presumed that Bank has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketable title of any of the parties over the property. Our report does not cover verification of ownership, title clearance, or legality and subject to adequacy of engineering / structural design.
- 6) Our valuation is only for the use of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents. The said report will not hold good / should not be used for any court / legal matters.
- 7) It is advisable for the lender or the party to go through the contents of the report and any discrepancy if any should be brought to the notice of YPCVL within 30 days and YPCVL is not responsible for any change in contents after expiry of 30 days from the date of report.
- 8) Encumbrances of Loan, Government and other dues, stamp duty, registration charges, transfer charges etc. if any are not considered in the valuation. We have assumed that the assets are free from encumbrances.
- 9) The value given in our report is only an opinion on the FMV as on date. If there is any opinion from others / valuers about increase or decrease in the value of the assets valued by us, we should not be held responsible as the views vary from person to person and based on circumstances. The principle of "BUYERS BEWARE" is applicable in case of any sale/ purchase of assets.
- 10) This report should be read along with legal due diligence report. Value assigned herein is subject to this stipulation. It is presumed that the Xerox of documents are taken from the originals duly tested and verified at ultra violet lamp machine (UVL) about veracity
- 11) It should be noted that YPCVL's value assessments are based upon the facts and evidence available at the time of assessment. It is therefore recommended that the value assessments be periodically reviewed.
- 12) The report is issued at the specific request of the party for specific purpose and the said report is not valid if the purpose of use and party is different.

6.	Location, Street, Ward No.	:	Flat No. 101, 1 <sup>st</sup> floor, A- wing, Om Vinayak Darshan Building, Behind Ravi Raj Hotel and lodge, Village- Titwala, Taluka – Kalyan, District – Thane
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7.	Survey / Plot No. of land	:	Survey No. 112, Hiss No. 3
8.	Is the property situated in residential/ commercial/ mixed/ industrial area.	:	Residential area
9.	Classification of locality- high class/ middle class/ poor class.	:	Middle Class
10.	Proximity to civic amenities like schools, offices, hospitals, market, cinemas, Railways etc.	:	All civic amenities are nearby and within easy reach.
11.	Means and proximity to surface communication by which the locality is served.	:	Taxis, Railway, Buses, Private Vehicles etc
12.	Furnish technical details of the building on separate sheet (the annexure to this form may be used).	:	As per Annexure.
13.	a) Is the property owner occupied, tenant, or both	:	Vacant at the time of visit (New construction & ready for possession)
	b) If partly occupied, specify portion and extent of area under owner occupation.	:	Vacant at the time of visit
14.	Name and Registration No. of Co-Op. Housing Society.	:	N.A.
15.	Share Certificate No. and Face values.	:	N.A.

## II. SALES AND MARKETABILITY:

1.	Give instances of sale of immovable property in the locality on a separate sheet, including the name and address of the property, registration No., sale price and area land sold.	:	Sales instances are not readily available. As such, local estate agent, builders and other related agencies were contacted to ascertain fair market value
2.	Market Rates adopted.	:	<b><u>Prevalent market rate:</u></b> Rs. 2,200/- to Rs. 2,700/- per sq. ft.  <b><u>Rates adopted for valuation</u></b> Rs. 2,500/- per sq .ft for terrace Rs. 1,000/- per sq.ft for terrace

3.	If sale instances are not available or relied upon, basis of arriving at the land rate.	: Enquired with local Architects and Real estate consultants about the current market rates in that area and on this basis, property is valued under "Selling Price Method."
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III. **PRESENT FAIR MARKET VALUATION:**

Valuation = Area x Rate

**A) Area**

Built up area	550 sq. ft.
Rate considered for valuation	Rs. 2500/- per sq. ft.
<b>Value</b>	<b>Rs. 13,75,000/-</b>

**B) Terrace Area**

Terrace Area	32 sq. ft.
Rate considered for valuation	Rs. 1000/- per sq. ft.
<b>Value</b>	<b>Rs. 32,000/-</b>

**Total Property**

A + B	13,75,000 + 32,000
<b>Value</b>	<b>Rs. 14,07,000/-</b>

In Words: (Rupees Fourteen Lakhs Seven Thousand Only)

IV. **REALISABLE SALE VALUE:**

Rs. 12,66,000/- (Rupees Twelve Lakhs Sixty Six Thousand Only)

V. **DISTRESS SALE VALUE:**

Rs. 11,26,000/- (Rupees Eleven Lakhs Twenty Six Thousand Only)

VI. **VALUE FOR INSURANCE (STRUCTURE):**

Rs. 8,25,000/- (Rupees Eight Lakhs Twenty Five Thousand Only)

Yours faithfully,  
For YARDI PRABHU  
CONSULTANTS & VALUERS PVT.LTD.

*A. Prabhu*

**DIRECTOR / AUTH. SIGN.**  
(Approved Valuer of State Bank of Mysore)



TECHNICAL DETAILS FOR THE PREMISES

1.	No. of floors and height of each floor	:	Ground + 3 Upper Floor Height : 9'6"
2.	Location and Plinth Area	:	Flat No. 101, 1 <sup>st</sup> Floor, A - wing Carpet area - 390 sq. ft. and Terrace 32 sq. ft.- Measurement Built up area- 51.12 sq. mtr i.e 550 sq. ft and Terrace 2.79 sq. mtr i.e 30 sq. ft. - Agreement
3.	Year of Construction	:	Year – 2012 (Ready to possession )
4.	Estimated future life.	:	50 years (Subject to proper Repair and maintenance)
5.	Type of construction	:	R.C.C. framed structure
6.	Type of foundation	:	R.C.C. footing.
7.	WALLS		--
	a) Ground Floor	:	9" thick brick masonry wall both side face plastered ✓
	b) Partitions	:	4 ½" thick brick masonry walls both side face plastered ✓
8.	Door and Windows (floor-wise)	:	Aluminium powder coated sliding windows, Simple wooden flush door ✓
9.	Flooring (floor-wise)	:	Vitrified tiles flooring ✓
10.	Finishing and Maintenance	:	Good ✓
11.	Roofing and terracing.	:	R.C.C. slab roof ✓
12.	Special architectural or decorative features.	:	N.A. ✓
13.	a) Internal wiring- surface or conduit.	:	Concealed wiring ✓
	b) Class of fittings superior / ordinary / poor.	:	Ordinary ✓

14.	a) Sanitary installations.	:	1 Indian WC and bath
	b) Class of fittings superior coloured / superior white / ordinary.	:	Ordinary
15.	Compound Wall.	:	Exist
16.	No. of lifts and capacity.	:	No Lifts
17.	Underground sump.	:	Existing
18.	a) Capacity	:	Sufficient as per requirement
	b) Type of construction.	:	R.C.C.
19.	Overhead Tank	:	Existing
	a) Where located	:	On Terrace
	b) Capacity	:	Sufficient as per requirement
	c) Type of construction	:	R.C.C
20.	Pumps Nos. and their horse power	:	2 No. pumps
21.	Roads and pavings within the compound, approx. area.	:	Chequered tiles paving
22.	Sewage disposal/ whether connected to public sewers. If septic tanks provided, no and capacity.	:	As per local norms
23.	Regards to Aesthetics and environment.	:	Normal
24.	Safety considerations fires, earthquakes, and tides.	:	As per norms

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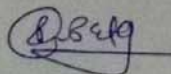
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### AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made, executed and entered into at Dombivli  
on this 15<sup>th</sup> day of June 2012

BETWEEN

**M/s. Laxmi Developers**, a Partnership concern, holding PAN-AADFL2366F, having its office at 112, Vasudeo Laxmi Co-op. Hsg. Soc., Above Satkar Hotel, Kelkar Road, Dombivli (E), through its partner **Mr. Parshotam N. Patel** hereinafter called and referred as **Promoters/Developers** (which expression shall unless it be repugnant to the context of meaning thereof shall mean and include the partners for the time being, survivors and surviving partners of the said firm and their heirs, executors, administrators and assigns) of the **First Part**;



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B.R. Aithal