

: The Residential Building is Consist of Stilt + 9 Upper floors. It is R.C.C. frame structure with R.C.C. beams, columns, slabs, etc. having R.C.C. staircase & 2 Lifts to access upper floors.

: Land Mark: Near Vikram Bharat Petrol Pump.

Property is bounded by :

| | | |
|-------|---|--------------------|
| East | : | Residential Tower. |
| West | : | Road. |
| North | : | Residential Bldg. |
| South | : | Residential Bldg. |

| | | |
|-----------|---|----------------|
| Latitude | : | 19° 7'26.41"N |
| Longitude | : | 72° 49'19.94"E |

Accommodation:

Accommodation provided in Flat No. 402, 4th Floor consists of Hall, 2 Bedrooms, Kitchen & 2 Toilets etc. (i.e. 2 BHK)

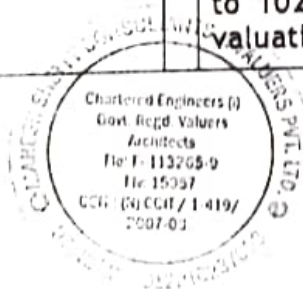
Amenities of the property:

Vitrified tiles flooring, Granite kitchen platform, Ceramic with full dado ceramic in toilets, Wooden Flush Door & Aluminium Sliding Windows provided.

Area :

As per Measurement Carpet area is 800 sq. ft.

As per Declaration / Confirmation Deed Built up area is 850 sq. ft. giving 20% loading on it Super Built up area comes to 1020 sq. ft. which is considered for valuation.



7. Notes & Disclaimers:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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
6. Wherever possible the internal dimensions of the premises are measured to arrive at carpet area and where this is not possible, due to some reasons, we refer to the area mentioned in society bill/ the plan (if available) from the copy of agreement and for the present trend of Built up / Super built up area, the % is applied to the carpet area as per judgement given by the MRTP commission.

| 10. | Location of the property | : | | | | | | | |
|-----|--|---------|--|--|---|---|--|--|---------|
| | a) Plot No./ Survey No. | : | CTS No. 1376 of Village Versova. | | | | | | |
| | b) Door No./ Property No. | : | Flat No. 402, 4 th Floor. | | | | | | |
| | c) T. S. No/ Village | : | Versova. | | | | | | |
| | d) Ward/ Taluka | : | Andheri. | | | | | | |
| | e) Mandal/ District | : | Mumbai. | | | | | | |
| 11. | Postal address of the property | : | As above | | | | | | |
| 12. | City/ Town | : | Mumbai. | | | | | | |
| | Residential Area | : | Yes. | | | | | | |
| | Commercial Area | : | N.A. | | | | | | |
| | Industrial Area | : | N.A. | | | | | | |
| 13. | Classification of Area | : | | | | | | | |
| | i) High/ Middle/ Poor | : | Middle Class. | | | | | | |
| | ii) Urban/ Semi-Urban/ Rural | : | Urban Area. | | | | | | |
| 14. | Coming under Corporation limit/ Village Panchayat/ Municipality. | : | Brihan Mumbai Municipal Corporation limit | | | | | | |
| 15. | Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/cantonment area. | : | N.A. | | | | | | |
| 16. | Boundaries of the property | : | | | | | | | |
| | East | : | Residential Tower. | | | | | | |
| | West | : | Road. | | | | | | |
| | North | : | Residential Bldg. | | | | | | |
| | South | : | Residential Bldg. | | | | | | |
| 17. | Dimensions of the site | : | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;"></th> <th style="width: 25%; text-align: center;">A</th> <th style="width: 25%; text-align: center;">B</th> </tr> </thead> <tbody> <tr> <td></td> <td style="text-align: center;">As per Declaration / Confirmation Deed</td> <td style="text-align: center;">Actuals</td> </tr> </tbody> </table> | | A | B | | As per Declaration / Confirmation Deed | Actuals |
| | A | B | | | | | | | |
| | As per Declaration / Confirmation Deed | Actuals | | | | | | | |

| | | | | |
|------------------------------|--|---|--|-------------------------|
| 18. | Extent of the site | : | 850 sq. ft. Built up area | 800 sq. ft. Carpet area |
| 19. | Extent of the site considered for Valuation | : | 850 sq. ft. Built up area (As per Declaration / Confirmation Deed) | |
| 20. | Whether occupied by the owner/tenant? If occupied by tenant since how long? Rent received per month. | : | Under The possession of owner lying vacant. | |
| II APARTMENT BUILDING | | | | |
| 1. | Nature of the Apartment | : | Residential. | |
| 2. | Location | : | | |
| | T. S. No. | : | CTS No. 1376. | |
| | Block No. | : | Flat No. 402, 4 th Floor. | |
| | Ward No. | : | N.A. | |
| | Village/Municipality/Corporation | : | Brihan Mumbai Municipal Corporation. | |
| | Door No. Street or Road (Pin Code) | : | Flat No. 402, Andheri - 400 053. | |
| 3. | Description of the Locality Residential/ Commercial/ Mixed. | : | Residential. | |
| 4. | Year of Construction | : | 1995. | |
| 5. | Number of floors | : | Stilt + 9 Upper floors. | |
| 6. | Type of structure | : | RCC framed. | |
| 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 | : | Good | |
| 11. | Facilities available. | : | | |
| | Lift | : | 2 Lifts. | |
| | Protected Water Supply | : | Municipal water supply | |

| | | |
|---|---|----------------------------------|
| Underground Sewerage | : | Connected to MCGM sewerage line. |
| Car Parking—Open/ Covered | : | Stilt & Open. |
| Is Compound wall existing ? | : | Yes. |
| Is pavement laid around the Building? | : | Chequered tiles pavement. |
| II FLAT / SHOP / UNIT | | |
| 1. The floor in which the property is situated | : | 4 th Floor. |
| 2. Door No. of the property | : | Flat No. 402. |
| 3. Specifications of the property | : | |
| Roof | : | RCC slab roofing |
| Flooring | : | Vitrified tiles flooring |
| Doors | : | Wooden Flush Door. |
| Windows | : | Aluminium Sliding Windows. |
| Fittings | : | Concealed |
| Finishing | : | Good |
| 4. House Tax | : | To be paid by Society |
| Assessment No. | : | |
| Tax paid in the name of | : | |
| Tax amount | : | |
| 5. Electricity Service Connection No. | : | Details not available |
| Meter Card is in the name of | : | |
| 6. How is the maintenance of the property? | : | Good |
| 7. Deed executed in the name of | : | Mrs. Nisha Jayesh Mehta. |
| 8. What is the undivided area of land as per Sale Deed? | : | N.A. |



| | | | |
|------------------------------------|---|---|--|
| | ii) Land + Others | : | Rs.23,500/- |
| 4. | Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed). | : | Rs.1,77,100/- per sq. mtr. Or Rs.16,453/- per sq. ft. as per Ready Reckoner. |
| 5. | Insurance Value | : | Super Built up Area 1020 sq. ft. |
| | | : | Cost of Construction Rs.1,500/- per sq. ft. |
| | | : | Value Rs.15,30,000/- |
| VI. COMPOSITE RATE ADOPTED: | | | |
| a. | Depreciated Building Rate | : | Rs.1,200/- |
| | Replacement cost of property with Services [v(3)i] | : | Rs.1,200/- |
| | Age of building | : | 20 years. |
| | Life of the Building estimated | : | 40 years. (Subject to proper and regular maintenance of the building) |
| | Depreciation percentage assuming the salvage value as 10% | : | 20% |
| | Depreciated Ratio of the Building | : | N.A. |
| b. | Total Composite Rate arrived for valuation. | : | Rs.24,700/- |
| | Depreciated Building Rate VI(a) | : | Rs.1,200/- |
| | Rate of Land and Other V(3)ii | : | Rs.23,500/- |
| | Total Composite Rate | : | Rs.24,700/- |



DETAILS OF VALUATION

| S. No. | Description | Super Built up Area (sq. ft.) | Rate (Rs. / sq. ft.) | Value (Rs) |
|--------|---|-------------------------------|----------------------|----------------------|
| 1. | Present value of the property | 1020 | 24,700/- | 2,51,94,000/- |
| 2. | Car parking space | .. | .. | .. |
| 3. | Wardrobes | .. | .. | .. |
| 4. | Showcases/ almirahs | .. | .. | .. |
| 5. | Kitchen arrangements | .. | .. | .. |
| 6. | Superfine finish | .. | .. | .. |
| 7. | Interior Decorations | .. | .. | .. |
| 8. | Electricity deposits/Electrical fittings etc. | .. | .. | .. |
| 9. | Extra collapsible gates/ grill works etc. | .. | .. | .. |
| 10. | Potential Value, if any. | .. | .. | .. |
| 11. | Others | .. | .. | .. |
| | TOTAL | | | 2,51,94,000/- |

(Rupees: Two Crore, Fifty One Lac, Ninety Four Thousand only).

REALIZABLE VALUE

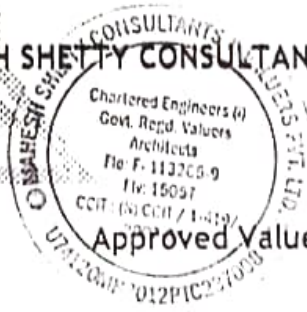
Rs.2,26,74,000/- (Rs. Two Crore, Twenty Six Lac, Seventy Four Thousand only)

DISTRESS SALE VALUE:

Rs.2,14,14,000/- (Rs. Two Crore, Fourteen Lac, Fourteen Thousand only).

PLACE: MUMBAI
DATE: 03.02.2015

FOR MAHESH SHETTY CONSULTANTS & VALUERS PVT. LTD.



M.V. Shetty
DIRECTOR / AUTH. SIGN.
Approved Valuer of Union Bank of India.

The undersigned have inspected the property detailed in the Valuation Report dated 03.02.2015 visited on 29.01.2015. We are satisfied that the fair and reasonable market value of the property is Rs.2,51,94,000/-



[Signature]
Branch Manager / Officer-in-charge
of Advance Department
Date:03.02.2015