



PRANJAL BHAGAWATI

(B.E., F.I.V., M.I.E., P.G.D.M.)

CHARTERED ENGINEER, GOVT. REGD. APPROVED VALUER
I.T. Regn. No. CAT-I / 29 / 06-07

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Ref No. PB/VR/SRSR/SBI/2763

16th July, 2012

Valuation Report for Residential premises located at Flat No. 1001, 10TH Floor, Building No. 340, Phase 4, Sector III, SRISHTI COMPLEX, Mira Road (E), Dist. Thane - 401 104.

1.	Name of the Bank/ Branch	STATE BANK OF INDIA, RACPC, BANDRA KURLA COMPLEX
2.	Purpose of which valuation is made	To Ascertain Current Fair Market Value
3.	Date of Visit	14.07.2012
4.	Name of the Owner	AZURE TREE TOWNSHIPS LLP & EVERSMILE PROPERTIES PRIVATE LIMITED
5.	Name of Purchaser	MR. OMPRAKASH LALTAPRASAD BARAI & MRS. NEETA OMPRAKASH BARAI
6.	Property Address	Flat No. 1001, 10 TH Floor, Building No. 340, Phase 4, Sector III, SRISHTI COMPLEX, Mira Road (E), Dist. Thane - 401 104.
7.	If the Property is under joint ownership / co-ownership, share of each such purchaser are the shares undivided	Joint Ownership
8.	Proximity to Civic amenities	It is situated at a distance within 1½ km away from Mira Road Railway station. The area is well-planned & well-developed. The locality has sufficient infrastructure & civic amenities & adequate transportation by Buses & Private Vehicles. To the property, facilities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The property & locality is one of the fastest growing residential zones of Mira Road.
9.	Roads, Streets or Lanes on which the land abutting.	Station Road
10.	Society details	----
11.	Survey / Plot No. of land	S. No. 63 (pt), 65(pt), 66(pt), 67 (pt), Sector- 3
12.	Is the property situated in residential/commercial /mixed area /industrial	Residential



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13.	Classification of locality high class	Middle Class
14.	Property Bounded As	North : Mayur Bldg South : Open Plot East : Bldg No. 340 Wespt : Mithun Bldg
15.	Landmark	• Srishti Police Chowki
	DETAILS OF CONSTRUCTION	
16.	Type of construction	RCC frame structure
17.	No. of floors	Stilt + 1 Podium + 14 upper floor
18.	No. of lift	2 lifts
19.	Floor in which the flat is situated	10 TH Floor
20.	Type of Flat	2 ½ BHK + Toilets Blocks
21.	Area of property	As per document carpet area – 827 sq.ft. As per study Super built up area – 1280 sq.ft.
22.	Whether owner occupied /Tenant occupied	Ready Possession
23.	Estimated Age of the building	New Building
24.	Estimated future life of the building (subject to proper care & maintenance & structural repairs as and when required)	60 years
25.	Amenities / Extra fittings	Vitrified flooring, concealed wiring & plumbing, Granite kitchen platform with 2' ht. dado, aluminium framed windows with MS grill, WC & bath with 2' dado & wooden doors
	IMPROVEMENTS	
26.	Attach plans and elevations of all structures standing on the land and lay-out plan	Details not provided
27.	Document inspected & Perused	As per agreement Dt. 22/06/2012 Rs. 99,47,750/- between AZURE TREE TOWNSHIPS LLP & EVERSMILE PROPERTIES PRIVATE LIMITED 1 st part & MR. OMPRAKASH LALTAPRASAD BARAI & MRS. NEETA OMPRAKASH BARAI 2 ND part



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VALUATION		
28.	Comparable sale value (in the vicinity)	Rs. 7,500/- to Rs. 7,800/- per sq.ft.
29.	Estimated fair market rate	Rs. 7,600/- per sq.ft.
30.	Estimated fair market value	1280 sq. Ft x Rs. 7,600/- = Rs. 97,28,000/- (Rupees Ninety Seven Lacs Twenty Eight Thousand Only)
31.	Estimated realizable / distress value	Rs. 97,28,000/- x 80% = Rs. 77,82,400/- (Rupees Seventy Seven Lacs Eighty Two Thousand Four Hundred Only)
E	Rental value	Rs. 24,320/- (Rupees Twenty Four Thousand Three Hundred Twenty Only)
REMARKS		Please call for CC, OC & Approved plan copy, Photographs not allowed.

I hereby declare that:

- The information furnished is true & correct to the best of my knowledge & belief.
 - I have no direct or indirect interest in the property valued.
 - My Representative Mr. Vijay has personally inspected the property on Date: 14.07.2012.
 - The rates are based on the current market conditions & these may vary with time.
 - Unless otherwise specified the valuation is based on free & transferable title without any hindrances like tenancy etc.
 - The bank is requested to check through the advocate whether the property is free from encumbrances.
 - I hereby certify that we have valued the right property as directed by the bank and shown by the client.
 - Photograph not allowed.**
- Date: 16.07.2012.



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