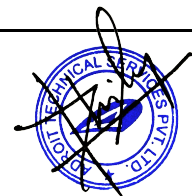


| VALUATION REPORT | | | | | Date : | 20-Sep-2019 |
|------------------------------|---------------------------------------------|--------------|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------|
| Type of Loan : | BL | Code: | | Ref. No.: | | |
| APPLICATION DETAILS : | | | | | | |
| 1 | Name of the applicant | | Zenith Leisure Holidays Ltd | | | |
| 2 | Contact Person | | Shantonu Das | File No.: | - | |
| 3 | Developer's Name | | NA | | | |
| 3a. | Name of Current Property Owner (s) | | Zenith Leisure Holidays Ltd | | | |
| 4 | Property Description | | Shop for office use. | | | |
| 4a | Holding Type | | Freehold property | | | |
| 5 | Property Usage Actual | | Commercial | | | |
| 6 | Area Authorised for | | Commercial | | | |
| 6a | Within Municipal Limit | | Yes | | | |
| 7 | Documents details | | Sale Deed & Tax bill & Plan | | | |
| 8 | In Demolition list of Municipal Authority? | | No | | | |
| MUNICIPAL DETAILS : | | | | | | |
| 9 | Sanctioned plan provided | | Yes | Sanction / Permit No. | BU/WZ/060307/0721 & Date:- 13/04/2007 | |
| | Date of sanction | | 13/04/07 | Valid till | NA | |
| | Number of floors | | GF+4 | Sanctioning authority | AMC | |
| | Compliance to plan | | No | | | |
| LOCATION DETAILS : | | | | | | |
| 10 | Address of the Property | | As per Firing | Office No:-104, 1st Floor, 3rd Eye, Panchvati Circle, Panchvati, Ahmedabad-380009 F.P.No:-617/1 & 617/2 Paiki, T.P.No:-3, Zone 3/4, Mouje:- Kochrab, Ta:- City, Dist:- Ahmedabad | | |
| | | | On inspection | Office No:-104, 1st Floor, 3rd Eye, Panchvati Circle, Panchvati, Ahmedabad-380009 F.P.No:-617/1 & 617/2 Paiki, T.P.No:-3, Zone 3/4, Mouje:- Kochrab, Ta:- City, Dist:- Ahmedabad | | |
| 11 | Person Met | | Shantonu Das | | | |
| 12 | Landmark | | Panchvati Circle | | | |
| 12A | Longitude & Latitude of property: | | 23.023037, 72.556354 | | | |
| 13 | Site Boundaries | | North | South | East | West |
| | As per document | Unit No:-103 | Stair Case | Common Parking | Shitiratna Building | |
| As per visit | Unit No:-103 | Stair Case | Passage & Main Road | Shitiratna Building | | |
| 14 | Neighborhood Type | | Commercial | | | |
| 15 | Marketability | | Good | | | |
| 16 | Is Property Easily Locatable / Identifiable | | Easy | | | |
| 16a | Connectivity | | Good | | | |
| 17 | Proximity to amenities | | Most of the basic civic amenities are available nearby. | | | |
| 18 | Accessibility | | Good | | | |
| 19 | Site Access | | Good | | | |
| TECHNICAL DETAILS : | | | | | | |
| 20 | Type of Property | | Shop for office use. | | | |
| 21 | No. of Stories | | GF+4 | | | |
| 22 | Tenement Position | | Internal Road Facing | | | |
| 23 | Construction Type | | R.C.C. framed structure | | | |
| 24 | No. of Lifts, if any | | 1 No. | | | |
| 25 | Accommodation | | 1 Hall | | | |
| 26 | Occupant Status | | Self Occupied | | | |
| 27 | Occupant | | NA | | | |

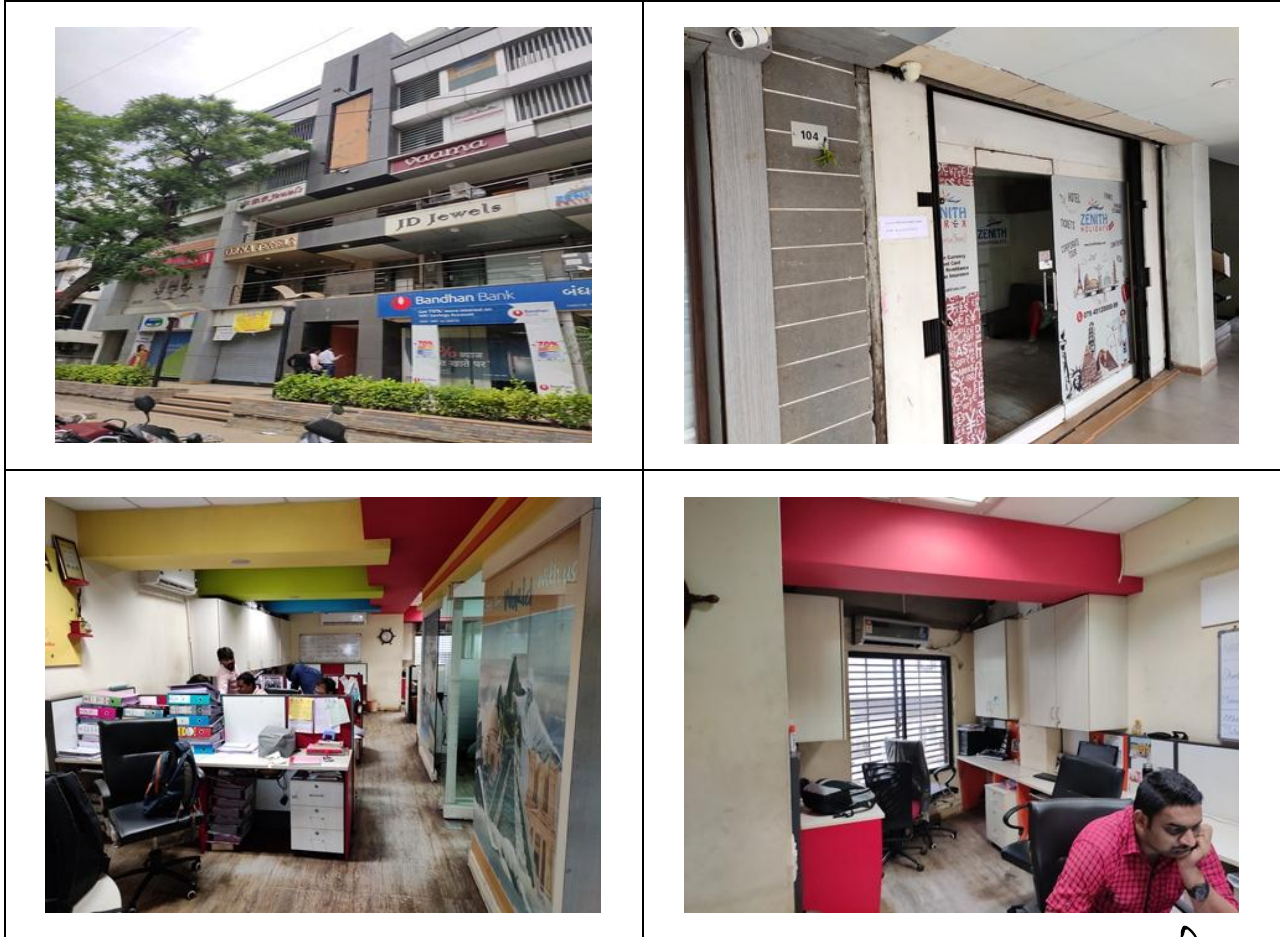


| | | | | | | | |
|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------|------------------------|-------------|-----------|-------------|
| 28 | Details of commercial usage if any | Commercial | | | | | |
| 29 | Finishes | Exterior | Good | | | | |
| | | Wall Finish | Good | | | | |
| | | Flooring | Vetrified Flooring | | | | |
| | | Door/Window | Wooden Door/Alluminium section with glass | | | | |
| | | Fittings | Concealed / Standard | | | | |
| 30 | Total Permissible area in sq.fts. | NA | | | | | |
| 31 | Total constructed area in sq.fts. | 1316 | | | | | |
| 32 | Land Area in SFT | NA | | | | | |
| 33 | Floor wise Area in sq.fts. | Basement | Gr. floor | 1st floor | 2nd floor | 3rd floor | 4th / above |
| | Constructed area | | | 949 | | | |
| | Permissible area | | | | | | |
| COMPLETION STATUS : | | | | | | | |
| 34 | Stage of Construction | Progress in % | 100 | Recommended % | 100 | | |
| 35 | Age of the Property | 12 YEARS | | | | | |
| 36 | Residual Age | 48 YEARS | | | | | |
| VALUATION : | | | | | | | |
| 37 | | Area (SFT.) | Rate (In Rs.) | Total Amount (In Rs.) | | | |
| | Land / Land share | 0 | 0 | | | | |
| | | Area (Sq.ft.) | Rate (In Rs.) | Total Amount (In Rs.) | | | |
| | Carpet Area | 949 | | | | | |
| | Construction | 1316 | 19000 | 2 50 04 000 | | | |
| | Composite Rate | | | | | | |
| | MARKET VALUE : | | | 2 50 04 000 | | | |
| Remarks : | 1. Area is taken as per Sale Deed. | | | | | | |
| Photograph of the property attached | | | | | | | |
| (Comprehensive Remark covering the entire profile should be mentioned.) | | | | | | | |
| Declaration: | | | | | | | |
| 1 | We have no direct / indirect interest in the property valued. | | | on | 20-Sep-2019 | | |
| 2 | The information furnished above is true & correct to the best of our knowledge and belief and takes account information and or document submitted or shown to us by the client. | | | | | | |
| 3 | The ownership papers/sale deeds may please be verified at your end to ascertain the right title & area. | | | | | | |
| 4 | The fair market value indicated in the report is an opinion of the value prevailing on the date of the said report and is based on market feedback on values of similar properties. The client is free to obtain other independent opinions on the same. The fair market value of such properties/localities may increase or decrease depending on the future market conditions and scenarios. This report does not certify or confirm any ownership or title of the property that has been valued. | | | | | | |
| 5 | Name of Engineer Visited the property Mr. Mihir Shah & Authorized Signatory Name & Signature Mr. Dhiren Patel | | | | | | |
| Adroit Technical Services Pvt. Ltd. | | | | | | | |
| 202, Shitiratna Complex, Panchvati Circle, C.G. Road, Ahmedabad - 380009 | | | | | | | |
| (Valuation Report) | | | | | | | |



Zenith Leisure Holidays Ltd.

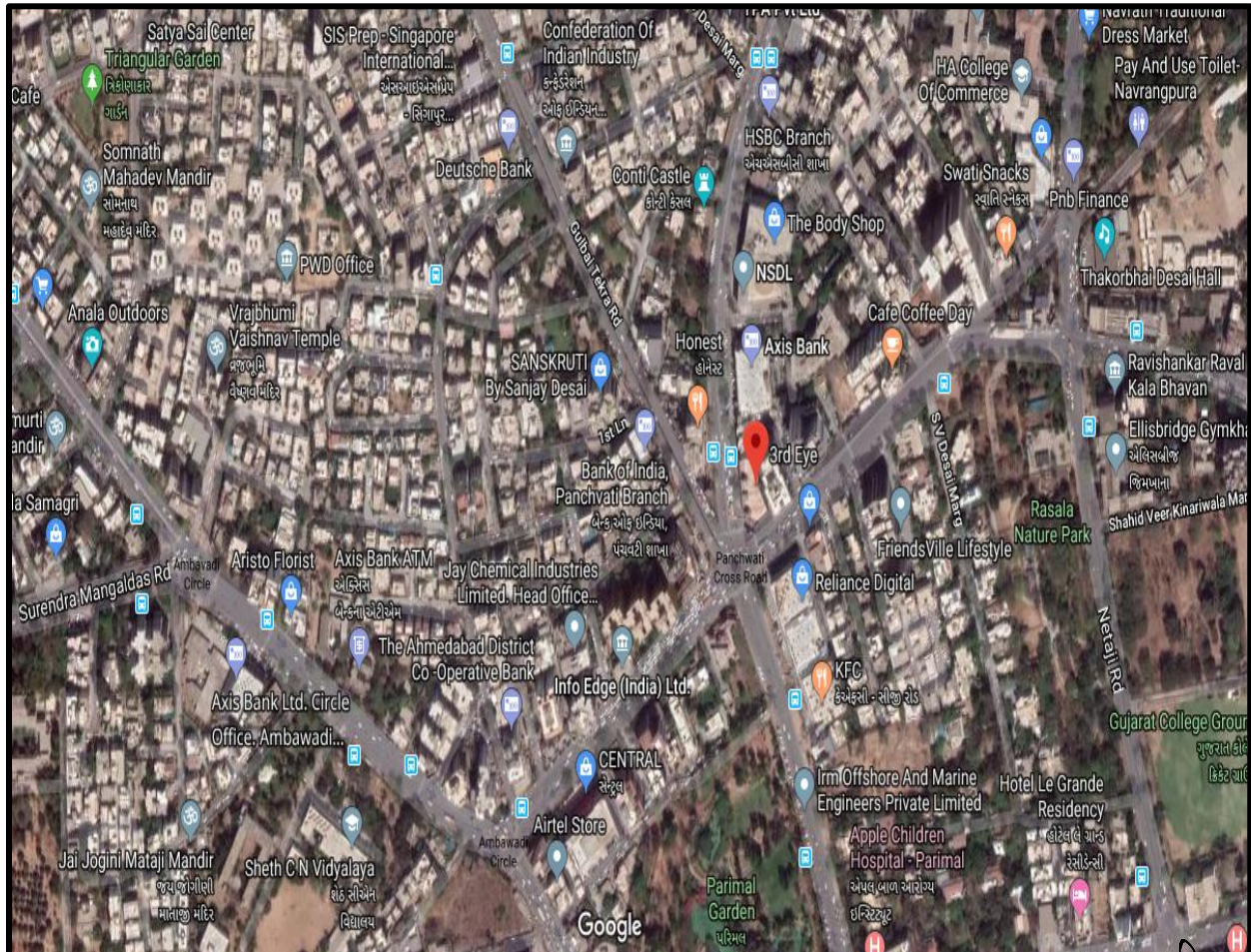
Flat No:-Shop No:-104, 3rd Eye, Panchvati Circle, Panchvati



Google Map

Longitude & Latitude

23.022999, 72.556372



Adroit Technical Services Pvt. Ltd.

202, Shitiratna Complex, Nr. Panchvati Cross Road, C.G. Road, Ahmedabad, E- mail : amd.rvg@adroitvaluation.com