

Valuation Report of the Immovable Property

TM

Details of the property under consideration:

Name of Owner: Mr. Ashok Haribhau Wagh & Mrs. Smita Ashok Wagh

Flat No. 501, 5th floor, Wing - B, "Pavansoot" Co. Op. Hsg. Soc. Ltd., Plot No. 55, Sector 21,
Kharghar, Navi Mumbai, Taluka Panvel, Dist. Raigad

Latitude Longitude - 19°03'00.1"N 73°04'05.5"E

Valuation Done for:

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State Bank of India

Regional Business Office (II),
E/202, 2nd Floor, Sanpada Rly. Station Complex,
Navi Mumbai - 400 705

Vastukala Consultants (I) Pvt. Ltd.
Mumbai • Nanded • Navi Mumbai • Aurangabad

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CERTIFICATE

This is to certify that the property bearing Flat No. 501, 5th floor, Wing - B, "Pavansoot" Co. Op. Hsg. Soc. Ltd., Plot No. 55, Sector 21, Kharghar, Navi Mumbai, Taluka Panvel, Dist. Raigad belongs to Mr. Ashok Haribhau Wagh & Mrs. Smita Ashok Wagh.

Boundaries of the property.

North : Internak Road
 South : Parijat CHSL
 East : A - wing
 West : Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises along with business premium can be assessed and valued for this particular purpose at ₹ 64,00,800.00 (Rupees Sixty Four Lac Eight Hundred Only).

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

DIRECTOR



Sharad B. Chalikwar

Govt. Reg. Valuer & Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

Mumbai

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121, Central Road, MIDC,
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mumbai@vastukala.org

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nanded@vastukala.org

Aurangabad

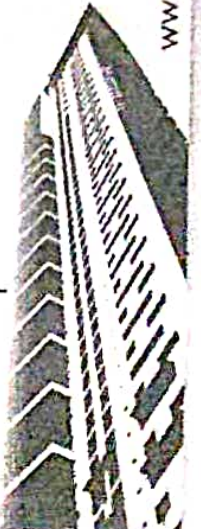
Plot No. 106, N-3,
CIDCO, Aurangabad - 431 005,
(M.S.), INDIA

Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org

Navi Mumbai

2nd Floor, Admin. Bldg.,
Add. Vegetable Market,
Plot No. 17, Sector-19,
A.P.M.C., Vashi,
Navi Mumbai - 400 703.

Cell : +91 9819670183
navimumbai@vastukala.org



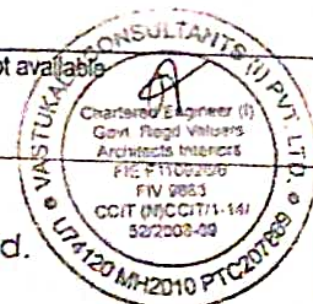
Valuation Report of Immovable Property

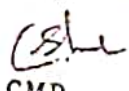
1. Customer Details									
Name(s) of the owner(s).		Mr. Ashok Haribhau Wagh & Mrs. Smita Ashok Wagh							
Application No.									
2. Property Details									
Address		Flat No. 501, 5 th floor, Wing - B, "Pavansoot" Co. Op. Hsg. Soc. Ltd., Plot No. 55, Sector 21, Kharghar, Navi Mumbai, Taluka Panvel, Dist Raigad							
Nearby Landmark / Google Map Independent access to the property		Landmark: Near Jaivayu & Opp. Riddi Siddhi Building Latitude Longitude - 19°03'00.1"N 73°04'05.5"E							
3. Document Details									
Layout Plan		Yes	Name of Approving Authority CIDCO			Approval No.		CIDCO / EE / ATPO / 804 dated 24.05.2005	
Building Plan		Yes	CIDCO			Approval No.		CIDCO / EE / ATPO / 804 dated 24.05.2005	
Construction Permission		Yes	CIDCO			Approval No.		CIDCO / EE / ATPO / 804 dated 24.05.2005	
Legal Documents		Yes	1. Copy of agreement for sale dated 03.09.2015 2. Copy of Completion Approved plan no. CIDCO / EE / ATPO / 804 dated 24.05.2005 3. Copy of Occupancy Certificate No. CIDCO / EE / ATPO / 804 dated 24.05.2005 4. Copy of Society NOC Letter dated 19.08.2015						
4. Physical Details									
Adjoining Properties		East		West		North		South	
As on site		A - wing		Internal Road		Internak Road		Panjat CHSL	
As per document		15 Mtr. Wide Road		Plot No. 54 & 58		15 Mtr. Wide Road		Plot No. 66	
Matching of Boundaries		-		Plot Demarcated	Yes	Approved land use	Residential	Type of Property	Residential Flat
No. of rooms	Living /Dining	1	Bed Rooms	2	Bath & W.C.	2	Kitchen	1	
Total no. of Floors	Ground (Part) + Stilt (part) + 5 upper floors	Floor on which the property is located	5th Floor	Approx. Age of the property	10 years	Residual age of the property	50 years	Type of structure :	- R.C.C. Framed Structure
5. Tenure/ Occupancy Details – Tenant Occupied – Mr. Raja Reddy									
Status of Tenure		Mr. Raja Reddy	No. of years of Occupancy	3 - Year	Relationship of tenant or owner	N.A.			
6. Stage of Construction									
Stage of construction		Completed	If under construction, extent of completion			N.A.			
7. Violations if any observed									
Nature and extent of violations									

8 Area Details of the Property						
Site Area Carpet area in Sq. Ft. (as per Actual site measurement)	Carpet area in Sq. Ft. = 524.00 Flowerbed area in Sq Ft = 46.00 Total area in Sq Ft = 570.00	Plinth area / Built up area in Sq. Ft (Carpet area+20%)	684.00	Saleable Area in Sq. Ft (Built up area + 30%)	889.00	
Remarks:						
Present/Expected Income from the property	₹ 9,000.00 expected rental income per month					
9 Valuation						
i. Mention the value as per Government Approved Rates also						
Guideline rate obtained from the Stamp Duty Ready Reckoner New Property	₹ 73,900.00 Per Sq. M. i.e. ₹ 6865.47 Per Sq. Ft.					
ii. In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.						
Indicator						
Property: Residential Flat 2BHK at Sector 21, Kharghar						
Source: 99 acres.com						
Saleable Area: 1080.00 Sq. Ft.						
Expected Price: ₹ 81,00,000.00						
Expected Rate/Sq. Ft. ₹ 7500.00 per Sq. Ft.						
Considering the above indicator of sale, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 7,200.00 per Sq. Ft. of area. (Inclusive of site and general development, compound walls, MS gates, drainage systems, water tanks and other infrastructure facilities and amenities).						
Summary of Valuation						
i. Guideline Value						
	Area in Sq. Ft.	Rate in ₹	Value in ₹			
Built up area	684.00	6865.47	46,95,981.48			
ii. Fair Market Value of the Property						
Saleable Area	889.00 Sq. Ft.					
Prevailing market rate	₹ 7,200.00 per Sq. Ft.					
Total Value of the property	₹ 64,00,800.00					
iii. Realizable Value of the Property						
₹ 57,60,720.00						
iv. Distress / Force Sale Value						
₹ 51,20,640.00						
v. Insurable Value of the Assets						
₹ 10,26,000.00						
10 Assumptions /Remarks						
i. Qualification in TIR / Mitigation Suggested, if any	TIR Not Provided					
ii. Property is SARFAESI compliant	As per Title Investigation report					
iii. Whether property belongs to social infrastructure like hospital, school, old age home etc.	No					
iv. Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged	Information not available					

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	v. Details of last two transaction in the locality / area to be provided, if available	Details attached	
	vi. Any other aspect which has relevance on the value or marketability of the property	Indicator of sale, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.	
11	Declaration	i. The property was inspected by me / our representative personally on 09.08.2015 ii. The undersigned does not have any direct / indirect interest in the above property. iii. The information furnished herein is true and correct to the best of our knowledge. iv. I have submitted Valuation report directly to the Bank.	
12	Name, address & signature of valuer	Vastukala Consultants (I) Pvt. Ltd. Ackruti Star, 1 st Floor, 121, Central Road, MIDC, Andheri (East), Mumbai - 400 093	TM FOR VASTUKALA CONSULTANTS (I) PVT. LTD.  C.M.D.
		S. B. Chalikwar Govt. Reg. Valuer & Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09	Date of valuation: 08.09.2015
13	Enclosures Documents & Photographs	1) Valuation Report 2) Satellite Location Map 3) Location cum Route Map from Nearest Railway Station 4) Photographs of the property	

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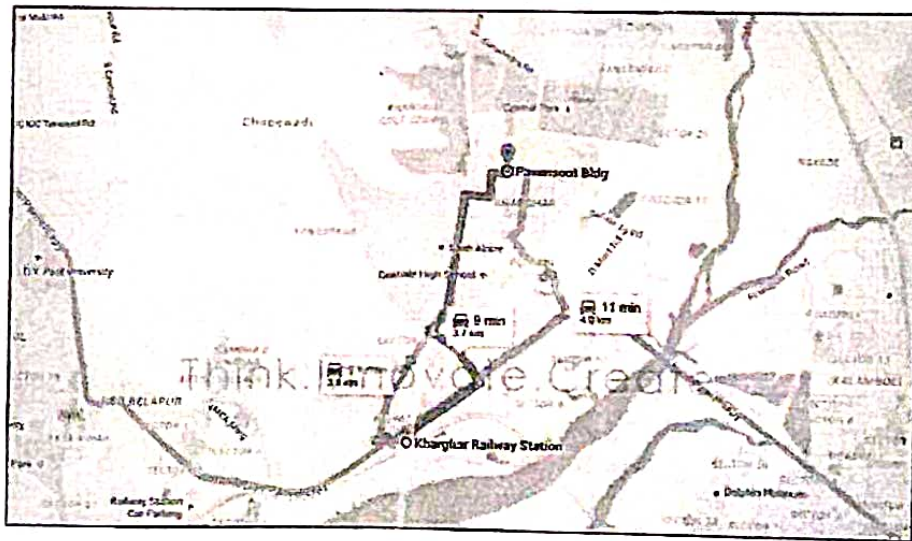
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Actual site photographs



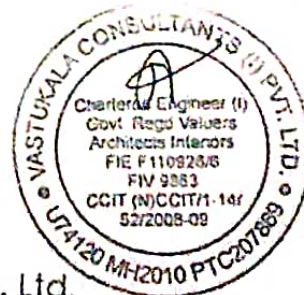
Route Map of the property

Site u/r



Latitude Longitude - 19°03'00.1"N 73°04'05.5"E

Note: The Blue line shows the route to site from nearest railway station (Kharghar – 3.7 km)



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Price Indicator

The screenshot shows a real estate website interface. At the top, there is a search bar with 'Sector 21 Kharghar' entered. Below the search bar, there are navigation options like 'View Phone Number', 'Shortlist', and 'Report problem with listing'. The main content area displays two property listings:

- 75 Lac 2 BHK Flat in Sector 21 Kharghar**
Built-up Area: 1000 Sq.Ft. @ 7500 / Sq.Ft.
Society: Ajinkyaara Ekavya
Highlights: Resale / Ready to move / 5 to 10 years old / Freehold / 1st Floor (out of 7)
Description: 2BHK flat is available for sale in Mumbai. It has 2 bedrooms, 2 bathrooms. Property located in a prime location. Con...
- 81 Lac 2 BHK Flat in Sector 21 Kharghar**
Super built-up Area: 1000 Sq.Ft. @ 7500 / Sq.Ft.
Society: Harmon Heritage
Highlights: Resale / Ready to move / 5 to 10 years old / Freehold / 2nd Floor (out of 7)
Description: Spacious 2BHK flat in g-7 stoned 4 building with basic modern amenities. Close to usra chowk and ship chowk.

At the bottom of the listings, there are buttons for 'View Phone Number', 'Shortlist', and 'Report problem with listing'. The dealer is listed as 'SHRIHAR REAL ESTATE' and the post date is 'Aug 12, 2015'.

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference as on 08.09.2015.

The term Fair Market Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self-interest assuming that neither is under undue duress".


Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

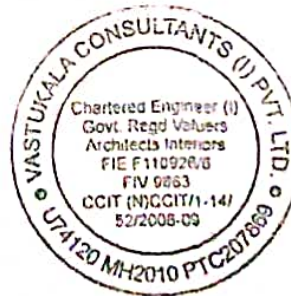
UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


DIRECTOR



Sharad B. Chalikwar
Govt. Reg. Valuer & Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

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DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

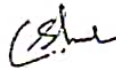
VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises along with business premium can be assessed and valued for this particular ₹ 64,00,800.00 (Rupees Sixty Four Lac Eight Hundred Only).

STATEMENT OF LIMITING CONDITIONS

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
3. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding traveling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
4. In no event shall the valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. If it is proved that there is an apparent negligence on the part of a valuer, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of ₹ 1,000/- (Rupees one Thousand Only). All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.
6. We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity.

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.

Sharad B. Chalikwar

Govt. Reg. Valuer & Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09


DIRECTOR



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