

08.	Total Value of the property	:	Land : Not applicable Super Built up Area : Rs. 15.38 Lacs Total Value : Rs. 15.38 Lacs
09.	From the above, deduct depreciation (Depreciation should be arrived at after taking in to account the age & life of the building)	:	Nil Net Value : <u>Rs. 15.38 Lacs</u>
09.	Anticipatory Market Value	:	Rs. 15.38 Lacs (Rupees Fifteen Lacs Thirty Eight Thousand)
09.	Market Value As on today in respect to work completed (50%)	:	Rs. 07.69 Lacs (Rupees Seven Lacs Sixty Nine Thousand)
10.	Anticipatory Realizable Value	:	Rs. 13.84 Lacs (Rupees Thirteen Lacs Eighty Four Thousand)
11.	Anticipatory Distress Sale Value	:	Rs. 12.30 Lacs (Rupees Twelve Lacs Thirty Thousand)
12.	Value as per Govt.	:	615.00 sq. ft. X Rs. 2072/- = Rs. 12.74 Lacs (Rupees Twelve Lacs Seventy Four Thousand)
13.	Cost of Construction for Insurance Purpose	:	615.00 sq. ft. X Rs. 1500/- = Rs. 09.23 Lacs
14.	Please state if the entire property is used by the owners themselves or hired out to tenants (Please give details)	:	Under builder's possession.

Certified that the property valuation has been done without any interest direct or indirect and the distress sale value has also been taken into account for valuing the property and **the property valued is the right property.**

Our Valuation Report is for the use of party only to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents.

In respect of property under construction, the value of the property stated here is the value on completion of the property and when it becomes ready for immediate occupation.

For M/S. BUSINESS AND INDUSTRIAL CONSULTANTS

C. N. C. Shekar

(C. N. C. SHEKAR)

APPROVED VALUER AND CONSULTING CHARTERED
ENGINEER M 19744.



BUSINESS & INDUSTRIAL CONSULTANTS

(APPROVED & ENLISTED WITH GOVERNMENT, BANKS & FINANCIAL INSTITUTIONS)
(Agriculture, Industry, Construction & Business)

For Valuation, Technical Consultancy, Technical Appraisal, Project Consultancy,
Turnkey Services, Sick Unit Investigation & Monitoring, Financial Consultancy,
Merchant Banking, Stock Audit, Technical Audit & Performance Audit of Units

Ref No: BIC/MUM/54/8788/2013

Date: 02.12.2013.

To,
The Asst. General Manager,
Bank of India, Churchgate Branch,
Eros Theatre Building, Jamshedji Tata Road,
Mumbai - 400 020.

Dear Sir,

Sub: Valuation Report of *Residential Flat under construction* at Flat No. 202, 2nd Floor, 'B', wing, "*Sai Dham Residency*", Near Hotel Royal Inn, Opp. Asangaon Railway Station, Asangaon (east), Taluka Shahapur, Dist. Thane purchased by *Mr. Dattatraya Shankar Jagale*.

Under the instructions from *Bank of India, Churchgate Branch*; we have visited and inspected the captioned property on *02.12.2013*. The property is in *under construction*. This will forms part of an R.C.C. framed structure with *partly ground plus two & partly ground plus three upper floors*. The captioned *flat* will be located on *second floor, 'B', wing* of the building. depreciation are given due consideration in Market value and compiling this valuation report.

- | | | | |
|-----|--|---|--|
| 01. | Purpose of Valuation | : | Fair Market Value |
| 02. | Date on which valuation is made | : | 02.12.2013 |
| 03. | Name of the Purchaser /s | : | Mr. Dattatraya Shankar Jagale. |
| 04. | If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided. | : | Not applicable. |
| 05. | Brief description of the property | : | Flat No. 202, 2 nd Floor, 'B', wing, " <i>Sai Dham Residency</i> ", Near Hotel Royal Inn, Opp. Asangaon Railway Station, Asangaon (east), Taluka Shahapur, Dist. Thane is Near by <i>Asangaon</i> Railway station of <i>Central</i> Railway. This is a developing <i>residential</i> locality with all civic amenities. |
| 06. | Society Registration Number | : | Building under construction. |