Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner: Parasmal Sirohia

Residential Flat No. 1801, 18th Floor, Wing - B, "Oberoi Springs", New Link Road, Village - Oshiwara, Andheri (West), Mumbai, PIN Code - 400 053, State - Maharashtra, Country - India.

Latitude Longitude: 19°08'19.0"N 72°50'05.2"E

Valuation Done for:

State Bank of India RACPC Andheri (East)

1st Floor, UTI Building, Plot No. 12, MIDC, Road No. 9, Behind Tunga Paradise Hotel, Andheri (East), Mumbai - 400 093, State - Maharashtra, Country - India.

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Valuation Report Prepared For: SBI/RACPC Andheri (East)/ Parasmal Sirohia(006227/21983)

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Vastu/Mumbai/03/2017/006227/21983

09/05-173-P/SH

Date: 09.03.2017

VALUATION OPINION REPORT

The property bearing Residential Flat No. 1801, 18th Floor, Wing - B, "Oberoi Springs", New Link Road, Village - Oshiwara, Andheri (West), Mumbai, PIN Code - 400 053, State - Maharashtra, Country - India belongs to Parasmal Sirohia.

Boundaries of the property:

North

The Little Door Mumbai

South Kailash Mansarovar Building

East Hanuman Mandir Road

West PVR City Mall

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Housing Loan purpose at ₹ 4,21,20,000.00 (Rupees Four Crore Twenty One Lac Twenty Thousand 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 report.

Hence certified

FOR TAND KALACONSULTANTS IN PVI. LTD.

C.M.D.

Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

Encl.: Valuation report

Mumbai

all characters and con-

Ackruti Star, 1" Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA

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Aurangabad -

STAN

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Plot No. 105, N-3, CIDCO, Aurangabad - 431 005, (N.S.), INDIA

Tel. : +91 240 2485151 Mobile : +91 9167204062 +91 9860863601

aurangabad@vastukala.org

Navi Mumbai

2" 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) o	f the own	ner(s).		Parasr	mal	Sirohia											
	Application	n No.																
2	Property	Details		B			180 N					MATERIAL STREET						
	Address				Spring	js",	New Link	Ro	ad, Vill	age - Osł	niwa	ara, Andhe	" Oberoi eri (West), Country -					
	Nearby La Independe property		Google Ma s to the	ар	Landmark: Opp. City Mall Latitude Longitude: 19°08'19.0"N 72°						2°5	0'05.2"E				50'05.2"E		
3	Documen	t Detail	s		54	N	ame of A	рр	roving									
	Layout P	No	De	Details no		provided		Approval No.		Details not provided								
	-		No	De	etails no	ot pr	provided		Approval No. D		Deta	etails not provided						
	Construction No Permission		De	Details not provided		Approval No.		Details not provided										
	Legal Documen	its	Yes	1.	Сору о	f Inc	Index- II dated 03.12.2007											
4	Physical Details																	
	Adjoining Propertie	East	East		Wes	West		North		-	South							
	As on site Hanum Road			an Mandir		PVP	PVR City Mall		The Little Door Mumbai		Kailash Mansarovar Building							
	As per document Details not provided			0.00	Details not provided		2007	Details not provided		Details not provided								
	Matching of Boundaries	2	Plot Demarcated		Yes		pproved ind use	Residenti purpose		Property Type	Res	sidential						
	No. of rooms	Living	1	18	Bed Room	ź	ale.	Kito	then	1	Dir	ning	0					
		Toilet	2		Bath room	0		wc	5	0	Sm	all Room	0					
	Car Parking																	
	Total no. of Floors	Stilt + 2 Podiums + Lower Level + 1st to 35th upper floors.	Floor on which the property is located		18 th Floor	A	pprox. ge of the roperty		rear(s)	Residual age of the property	Sul pro pre per ma & s	years bject to oper, eventive riodic iintenance structural pairs.	Type of structure : R.C.C. Foundation					
5	Occupan	cy Detai	ls - Owne	r Oc	ccupied	1	18	2000	ertered Engli	ADMITTED TO	1							
	Tenant N	ame(s)	1	N.A.			50		FIE F110	Herman A	2		1-14					

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	Status of Tenure	N.A.	No. of year Occupancy		N.A.	Relationship with owner	of tenant	N.A.			
	Expected Income from the property	₹ 87	,750.00 Expe	ted Incom	e from	the property pe	er month				
6	Stage of Construction										
	Stage of construction		Completed								
	If under construction,	extent	of completio	n	100	% work compl	erty per month completed were not provided Area 1296.00 i.e. ₹ 19,365.00 per aluer and the Guidaication on variation on variation on the locality etc velopment, composite v				
7	Violations if any observ	ved					rety per month completed were not provided a Area 1296.00 i.e. ₹ 19,365.00 per luer and the Guide cation on variation Mumnbai value in ₹ 1,89,58,952.00 value in ₹ 1,89,58,952.00	5,5			
	Nature and extent of viola	itions		Approve not verif		ing plans were i		and			
8	Area Details of the Pro	perty					leted leted 1296.00 19,365.00 per and the Guiden on variation mental disapply position of the foliation o				
	Carpet Area in Sq. Ft.		and the second s	997.00		Saleable Area n Sq. Ft.					
	Remarks:						4.				
9	Valuation										
	i. Mention the value as pe	r Gover	nment Approv	ed Rates a	also						
	Guideline rate obtained fr Ready Reckoner	om the	Stamp Duty	₹ 2,08,450.00 per Sq. M. i.e. ₹ 19,365.00 per Sq. Ft.							
	Guideline rate obtained fr Ready Reckoner after dep		Stamp Duty	₹ 2,04,6 Sq. Ft.	83.00 p	er Sq. M. i.e. ₹	i.e. ₹ 19,016.00 per				
	ii. In case of variation of 2 value provided in the Stat to be given.										
	Indicator										
	Property: Residential Apa Source: 99acres.com Area: 1295.00Sq. Ft. Expected Price: 4250000 Expected Rate/Sq. Ft: 32	0.00			2		nnbai				
	Considering the above indicator of sale, current market conditions, demand and supply position, Residential 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 ₹ 32,500.00 rate per Sq. Ft. (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										
			Are Ft.	ea in Sq.	Rate i	n ₹ Valu	ie in ₹				
	Built up area		99	7.00	19,01	6.00 1,89	,58,952.00	Ε'n			
	ii. Fair Market Value of	the Pro	operty			and Rogal	Medio:				

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FIV 9963
FIV 996

	Built Up / Sale	able Area		1296.00 Sq. Ft.							
	Prevailing ma	rket rate		₹ 32,500.00							
	iii. Floor Rise F	Rate per S	q. Ft.	₹ 0.0	00						
	iv. PLC Rate p	er Sq. Ft.		₹ 0.0	00						
	v. Total Rate	oer Sq. Ft.	Vi.	₹ 32	₹ 32,500.00						
	Total Value of the property vi. Realizable Value of the Property				₹ 4,21,20,000.00						
					79,08,000.00						
	vii. Distress /	Force Sale	· Value	₹ 3,36,96,000.00							
	viii. Insurable	Value of t	he Assets	₹ 34	,89,500.00						
10	Assumptions	s /Remar	ks								
	i. Qualificati Suggested, if	The second secon	TIR / Mitigation	TIR not provided							
	ii. Property is	SARFAESI	compliant	Yes							
	iii. Whether property belongs to social infrastructure like hospital, school, old age home etc. 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						
			transaction in the vided, if available	Details Attached							
			hich has relevance rketability of the								
i. The property was inspected by me / our site Engineer personally on 21. ii. The undersigned does not have any direct / indirect interest in the above property. iii. The information furnished here in is true and correct to the best of our knowledge.					in the above						
12	Name, addresignature of	ess &	Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093		C.M.D. Sharad B. Chalikwar Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09 SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No.						

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FIV 9863 CIT (NICCITIT-14) 52/2008-69 WH2019 PTGB

Enclosures Documents & Photographs	Valuation Report Location cum Route Map from Nearest Railway Station Satellite Location Map Photographs of the property	
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Actual Site Photographs















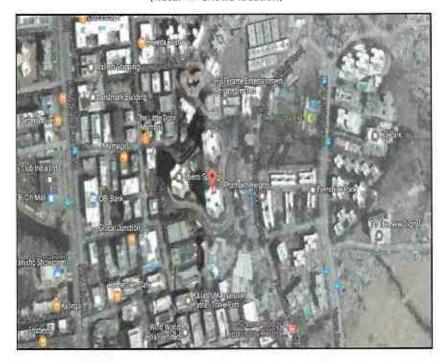


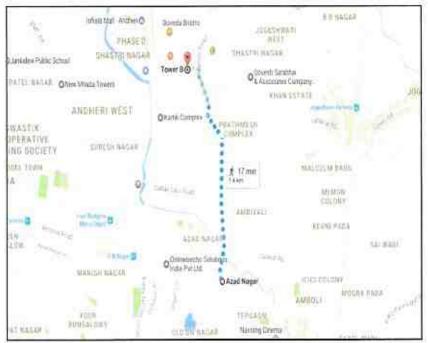


Vastukala Consultants (I) Pvt. Ltd.

Route Map of the property

(Note: \$\text{\$\exititt{\$\text{\$\exititt{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\}\$}}}}}\trimetint{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\te



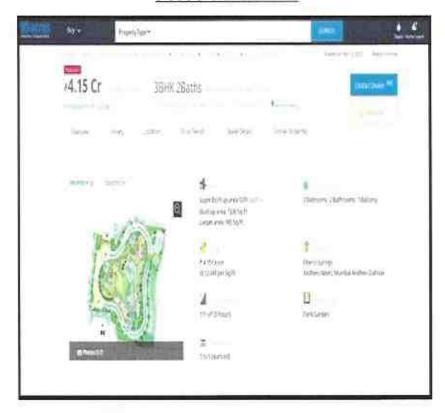


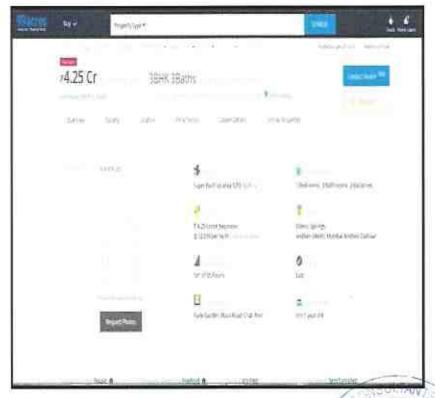
Latitude Longitude - 19°08'19.0"N 72°50'05.2"E

Note:: The Blue line shows the route to site from nearest railway station (Azad Nagar Metro Station 1.4 Km.)



Price Indicator





FIV 9863

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42/2008 09

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference for Housing Loan purpose as on dated 9th March 2017.

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 knowledgeably and for self-interest assuming that neither is under undue duress"

Fundamental assumptions and conditions presumed in this definition are:

- 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.

UNDERLYING ASSUMPTIONS

- 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 VASTURALA CONSULTANTS (I) PVI. LTD.

C.M.D.

Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193



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 neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Banking Purpose as on day for ₹ 4,21,20,000.00 (Rupees Four Crore Twenty One Lac Twenty Thousand Only).

STATEMENT OF LIMITING CONDITIONS

- 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.
- 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. We have personally inspected the assets.

MATHER

Hortered Engineer Govt Regd Values Architects Intenors

> FIE F110926/6 FIV 9863

> > 52/2008 09

T (N)CGFT/1-14

FOR CASE EALA CONSULTANTS OF PVT. LTD.

Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

Vastukala Consultants (1) Pvt. Ltd.

