

VALUATION REPORT

PARTY :-

MR. KAILASH PANDURANG BALSARAF

FLAT NO. - 202 2ND FLOOR K 2 BLDG. GOKUL
NAGARI NX BUILDING NO. K - 1, K - 2, K - 3
CHS. LTD. GOKUL NAGARI KHADAKPADA
KALYAN (WEST) 421301

PROPERTY :-

FLAT NO. - 202 2ND FLOOR K 2 BLDG. GOKUL
NAGARI NX BUILDING NO. K - 1, K - 2, K - 3
CHS. LTD. GOKUL NAGARI KHADAKPADA
KALYAN (WEST) 421301

REFERENCE DATE :-

2ND JANUARY 2014.

VALUER :-

M/S. BHIDE ASSOCIATES
OFFICE NO.9, GROUND FLOOR
GREEN FIELD CO-OPERATIVE HSG.
SOC., R.A. RAIKAR MARG OFF.
SITALADEVI TEMPLE MAHIM
(W), MUMBAI - 400 016.



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**REPORT OF VALUATION OF IMMOVABLE PROPERTY
PART - I**

1. GENERAL INFORMATION:

	RefNo.	:	MCB/BA/VLN/ BOB/ 722-06/15748 / 2014
1.	Purpose for which valuation made	:	To Ascertain Present FMV For Bank Of Baroda, Retail Loan Factory, (MMER) Bhandup (West) Mumbai Flat.
2.	Visit date on which valuation made	:	3 rd January 2014. (Mr. Anand Kumar Along With Mrs. Kailash Pandurang Balsaraf)
3	Name of the Proposed Owner / Seller / Purchaser /	:	MR. KAILASH PANDURANG BALSARAF
4	If the property is under joint ownership / share of each Owner. Is the share undivided?	:	Ownership 100 % (Present Owner)
5	Brief description of property deed	:	Flat No. - 202 2 nd Floor K 2 Bldg. Gokul Nagari Nx Building No. K - 1, K - 2, K - 3 Chs. Ltd. Gokul Nagari Khadakpada Kalyan (West) 421301. We referred to the Xerox copy of following documents provided to us:- 1) Agreement For Sale Made Between M/s. Zoha Developers And Mr. Kailash Pandurang Balsaraf Dated 27 th December 2006.



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2) Our Engineers visited the property on 3/1/2014 and taken few photographs as available to us at the time of visit and are enclosed herewith for your perusal verifications and records.

Brief Description:-

The Flat No. 202, Is On 2nd Floor Is Within 3 Kms Away From Kalyan Railway Station on West Side. All civic amenities are nearby & within easy reach

Area :-

Carpet Area = 640 Sq. Ft.

As Per Agreement

Built up Area = 640 X 1.2 = 768 Sq. Ft.

This Flat Has Following Amenities :-

- 1] This Flat Has Marbonite Flooring.
- 2] Wooden Doors.
- 3] Aluminum Sliding Window.
- 4] All walls are internally plastered with Luster Finish.
- 5] Externally plastered with Sand Faced Plaster.
- 6] Concealed Electric Wiring.
- 7] Concealed Plumbing



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- 8] W.C / Bathroom has Ceramic Tiles Flooring With Full Wall Ht Ceramic Tiles.
- 9] Kitchen Has Granite Platform.
- 10] R.C.C. Slab Roof
- 11] This Building Is Ground + 6 + Part 7th Floor R.C.C. Framed Structure
- 12] One Lift Facility.
- 13] Compound Wall & Parking Space.
- 14] Pavement Around Building.

Accommodation:-

Accommodation provided in Flat consists of

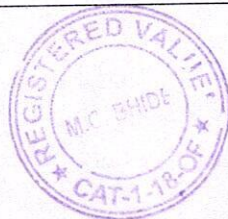
- 1) Living Room 1 No.
- 2) Bedroom 2 Nos.
- 3) Kitchen 1 No
- 4) W.C./Bath 2 Nos.

Property Boundaries:-

East Side = Road
West Side = Tulsi Developers
North Side = Tulsi Developers
South Side = Mohan Groups

Notes & Disclaimers:-

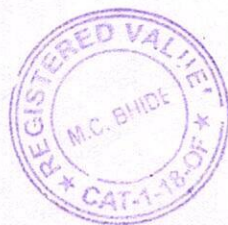
1. We consider the area given in the agreement, declared by the party and submitted for registration with the government authorities as final



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for valuation purpose. Any area that is not stated in the agreement is not considered for valuation.

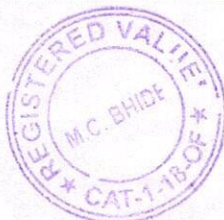
2. The Bank is advised to consider the **CIBIL REPORT** of the customer before disbursement / enhancement of the loan to safeguard the interest of the bank from probable loss due to disbursal of loan amount. The valuers should not be held responsible due to the deviations of the bank for any reasons.
3. Our valuation is based on our experience and knowledge & this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed, due to any emergency, in future.
4. The legal documents pertaining to the ownership of the above said property has been referred to on its face value and that is presumed that Bank has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketable title of any of the parties over the property Our report does not cover verification of ownership title clearance, or legality and subject to adequacy of engineering / structural design.



A handwritten signature in black ink, appearing to be "M.C. BHIDE", written over a horizontal line.

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		<p>5. Copy of the approved plans not given for our verification and the same may be obtained from the owner.</p> <p>6. Our valuation is only for the use of the party to whom it is addressed and no responsibility is accepted to any third part for the whole or any part of contents.</p> <p>7. Encumbrances of Loan, Government and other dues, stamp duty, registration charges, transfer charges etc. if any are not considered in the valuation. We have assumed that the assets are free from encumbrances.</p> <p>8. Wherever possible the internal dimensions of the premises are measured to arrive at carpet area and where this is not possible, due to some reasons, we refer to the area mentions in society bill / the plan (if available) from the copy of agreement and for the present trend or Built up / Super Built up area, the % is applied to the carpet area as per judgment given by the MRTP commission.</p> <p>9. Our report should be read along with disclaimers. The value given in our report is only an opinion on the FMV as on date. If there is any opinion from others/ valuers about increase or decrease in the value of</p>
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			<p>the assets valued by us, we should not be held responsible as the views vary from person to person and based on circumstances. The principle of "BUYERS BEWARE" is applicable in case of any sale / purchase of assets.</p> <p>10 This report should be read with Notes & Disclaimers and along with legal due diligence report. Value assigned herein is subject to this stipulation. It is assumed that the Xerox of documents are taken from the originals duly tested and verified ultra violet lamp machine (UVL) about veracity.</p>
6	Location, Street, Ward No.	:	Flat No. - 202 2 nd Floor K 2 Bldg. Gokul Nagari Nx Building No. K - 1, K - 2, K - 3 Chs. Ltd. Gokul Nagari Khadakpada Kalyan (West) 421301..
7	Survey / Plot No of Land	:	S. No. 26, H No. 1/2A, 1/2B 1/2C Village Gandhare, Taluka Kalyan
8	Is the property situated at above address is about in residential / commercial / mixed / industrial area?	:	Residential Area
9	Classification of locality - high class / middle class / poor class	:	Middle Class
10	Proximity to civic amenities like School, Offices, Hospitals, Market, Cinemas, Railways etc.	:	All civic amenities are available within easy reach
11	Means and proximity to surface communication by which the locality is served	:	Taxi, Bus, Auto Private Vehicle etc.



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12	Furnish technical details of the building on separate sheet (the annexure to this form may be used)	:	As per Annexure
13	a) Is the property owner occupied, tenant, or both	:	Owner Occupied
	b) If partly occupied, specify portion and extent of area under owner occupation.	:	Owner Occupied
14	Name & Registration No. of Co-op. Housing Society	:	Gokul Nagari Nx Building No. K - 1, K - 2, K - 3 Chs. Ltd. TNA/KLN/HSG/(TC)/19624/2008 - 09
15	Share Certificate No and Face Values.	:	With Party



II. SALES AND MARKETABILITY:-

1.	Give instances of sale of immovable property in the locality on a separate sheet. Including the name and address of the property, registration No sale price and area land sold.	:	Sales instances are not readily available. As such, local estate agent, builders and other related agencies were contacted to ascertain fair market value.
2	Market Rates adopted	:	Details enclosed in this report
3	If sale instances are not available or relied upon, basis of arriving at the land rate	:	Enquires with local Architect and Real Estate consultants about the current market rates in that area and on this basis, property is valued under ' Selling Price Method'

III. PRESENT FAIR MARKET VALUATION:-

Value = Area x Rate

Carpet Area	Area Carpet Area = 640 Sq. Ft. As Per Agreement Built up Area = 640 X 1.2 = 768 Sq. Ft.
Rate adopted for valuation	Rs. 4,900/- X 768 Sq. Ft.
Value	Rs. 37,63,200/-

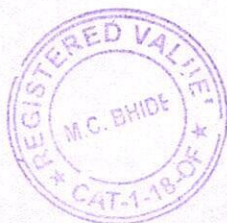
In words : (Rupees Thirty Seven Lakhs Sixty Three Thousand Two Hundred Only)

IV REALISABLE SALE VALUE: Rs. 33,86,880/-

(Rupees Thirty Three Lakhs Eighty Six Thousand Eight Hundred Eighty Only)

IV DISTRESS SALE VALUE:- Rs. 30,10,560/-

(Rupees Thirty Lakhs Ten Thousand Five Hundred Sixty Only)

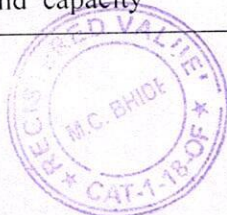


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ANNEXURE TO FORM-0-1

TECHNICAL FOR THE PREMISES

1.	No. of floors and height of each floor	:	Ground + 6 + Part 7 th Floor.
2	Location and Plinth Area	:	Flat No - 202 , 2 nd floor. Area :- Carpet Area = 640 Sq. Ft. As Per Agreement Built up Area = 640 X 1.2 = 768 Sq. Ft.
3	Year of Construction	:	2007
4	Estimated future life	:	53 Years under normal working condition and regular maintenance
5	Type of Construction	:	R. C. C framed structure
6	Type of foundation	:	R. C. C
7	WALLS	:	
	a) External Walls	:	9" Brick Walls
	b) Partitions	:	4 ½ " Brick Walls
8	Door and Windows (floor - wise)	:	Wooden Doors + and Aluminum Sliding Window
9	Flooring (floor-wise)	:	Marbonite Flooring
10	Finishing and Maintenance	:	Ok
11	Roofing and terracing	:	R.C.C Slab Roof
12	Special architectural or decorative features	:	Normal
13	a) Internal wiring - surface or conduit	:	Concealed wiring
	b) Class of flitting superior / ordinary poor	:	Ordinary
14	a) Sanitary installations	:	W. C / Bathroom
	b) Class of fittings superior colored / superior white / ordinary	:	Ordinary
15	Compound Wall	:	Compound Wall & Adequate Parking Space
16	No. of lifts and capacity	:	One Lift



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17	Underground Sump	:	Existing
18	a) Capacity	:	Sufficient as per requirement
	b) Type of construction	:	R. C. C
19	Overhead Tank	:	Existing
	a) Where located	:	On Terrace
	b) Capacity	:	Sufficient as per requirement
	c) Type of construction	:	R. C. C
20	Pumps No.s and their horsepower	:	Yes
21	Roads and paving within the compound, approx area	:	Pavement Around Building
22	Sewage disposal / Whether connected to public sewers. If septic tanks provided, no and capacity	:	As per local norms
23	Regards to Aesthetics and Environment	:	Open & Airy
24	Safety considerations fires, earthquakes and tides	:	



VALUATION RATE:-

THIS FLAT IS ON 2ND FLOOR OF GROUND + 6 + PART 7TH FLOOR BUILDING WITH ONE LIFT AND IS 3 KMS AWAY FROM KALYAN RAILWAY STATION ON WEST SIDE.

THIS IS MAIN ROAD FACING BUILDING.

ALL CIVIC AMENITIES ARE AVAILABLE IN THE VICINITY

THE PREVAILING MARKET RATE IN THIS AREA VARIES FROM RS. 5,000/- TO RS. 5,500/- SQ. FT.

(REF :- SHRI. SAI PRASAD ESTATE CONSULTANTS PH. NO. 9320562564)

BASED ON LOCAL ENQUIRIES AND CONSIDERING ABOVE FACTORS WE SHALL ADOPT A RATE OF RS. 5,000/- SQ. FT. OF BUILT UP AREA.

RS. 5,000/- = RS. 4,000/- (LAND VALUE) + RS. 1,000/- (CONSTRUCTION COST)

DEPRECIATION :- 10%

DEPRECIATED RATE

RS. 4,000/- + RS. 1,000/- X 0.9

RS 4,000/- + RS. 900/-

RS. 4,900/-

VALUATION:-

RS. 4,900/- X 768 SQ. FT.

RS. 37,63,200/-

MARKET VALUE	= RS. 37,63,200/-
REALISABLE SALE VALUE	= RS. 33,86,880/-
DISTRESS SALE VALUE	= RS. 30,10,560/-



(PRASHANT RAUT)
Chief Associate, Bhide Associates
Regd. Valuer: CCIT-Th/350/16/22/3/2010-11

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THIS IS TO CERTIFY THAT THE PRESENT MARKET VALUE OF FLAT NO. - 202 2ND FLOOR K 2 BLDG. GOKUL NAGARI NX BUILDING NO. K - 1, K - 2, K - 3 CHS. LTD. GOKUL NAGARI KHADAKPADA KALYAN (WEST) 421301. IS **RS. 37,63,200/-** (RUPEES THIRTY SEVEN LAKHS SIXTY THREE THOUSAND TWO HUNDRED ONLY).

DECLARATION

I HEREBY DECLARE THAT:

- (a) THE OPINION ABOUT VALUATION AND INFORMATION FURNISHED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE & BELIEF.
- (b) WE HAVE NO DIRECT OR INDIRECT INTEREST IN THE PROPERTY VALUED.
- (c) OUR REPORT DOES NOT COVER CHECK OF OWNERSHIP, TITLE CLEARANCE OR LEGALITY. THIS VALUATION REPORT IS PURELY AN OPINION AND HAS NO LEGAL AND CONTRACTUAL OBLIGATIONS ON OUR PART. THE RATES ARE BASED ON CURRENT MARKET CONDITION AND THESE MAY VARY WITH TIME.
- (d) UNLESS OTHERWISE SPECIFIED THE VALUATION IS BASED ON FREE AND TRANSFERABLE TITLE WITHOUT ANY HINDRANCE LIKE TENANCY ETC.
- (e) THE VALUATION IS BASED ON THE SITE VISIT & THE INFORMATION GIVEN BY THE PARTY.
- (f) THE VALUATION IS SUBJECT TO CLEAR AND MARKETABLE TITLE AND ADEQUACY OF ENGINEERING / STRUCTURAL DESIGN, DEED OF DECLARATION FOR COMMON AREAS ETC.
- (g) OUR LIABILITY ON THIS ASSIGNMENT (WHETHER ARISING FROM THIS ASSIGNMENT, NEGLIGENCE OR WHATSOEVER) IS LIMITED IN RESPECT OF ANY ONE EVENT OR SERIES OF EVENTS TO THE ACTUAL LOSS OR DAMAGE SUSTAINED SUBJECT TO MAXIMUM OF THE 80% OF THE PROFESSIONAL FEES FOR THE SERVICES RENDERED.



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- (h) IN NO EVENT SHALL VALUER BE HELD RESPONSIBLE OR LIABLE FOR SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES AS THE ASSIGNMENT HAS BEEN COMPLETED ON BEST EFFORT, KNOWLEDGE AND BELIEF.
- (i) PHOTO COPY OF DOCUMENTS MENTIONED IN THE REPORT WERE REFERRED BY US & THIS VALUATION REPORT SHOULD BE READ ALONG WITH IT:
- (j) THIS VALUATION REPORT WILL REMAIN VALID ONLY FOR THE PURPOSE FOR WHICH IT IS MADE.
- (k) EMPHASIS OF THIS REPORT IS ON THE VALUE OF THE PROPERTY AND NOT ON THE AREA MEASUREMENT OR TITLE VERIFICATION OF THE PROPERTY & IS BASED ON MARKET RATE.
- (l) BANK AUTHORITIES ARE REQUESTED TO CONTACT VALUER IN CASE OF ANY DOUBTS OR DISCREPANCY.

DATE - 6TH JANUARY, 2014.
PLACE : MUMBAI



M.C. Bhide

(M. C. BHIDE)
Registered Valuer
Registration No.CAT-I-18 of 1988

OPERATOR I/BHAGYASHREE/VR/BOB/15748-2014


BHIDE ASSOCIATES
SYNTHESIS OF FINANCE, TECHNOLOGY & MANAGEMENT

M. C. Bhide - Chief Executive

B.E. (CIVIL) HONS., L.L.B., F.I.I.B.E., F.L.E. (IND.) M.A.C.I. (USA) M.I.C.I. M.A.C.C.E., F.I.C.A., F.I.V., F.I.W.W.A., F.I.P.W.E., M.A.C.E. (I), I.R.S.E. (RETD)

Consulting Engineer & Valuer
Project and Construction Management Consultant
Approved Bank Consultants for Techno-Economic Feasibility of Major Industrial & Infrastructure Projects, Studies and Monitoring of Rehabilitation of Industries

Govt. Approved Valuer Registration No. Cat I-18 of 1988
 Panel Valuer for Bombay High Court Liquidator & Banks for Land, Buildings, Plant & Machinery, Vehicle & Technical -Industrial Consultants and Stock Audit

Former Chief Engineer, Indian Rlys.

Mahim Office :

9, Gr. Fl. Greenfield Premises C.H.S.,
 Raikar Marg, Off Sittladevi Temple Road,
 Mahim (W), Mumbai - 400 016.
 Tel. : 022-2444 2190 / 2191 / 2812
 Fax : 022-2444 2746
 Mobile : 98330 75895 / 9892358721
 E-mail : bhideassociates.ho@gmail.com
 Resi. : 022-2436 1009 / 2431 4223

Date :

Visit our Website : www.bhideassociates.com

MCB/BA/VLN/ 722-/15748/2014
 TO.
THE CHIEF MANAGER,
BANK OF BARODA,
RETAIL LOAN FACTORY (MMER)
BHANDUP (WEST)
MUMBAI

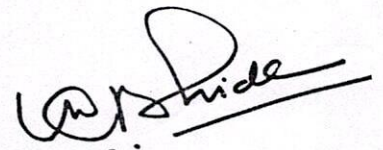
6TH JANUARY, 2014.

FILE NO. B - 621

BILL

Sr. No.	Description	Unit	Amount
1.	Professional charges for Preparing Valuation Report of Flat Mr. Kailash Pandurang Balsaraf At Flat No. - 202 2 nd Floor K 2 Bldg. Gokul Nagari Nx Building No. K - 1, K - 2, K - 3 Chs. Ltd. Gokul Nagari Khadakpada Kalyan (West) 421301	Lump sum	Rs. 1,050/-
2.	Conveyance		Rs 63/-
3.	Service Tax at 12.36% as levied by Govt. of India	12.36%	Rs. 137/-
	(Rupees One Thousand Two Hundred Fifty Only)		Rs. 1,250/-

Service Tax Registration. No. AADPB0778P/ST001
 Pan no. AADPB0778P



(M.C. BHIDE)

Registered Valuer

Registration No.CAT-I-18 of 1988

OPERATOR 2/PRIYANKA/BILL/2014/JANUARY

One the Panel of Technical / Industrial Consultants / Lender's Engineer for infrastructure Projects / T.E.V. Studies of all types of projects / Valuation Consultants for

- | | | | | |
|--------------------------|--------------------------|---------------------------|----------------------|--------------------------|
| 1. State Bank of India | 2. Bank of India | 3. Bank of Baroda | 4. Dena Bank | 5. Bank of Maharashtra |
| 6. Union Bank of India | 7. Central Bank of India | 8. Oriental Bank of Comm. | 9. Syndicate Bank | 10. Canara Bank |
| 11. Punjab National Bank | 12. Vijaya Bank | 13. Corporation Bank | 14. SBI of Hyderabad | 15. SBI Bikaner & Jaipur |
| 16. SBI of Travancore | 17. Kotak Mahindra Bank | 18. Jammu & Kashmir Bank | 19. I. D. B. I. | 20. I. C. I. C.I. |
| 21. H. D. F. C. Bank | 22. Karnataka Bank Ltd. | 23. Sicom Ltd. | 24. Abhyudaya Bank | 25. T. J. S. Bank |
| 26. D. N. S. Bank | 27. Kalyan Janata Bank | 28. Jankalyan Bank | 29. Cosmos Bank | |

15748

BILL**GOKUL NAGARI NX BLDG NO.K-1,K-2,K-3,CHS. LTD**

Reg.No.TNA/KLN/HSG/(T.C.)/19624/2008 - 09 of Dt.01.04.2008.

Gokul Nagari, Khadak Pada, Kalyan (West) Kalyan - 421 301.

BILL NO:- 1125

To,

Shri/Smt. : **Kailash Balsaraf**

Date :- 01.12.2013

Area :- 880 Sq.Ft.

Bldg. K - 2

For the Month :- December, 2013.			Flat No:- 202		
SR.NO.	PARTICULARS	AMOUNT	SR.NO.	PARTICULARS	AMOUNT
1	R & M Charges	1,206.00	4	Sinking Fund	26.00
2	Repair Fund	176.00	5	Subletting Charges	-
3	Late Penalty Charges	-	6	Interest Charges	-
			7	Conveyance Deed	6,000.00
	Total Rs.....	1,382.00		Total Rs.....	6,026.00
				Net Bill for the month	7,408.00
				Previous dues	-
				Late Penalty	-
				Interest Charges @.21%	-
	Gross Bill for the Month			Rs.....	7,408.00
	Rupees :- Seven Thousand Four Hundred Eight Only.				

** Please Issue Cheque in Favour of "Gokul Nagari NX Bldg No.K-1,K-2,K-3 CHS Ltd" within 20 days from the Bill date to avoid Interest Charges @ 21%, and Late Penalty Charges Rs.10/-

** Discrepancy, if any, observed in this Bill should be intimated within 48 hours.

For Gokul Nagari NX Bldg No K-1,K-2,K-3 CHS Ltd

E.&O.E.

[Signature]
Secretary / Treasurer

15748/2014

VALUATION REPORT OF FLAT AT

FLAT NO. - 202 2ND FLOOR K2 BLDG. GOKUL NAGARI NX BUILDING NO. K-1,
K-2, K-3 CHS. LTD. GOKUL NAGARI KHADAKPADA KALYAN (WEST) 421301.

1) PHOTO SHOWING BUILDING

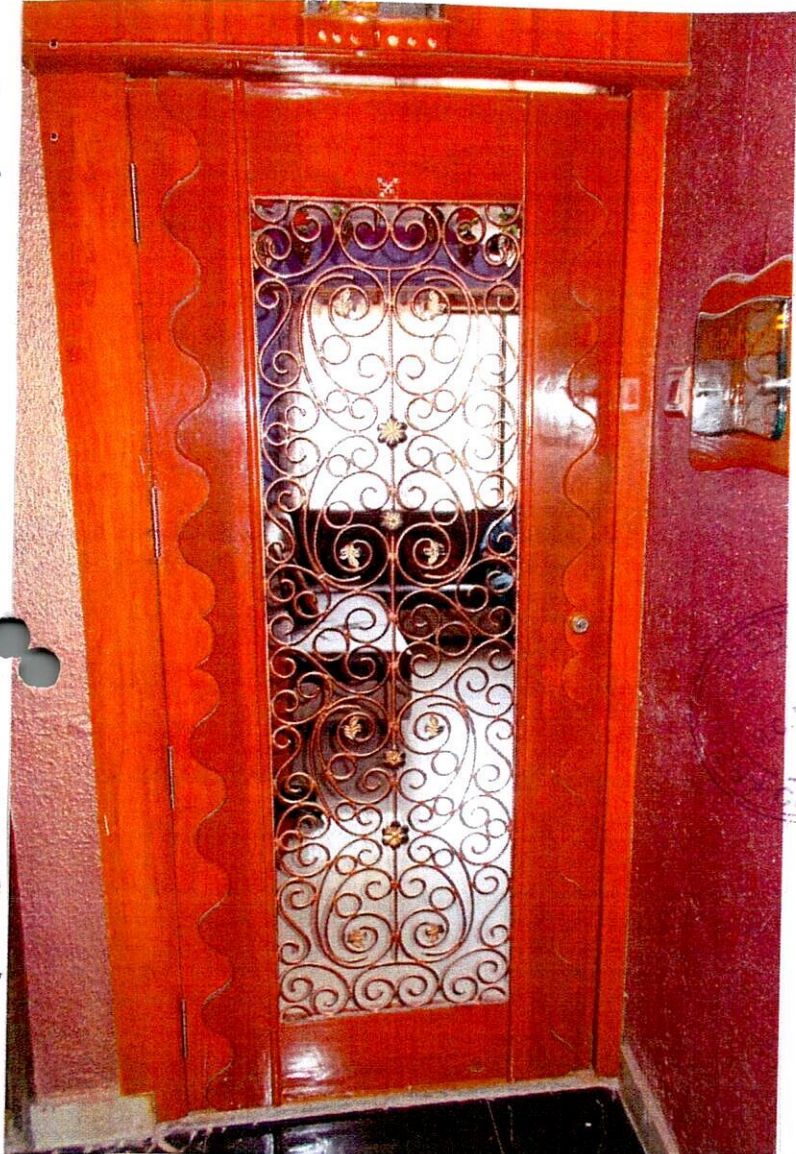


2) PHOTO SHOWING NAME PLATE



15748/2014

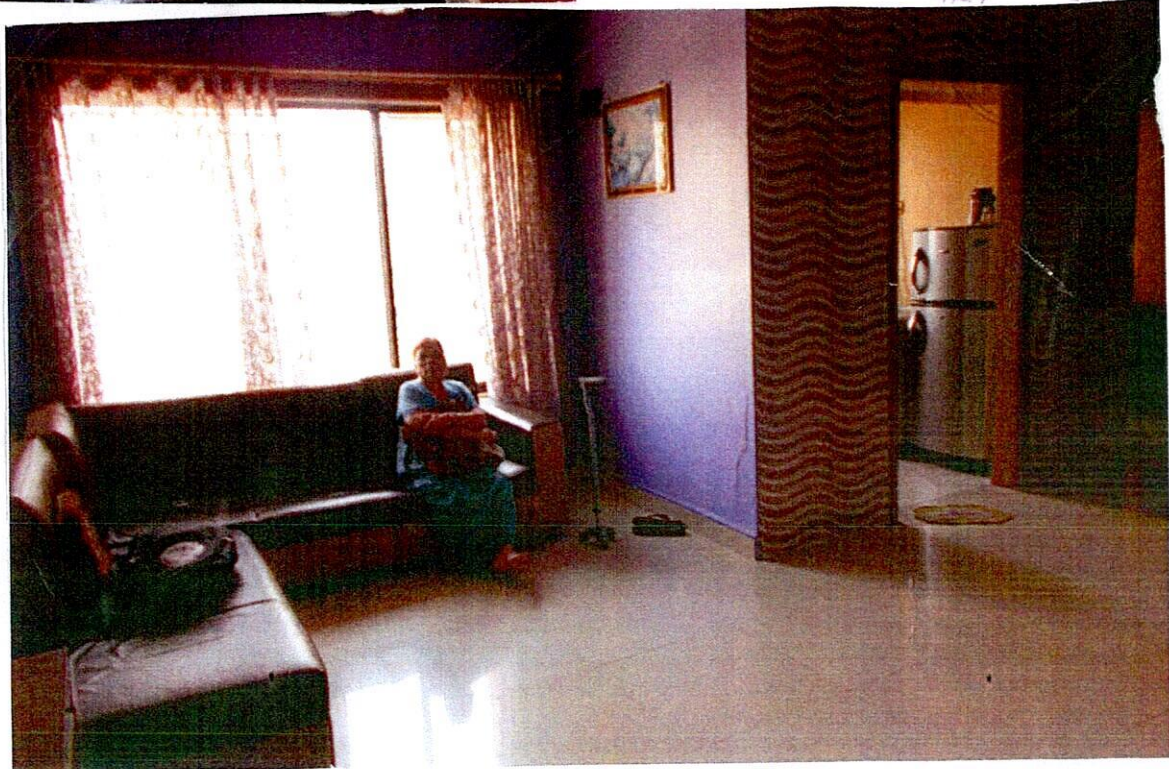
BHIDE ASSOCIATES
VALUATION REPORT OF FLAT AT
FLAT NO. - 202 2ND FLOOR K 2 BLDG. GOKUL NAGARI NX BUILDING NO. K - 1,
K - 2, K - 3 CHS. LTD. GOKUL NAGARI KHADAKPADA KALYAN (WEST) 421301.



3) PHOTO SHOWING ENTRANCE



4) PHOTO SHOWING LIVING ROOM

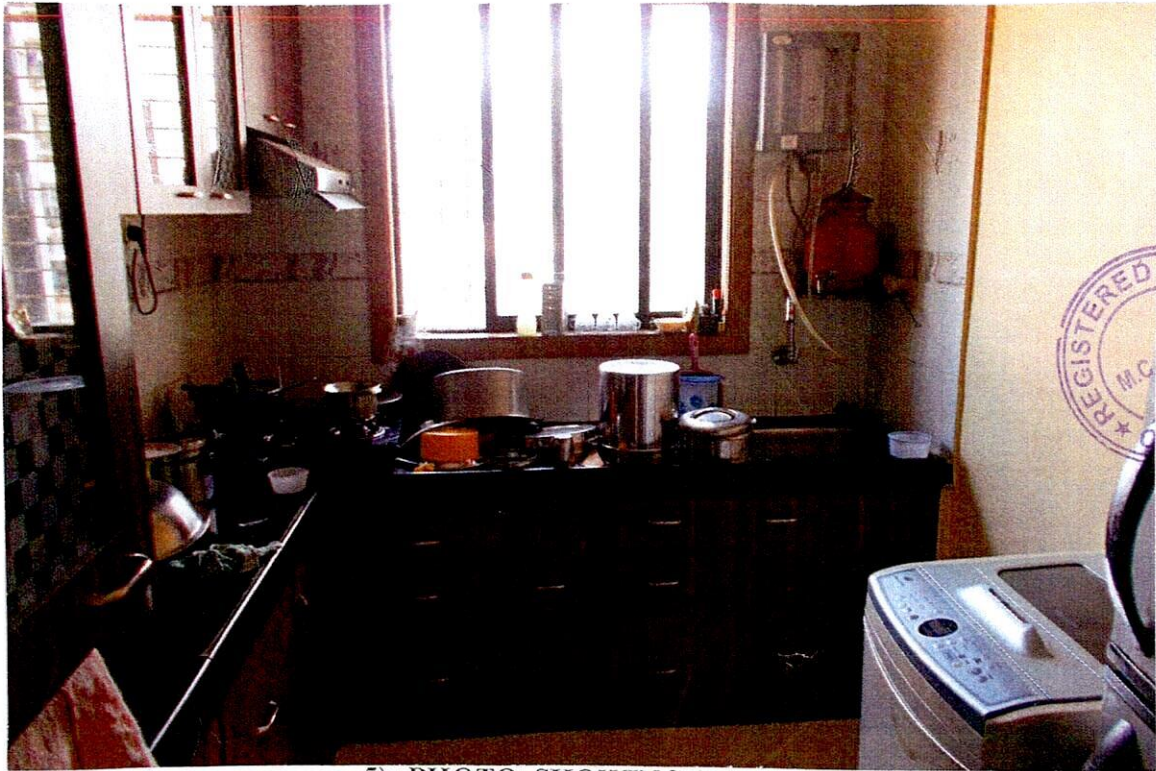


15748/2014

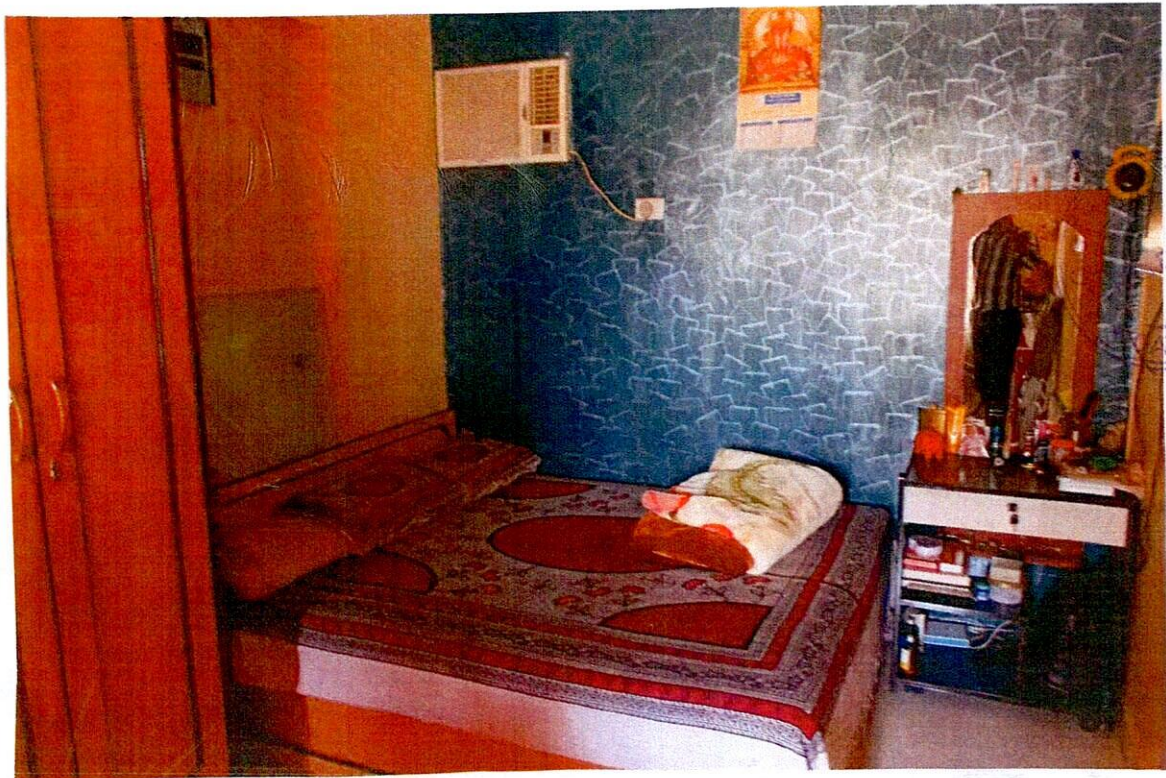
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FLAT NO. - 202 2ND FLOOR K 2 BLDG. GOKUL NAGARI NX BUILDING NO. K - 1,
K - 2, K - 3 CHS. LTD. GOKUL NAGARI KHADAKPADA KALYAN (WEST) 421301.



5) PHOTO SHOWING KITCHEN



6) PHOTO SHOWING BED ROOM

15748/2014

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VALUATION REPORT OF FLAT AT

FLAT NO. - 202 2ND FLOOR K 2 BLDG. GOKUL NAGARI NX BUILDING NO. K - 1,
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7) PHOTO SHOWING ANOTHER BED ROOM