

Report No. 25983 (A)chartered engineers, marine, fire engineering, Dt: 23/12/2009 surveyors and valuers (govt. regd.) 55, tarun bharat, sahar, andheri 'e', mumbai - 400 099.

tel.: 2832 15 48 2836 46 99 2839 49 07

fax: 91-22-2838 6041 91-22-2820 7583

mobile: 9821 220 665 email:

raneengineers@gmail.com raneengineers@rediffmail.com

website:

www.raneengineersandsurveyors.com

ALUATION REPORT

Purpose for which valuation is : made

Bank Facility

Dena Bank, Ghatkopar (E) branch

Date as on which valuation is made : 14/12/2009

Name of the owner / owners 3.

: Purchaser: Mr. Vishal Laxman Tiwari

Vendor: Mr. Himanshu Dilip Somani

If the property is under joint: 4. ownership/co-ownership share of each such owner. Are the shares undivided?

Single ownership

Brief description of the property 5.

Flat no. 101, 1st floor, M H No. 520, Sonam Apts C.H.S. Ltd., Kasar Valley Gokul Pada, Nagar, Komad Bhiwandi, dist Thane

Location, street, Ward No.

: Adarsh Park, Gokul Nagar, Bhiwandi

Survey / Plot NO. of Land

Plot no. 18 7 19, s. no. 30 (pt), s. no. 32, h. no. 2 (pt), s. no. 41, h. no. 1 (pt) & s. no. 85 (pt) & out of city survey no. 3526 (pt) within limits of Bhiwandi, Nizampur City Municipal Corporation, Bhiwandi Thane dist **Thane**

the property situated in : 8. ls residential / commercial / mixed area/industrial area?

Residential area

9. Classification of locality-high class : Middle class / middle class / poor class.

10. Proximity to civic amenities, like : Within radius of 1 to 2 kms schools hospitals, offices, markets, cinemas, etc.

11. Means and proximate surface : communication by which the locality is served

Bhiwandi S. T. Depot / stand is at a

distance of 3-4 kms.

Land: -

12. Area of land supported by documentary proof, shape, dimensions and physical features.

Area of plot bearing s. nos. as mentioned under point no. 7 is 59959

sq. mtrs. and bounded as under

North: Open space

South: Flat no. 104

East: Open space

West: Flat no. 102

13. Roads, Streets or Lanes on which: Abuting the land is abutting.

Gokul Adarsha Park,

Nagar, Bhiwandi

14. It is freehold or lease-hold land?

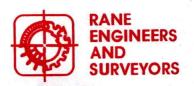
Freehold land

15. If lease-hold, the name of lessor/: lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease

Not applicable

16. Is there any restrictive covenant in : regard to use of land? If so attach a copy of the convenient.

Not known



17. Are there any agreements of : Not known easements? If so, attach copies.

18. Does the land fall in an area : included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give particulars.

Within limits of Bhiwandi, Nizampur City Municipal Corporation, Bhiwandi, Thane

19. Has any contribution been made: towards development or is any demand for such contribution still outstanding?

No

20. Has the whole or part of the land: been notified for acquisition by Government or any statutory body ? Give date of notification.

Not known

21. Attach a dimensioned site plan

: Owner may furnish on demand

Improvements:

22. Attach plans and elevations of all : Owner may furnish on demand structures standing on the land and a lay-out plan.

23. Furnish technical details of the : As per annexure enclosed building on a separate sheet.

24. i) Is the building owner- occupied / : Presently occupied by purchaser tenanted/both?

ii) If partly owner-occupied specify: portion and extent of area under owner occupation

25. What is the Floor Space Index : As per norms of local authority permissible and percentage actually utilised?



RENTS:-

26. (i) Names of tenants/lessees/ : Not applicable licenses, etc.

(ii) Portion in their occupation

(iii) Monthly or annual rent/ : Not applicable Compensation/licence fee etc. paid by each

(iv) Gross amount received for the : whole property

27. Are any of the occupants related : Not applicable to, Or close business associates of, the owner?

28. Is separate amount being : recovered For the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for service charges? If so, give details.

Not applicable

29. Give details of water and: electricity charges if any, to be borne by the owner.

Water charges are paid by owner as per monthly maintenance bill of society

Electricity charges are paid by owner as per bills of Torrent Power Ltd.

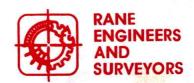
30. Has the tenant to bear the whole or : part of the cost of repairs and maintenance? Give particulars.

Owner through maintenance bill of society

31. If a lift is installed, who has to bear cost of maintenance operation-owner or tenant?

Owner through society

:



32. If a pump is installed, who has to : Owner through society bear the cost of maintenance and operation – owner or tenant?

33. Who has to bear the cost of : Owner through society electricity charges for lighting of common space like entrance, hall, stairs, passages, compound etc., owner or tenant?

34. What is the amount of property: tax? Who is to bear it? Give details with documentary proof.

Not known

35. Is the building insured? If so give : the Policy No., amount for which it is insured and the annual premium.

Not known.

36. Is any dispute between landlord : and tenant regarding rent pending in a court of law?

Not known.

37. Has any standard rent been fixed : for the premises under any law relating to the control of rent?

Not known

SALES:-

38. Give instances of sales of: immovable property in the locality on a separate sheet, indicating the name and address of the property, registration No., sale price and are of land sold.

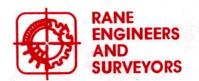
No instance of purchase / sale of similar type / kind of property in the locality has been reported.

39. Property rate adopted for valuation :

Rs. 2,200/- per sq. ft of built up area

40. If sale instances are not available or not relied upon, the basis of arriving at the Flat rate.

By making local enquiries reference to ready reckoner



COST OF CONSTRUCTION:-

- 41. Year of commencement of : 1997 or so construction and year of completion.
- 42. What was the method of : By builder construction by contract / by employing labour directly / both?
- 43. For items of work done on contract, : Not known produce copies of agreements.
- 44. For items of work done by : Not known engaging labour directly, give basic rates of materials & labour supported by documentary proof.

VALUATION

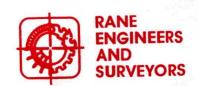
The inspection of the property, as mentioned under point No. 5 of this report is carried out by us on Bank's request on 14/12/2009 to ascertain its fair market value as of date.

The year of construction of the building is around 1997, as such age of building is 12 years & estimated residual future life of the building shall be 43 years, subject to periodic structural audit, repairs & maintenance.

The building comprises of (stilt + 4 upper floors) & partly 5th floor & 6th floor looking like pent house with one lift.

The flat is 1 BHK with entry passage, balcony, internal passage, bathroom & w.c.

The carpet area of flat as measured is 491 sq. ft.



Built up area of flat will be 589 sq. ft.

Built up area as per agreement shown to us is 625 sq. ft. and the same is considered for valuation

The present prevailing depreciated market rate of Rs. 2,200/- per sq. ft. of built up area is adopted with which the fair market value of premises works out as under:

Fair market value of flat no. 101:

= Rs. 2,200/- per sq. ft b u a X 625 sq. ft = Rs. 13,75,000/-

(RUPEES THIRTEEN LACS SEVENTY FIVE THOUSAND ONLY)

Distress sale value = Rs. 11,69,000/-

ANNEXURE

No of floors and height of each floor.

Stilt + 4 upper floors + part 5th floor & 6th floor looking like pent house with one lift.

2. Plinth area floor wise (as per IS 3861-1966)

Carpet area as measured 491 sq. ft.
 Built up as area as measured 589
 sq. ft

Built up area as per agreement 625 sq. ft. and same taken for valuation.

Year of construction

: 1997 or so

4. Estimated future life

: 43 years subject to regular maintenance



Type of construction-load bearing : RCC frame with bb masonry 5. walls/RCC frame / steel frame

6. Type of foundations : Footings of RCC

- 7. Walls a) Basement and plinth
 - b) Ground floor
 - c) Superstructure above ground floor

9" thick bb masonry external walls

Partitions

: 4½" thick bb masonry internal walls

- 9. Doors and windows (floor wise)
 - a) Ground floor
 - b) 1st Floor
 - c) 2nd Floor etc

Sintex door to toilet, CPTW flush doors (decorative type for rooms) Aluminium windows with 6 mm tinted glass

- 10. Flooring (floor wise)
 - a) Ground floor
 - b) 1st floor,
 - c) 2nd floor etc

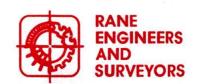
Marble flooring

- 11. Finishing (floor wise)
 - a) Ground floor
 - b) 1st floor,
 - c) 2nd floor etc

C. M. plaster with neeru finish & paint

12. Roofing and terracing

: R.C.C. roof, terrace with w.p.



13. Special architectural decorative features, if any.

or :

POP false ceiling in living, kitchen,

bedroom/Ceramic dado in kitchen

14. i)Internal wiring surface or conduit : Concealed

ii) Class of fittings Superior/ :

Superior

ordinary/ poor

15. Sanitary installation

a) No of water closets

: 1 IWC

No of lavatory basins

1 in passage

No of urinals

Nil

No of sinks (kitchen)

S. S. sink in red granite k. p.

No of bath tubs

Nil

No of bidets

Nil

No of geysers

One bathroom

b) Class of fittings: Superior/coloured:

/ superior white / ordinary.

Superior white

16. Compound Wall

i) Height and length B. B. Masonry compound wall along

plot periphery

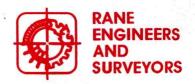
ii) Type of construction

17. No of lifts and capacity

One lift

18. Underground pump – capacity and type of construction

: As per norms of local authority.



- 19. Over-head tank
 - i) Where located
 - ii) Capacity
 - iii) Type of construction

Fire fighting underground tank
20000 Itrs capacity and OHWT
10,000 Itrs capacity

As per norms of local authority

20. Pumps– No and their horse power

: As per norms of local authority with

5 HP pump

21. Roads and paving within the compound, approximate area and type of paving.

C.C. Paving, IPS with marble chips

in stilt

22. Sewage disposal – whether connected to public sewers, if septic tanks provided, No and capacity.

Sewage disposal is connected to

public sewer.

We hereby declare that:

- (a) The information furnished above is true and correct to the best of our knowledge and belief
- (b) We have no direct or indirect interest in the property valued
- (c) Our Engineer Mr. A. H. Pandit has personally inspected the property

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

Inspected & prepared by

A. H. Pandit B.E.(Civil), AIE, MICI Chartered Engineer, & Govt. Regd. Valuer For RANE ENGINEERS & SURVEYORS

Slave

(S. S. RANE)
CHARTERED ENGINEER, INSURANCE SURVEYOR
& GOVT. REGD. VALUER

