THIS IS TO CERTIFY THAT THE PRESENT MARKET VALUE OF OFFICE NO. 203, 2<sup>ND</sup> FLOOR, SOMAN SUN CITI, THE BIG WORLD BUILDIND, ABOVE SAI SANJIVANI, HOSPITAL, BIRLA COLLE GE, KHADAKPADA ROAD, KALYAN (WEST), 421 301 IS RS. 54,08,000/- (RUPEES FIFTY FOUR LAKHS EIGHT THOUSAND 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.
- 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.
- 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.

Tel.: 0251-2305822

## Mukesh Commani

11406/2017

PRAKSIS CONSULTANTS & VALUERS PVT. LTD...

11. VALUATION RATE:-

THIS OFFICE IS ON 2<sup>ND</sup> FLOOR OF GROUND + 4 UPPER FLOORS BUILDING WITH TWO LIFTS & IS 3 KMS AWAY FROM KALYAN RAILWAY STATION

THE PREVAILING MARKET RATE IN THIS AREA VARIES FROM RS. 15,000/- TO RS. 17,000/- SQ. FT.

BASED ON LOCAL ENQUIRIES AND CONSIDERING ABOVE FACTORS WE SHALL ADOPT A RATE OF RS. 16,000/- SQ.FT.

12 VALUATION:-

RS. 16,000/- X 338 SQ. FT. = RS. 54,08,000/-

MARKET VALUE:- RS. 54,08,000/-

REALISABLE SALE VALUE :- RS. 48,67,200/-

DISTRESS SALE VALUE :- RS. 43,26,400/-

INSURANCE VALUE:- RS. 6,76,000/-

GOVT. VALUE:- RS. 19,34,374/-



DOCUMENTS REFERRED: AGREEMENT FOR SALE MADE BETWEEN M/S. SOMAN SUN CITI AND M/S. RESHAM METALS PVT LTD. DATED 23RD AUGUST, 2013

PROPERTY LOCATION:-

THIS PROPERTY IS 3 KMS AWAY FROM KALYAN RAILWAY STATION

#### PROPERTY BOUNDARIES:-

EAST SIDE:-

POOJA AARTI BUILDING

WEST SIDE:-

SIDDHIVINAYAK

MARRIAGE HALL

NORTH SIDE:-

BIRLA COLLE GE ROAD

SOUTH SIDE:- PROPERTY OF BHOIR

AGE, FUTURE LIFE:-

THIS BUILDING WAS COMPLETED IN 2013 GENERAL CONDITION IS GOOD AND FUTURE LIFE MAY BE TAKEN AS 71 YEARS UNDER NORMAL WORKING CONDITION & REGULAR MAINTENANCE.

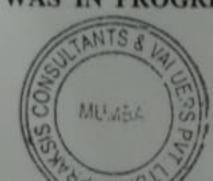
AREA:-10.

CARPET AREA:- 260 SQ. FT. AS PER AGREEMENT SALEABLE AREA = 338 SQ. FT. CARPET AREA:- 253 SQ. FT AS PER SITE MEASUREMENT

GOVT RATE:- RS. 61,600/- SQ. MT. RS. 5,723/- SQ. FT.

NOTE:-

AT THE TIME OF INSPECTION THIS BUILDING WAS GROUND + 2 UPPER FLOORS AND CONSTRUCTION OF 3<sup>RD</sup> & 4TH FLOOR WAS IN PROGRESS



# Mubosh C.

#### VALUATION REPORT

PARTY:-

M/S. RESHAM METALS PVT LTD.

OFFICE NO. 203, 2<sup>ND</sup> FLOOR, SOMAN SUN CITI, THE BIG WORLD BUILDIND, ABOVE SAI SANJIVANI, HOSPITAL, BIRLA COLLE GE, KHADAKPADA ROAD, KALYAN (WEST), 421 301

PROPERTY:-

OFFICE NO. 203, 2<sup>ND</sup> FLOOR, SOMAN SUN CITI, THE BIG WORLD BUILDIND, ABOVE SAI SANJIVANI, HOSPITAL, BIRLA COLLE-GE, KHADAKPADA ROAD, KALYAN (WEST), 421 301

REFERENCE DATE:-

17<sup>TH</sup> OCTOBER, 2017.

VALUER :-

PRAKSIS CONSULTANTS & VALUERS PVT. LTD.

B/410, 4<sup>TH</sup> FLOOR, DAMJI SHAMJI

CORPORATE SQUARE, NEXT TO KANARA

BUSINESS CENTRE, LAXMI NAGAR

GHATKOPAR (EAST), MUMBAI 400075.

