

THIS IS TO CERTIFY THAT THE PRESENT MARKET VALUE OF OFFICE NO. 203 , 2ND FLOOR, SOMAN SUN CITI, THE BIG WORLD BUILDING, ABOVE SAI SANJIVANI, HOSPITAL, BIRLA COLLEGE, 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.
- (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.



Mukesh Kumar

11406/2017

PRAKSIS CONSULTANTS & VALUERS PVT. LTD.,

11. VALUATION RATE :-

THIS OFFICE IS ON 2ND 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/-



7. **DOCUMENTS REFERRED :** AGREEMENT FOR SALE MADE BETWEEN
M/S. SOMAN SUN CITI AND M/S. RESHAM
METALS PVT LTD.
DATED 23RD AUGUST, 2013
8. **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
9. **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.
10. **AREA:-** 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 3RD &
4TH FLOOR WAS IN PROGRESS



VALUATION REPORT**PARTY :-****M/S. RESHAM METALS PVT LTD.**

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

PROPERTY :-

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

REFERENCE DATE :-17TH OCTOBER, 2017.**VALUER :-****PRAKSIS CONSULTANTS & VALUERS PVT.
LTD.**

B/410, 4TH FLOOR, DAMJI SHAMJI
CORPORATE SQUARE, NEXT TO KANARA
BUSINESS CENTRE, LAXMI NAGAR
GHATKOPAR (EAST), MUMBAI 400075.

