



**Vinod Gandhi & Associates**

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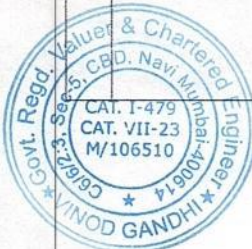
E-mail : vinodgandhi.asct@gmail.com

To: State Bank of India, SSIB Branch, Ghatkopar (West), Mumbai 400 086

Re: Shree Ajay International Private Limited

**VALUATION AS ON JANUARY 25 2019 OF FLAT NO B-9 BELONGING TO  
MR JAYPRAKASH MOJILAL TRIPATHI  
IN BUILDING DEV ASHISH SITUATED AT BHIWANDI 421 308**

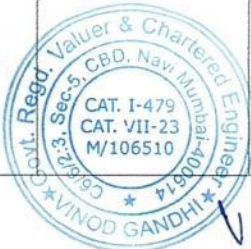
1 <b>Owner's Details</b>									
Name		Mr. Jayprakash Mojilal Tripathi ✓							
Apl No		-							
2 <b>Property Details:</b> A 500sq. ft. built-up 1BHK type flat located on the third floor of a ground-plus-three-storey residential building with shopline									
Address			Flat No.B-9, Building Dev Ashish, College Road, Telipada, Bhiwandi, District Thane 421 308. CTS No.9004 of Village Kamatghar. Global Co-ordinates: N19.287322, E73.055516						
Nearby Landmark/Google Map Independent Access to the property			near Dhamankar Naka, opposite Post Office,						
3 <b>Document Details</b>			Name of Approving Authority						
Layout Plan			TPO, Municipal Corporation of Bhiwandi Nizampur				Information not available		
Building Plan			TPO, Municipal Corporation of Bhiwandi Nizampur				Information not available		
Occupancy Certificate			TPO, Municipal Corporation of Bhiwandi Nizampur				TP//520 dt.9.9.87		
Legal Documents			Copy of agreement dated December 29, 2007 ✓ Property tax receipt No.C-21096T4606 dt.23/10/2018 Electricity bill—service No.13010283544						
4 <b>Physical Details</b>									
Adjoining Properties	North	Public Road	South	Public Road	East	Jasmohan Apartment	West	College Road	
Matching of Boundaries	Yes	Plot demarcated	Yes	Approved land use	Warehousing	Type of property	Godown		
No of rooms	Living/ Dining	One	Bed room	One	Toilet	One	Kitchen	One	
Total No of Floors	Ground +3 floors	Floor on which property is located	Third floor	Approx age of the property	32 years	Residual age of the property	28 years	Type of structure	-RCC framed



*V. J. Mohd.*



5 <b>Tenure / Occupancy Details : Owner-occupied</b>									
Status of Tenure		Let out ✓		No of years of Occupancy: 4 years		Relationship of tenant or owner		At arm's lenth ✓	
6 <b>Stage of Construction</b>									
Stage of Construction			Completed				If under construction, extent of completion : NA		
7 <b>Violations if any observed: Not observed prima facie</b>									
Nature and extent of violations			NA						
8 <b>Area Details of the property</b>									
Site Area	NA	Carpet area (measured)	415 sq.ft. ✓	Plinth area	500 sq.ft. ✓	Saleable area	NA	Remark	Nil
9 <b>Valuation</b>									
<p>It is common knowledge that, more often than not, neither the consideration mentioned in the purchase agreement of a property nor the rate notified by the government for the purpose of calculating the incidence of stamp duty, is a true indication of the fair market value of the property. We had therefore based our valuation only on the information we had gathered from the market.</p> <p>The transaction of property is, very often, as mentioned above, registered at a price different from the actual market price. The transaction is, generally, registered around the Government guideline price, for such a price results in a minimum stamp duty payable by the purchaser and a minimum capital gains tax payable by the seller. We have, therefore, based our valuation on the actual market price.</p> <p>We learnt in the course of making market enquiries and consulting sources familiar with the area that the rate for sale of flat in the said building or buildings comparable with it and situated in its vicinity is expected to be around Rs.5,000/- per sq. ft. built-up, with variation with regard to factors such as its size; shape and situation, , location of the building, how well affairs of the building are managed, etc.</p> <p><b>Summary of valuation:</b></p> <ul style="list-style-type: none"><li>i. Guideline Value: Rs.5,98,500/- @ Rs,1,197/- for 500 sq. ft. built-up area<ul style="list-style-type: none"><li>a. Land : NA</li><li>b. Building : NA</li></ul></li><li>ii. Fair Market Value: Rs.25,00,000/- @ Rs.5,000/- for the 500 sq. ft. built-up area</li><li>iii. Realizable Value: Rs.22,50,000/- (90 per cent of FMV)</li><li>iv. Distress Sale Value: Rs.20,00,000/- (80 per cent of FMV)</li><li>v. Insurable Value on reinstatement basis: Rs.12,50,000/-</li></ul>									
10 <b>Assumptions/ Remarks</b>		<ul style="list-style-type: none"><li>i. Qualifications in TIR/Mitigation suggested, if any: TIR being prepared</li><li>ii. Properties are SARFAESI compliant: Yes ✓</li><li>iii. Whether properties belongs to social infrastructure like hospital, school, old age home, etc. No. ✓</li><li>iv. Whether entire piece of land on which the unit is set up /property is situated has been mortgaged or to be mortgaged. No: ✓</li><li>v. Details of last two transactions in the locality/area to be provided, if available: Not applicable in view of the above justification Any other aspect which has relevance on the value or marketability of the properties: Nil ✓</li></ul>							



V. I. Gandhi



11 <b>Declaration</b>	i. The property was inspected by undersigned on January 25, 2019. ii. The undersigned does not have any direct/indirect interest in the above properties. iii. The information furnished herein is true and correct to the best of our knowledge. iv. We have submitted the valuation report directly to the bank.
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Date : January 28, 2019

for VINOD GANDHI & ASSOCIATES

Place : Navi Mumbai



*V. J. Gandhi*

VINOD GANDHI

B TECH, M VAL(RE), MIE, CE(I), FIV  
Govt.Regd. Valuer & Chartered Engineer  
CAT.I-479 & CAT.VII-23, F-4644, M/1065/0

Attached: Photographs and location map