

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner: **Mr. Gautam Roshan Hinger**

Residential Flat No. 903, 9th Floor, Building No. D – 67, "**Bajaj Enchante**", Azad Nagar, Off Veera Desai Road, Andheri (West), Mumbai, PN Code - 400053, State - Maharashtra, Country - India

Latitude Longitude: 19°07'45.0"N 72°50'14.4"E

Valuation Done for:

Punjab National Bank

Khodadas Circle Branch

Khodadas Circle, Behind Swami Narayan Mandir, Dadar (East), Mumbai-400014.

Vastukala Consultants (I) Pvt. Ltd.

Mumbai • Navi Mumbai • Aurangabad • Nanded

Vastukala Consultants (I) Pvt. Ltd.

AN ISO 9001:2008 Certified Company



VALUATION OPINION REPORT

The property bearing Residential Flat No. 903, 9th Floor, Building No. D - 67, "Bajaj Enchante", Azad Nagar, Off Veera Desai Road, Andheri (West), Mumbai, PN Code - 400053, State - Maharashtra, Country - India belongs to Mr. Gautam Roshan Hinger.

Boundaries of the property.

North: Mittal Skylark Tower
South: Internal Road
East: MHADA Building & Veera Desai Road
West: Internal Road & Empire Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose at ₹ 1,50,66,000.00 (Rupees One Crore Fifty Lac Sixty Six Thousand Only). As per Site Inspection / Site Information 94% construction work is completed as on date

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

[Signature]

C.M.D.

Sharad B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl.: Valuation report

[Signature]
Director



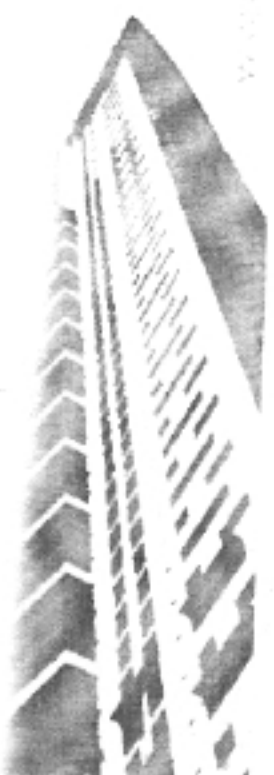
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Valuation Report of Immovable Property

1 Customer Details										
Name(s) of the owner(s).		Mr. Gautam Roshan Hinger			Application No.					
Case Type										
2 Asset Details										
Address		Residential Flat-No. 903, 9 th Floor, Building No. D - 67, "Bajaj Enchante", Azad Nagar, Off Veera Desai Road, Andheri (West), Mumbai, PN Code - 400053, State - Maharashtra, Country - India								
Nearby Landmark		Landmark: Near Shahaji Raje Sports Complex Latitude Longitude: 19°07'45.0"N 72°50'14.4"E								
3 Document Details										
Layout Plan		No	Details not provided			Approval No.		Details not provided		
Building Plan		No	Details not provided			Approval No.		Details not provided		
Construction Permission		Yes	Municipal Corporation of Greater Mumbai			Approval No.		CHE / WS / 0896 / K / 337 (New)		
Legal Documents		Yes	1. Copy of Agreement For Sale dated 23.03.2017 2. Copy of Commencement Certificate dated 02.05.2016 Document Number. CHE / WS / 0896 / K / 337 (New) issued by Municipal Corporation of Greater Mumbai							
4 Physical Details										
Adjoining Properties		East		West		North		South		
As on site		MHADA Building & Veera Desai Road		Internal Road & Empire Building		Mittal Skylark Tower		Internal Road		
As per document		Details provided		not provided		Details not provided		Details not provided		
Matching of Boundaries		-		Plot Demarcated		Yes		Approved land use		
No. of rooms		Living rooms 1		Bed Room 1		Kitchen 1		Dining 1		
		Toilet		Bathroom 1		WC 1				
Total no. of Floors		Basement + Stilt + 17 upper floors.		Floor on which the property is located		9 th Floor		Approx. Age of the property		
						Under Construction		Residual age of the property		
								60 years (After Completion) Subject to proper, preventive periodic maintenance & structural repairs.		
								Type of structure : R.C.C. Foundation		
5 Occupancy Details - Building Under Construction										
Status of Tenure		N.A.		No. of years of Occupancy		N.A.		Relationship of tenant with owner		
								N.A.		



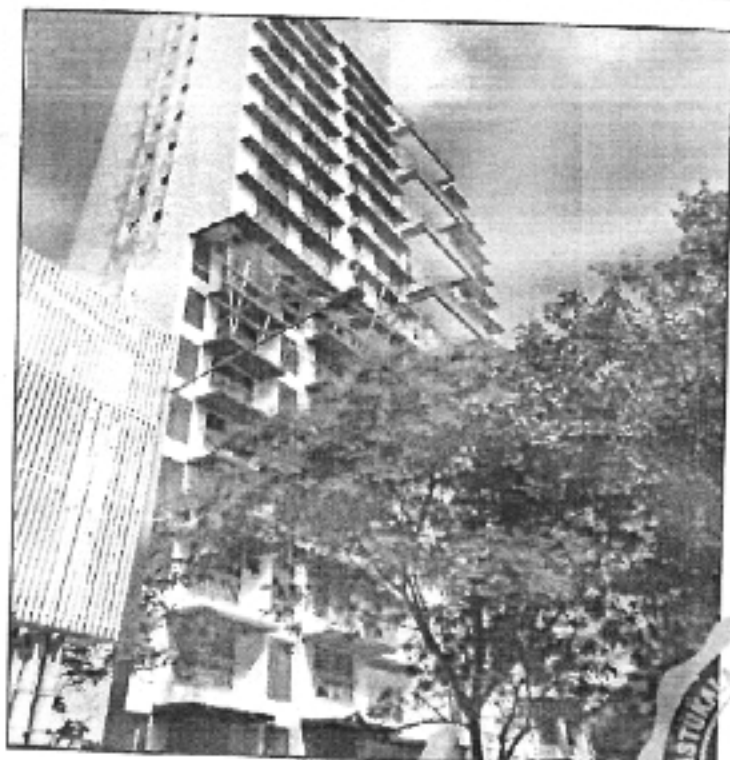
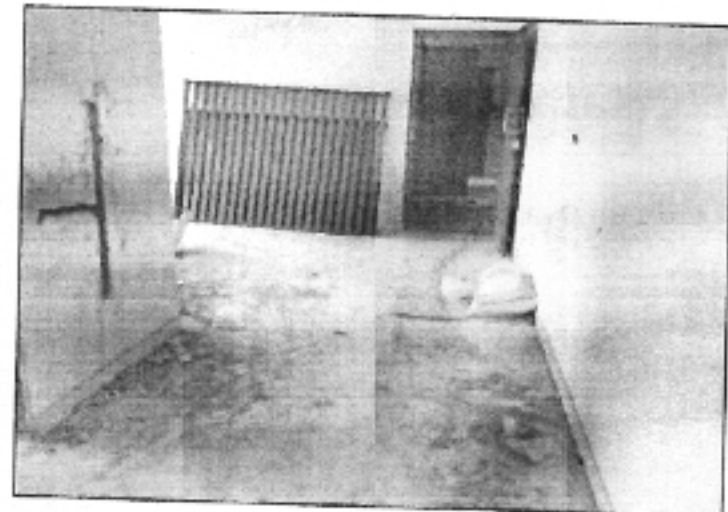
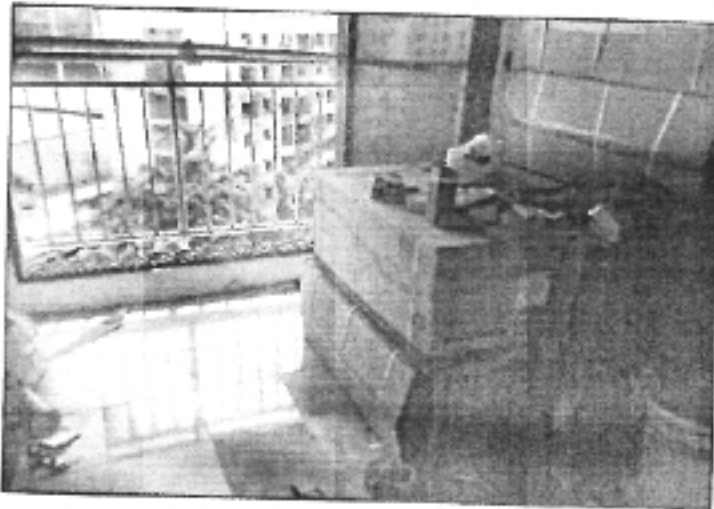
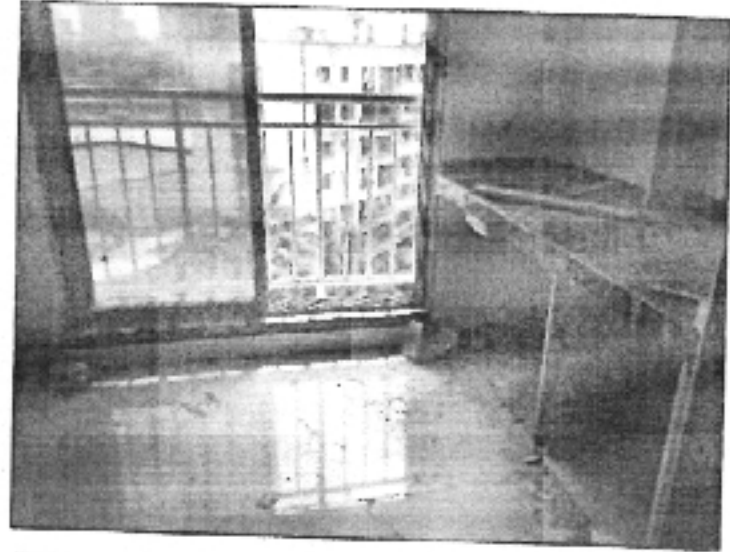
6 Stage of Construction			
Stage of construction		Under Construction	
If under construction, extent of completion			
Foundation	Completed	RCC Plinth	Completed
Basement	Completed	Ground	Completed
Podium	Completed	RCC work for Floors	Completed
Internal Brick Work	Completed	External Brick Work	Completed
Internal Plastering	Completed	External Plastering	Completed
Electrification, plumbing & Sanitary installation	Completed	Total	94% work completed
7 Violations if any observed			
Nature and extent of violations			
8 Area Details of the Property			
Carpet Area in Sq. Ft.	Carpet area = 463.00 (Area as per actual site measurement)	Carpet area = 465.00 (Area as per agreement)	Plinth area / Built up area 558.00
Remarks:			
9 Valuation			
Built Up Area	₹ 558.00 Sq. Ft.		
Prevailing market rate	₹ 27,000.00		
Floor Rise Rate per Sq. Ft.	₹ 0.00		
PLC Rate per Sq. Ft.	₹ 0.00		
Total Rate per Sq. Ft.	₹ 27,000.00		
Value of the property	₹ 1,50,66,000.00		
Realizable Value of the Property	₹ 1,35,59,400.00		
Distress / Force Sale Value	₹ 1,20,52,800.00		
Insurable Value of the Assets	₹ 16,74,000.00		
Govt. Approved Rate/ Ready Reckoner Rate Per Sq. M.	₹ 2,06,745.00 per Sq. M. i.e. ₹ 19,207.07 per Sq. Ft.		
10 Assumptions /Remarks		Attached	



11	Declaration	<p>i. The property was inspected by me / our site Engineer Mr. Sameer Sutar (Mobile No. - 8425808064) personally on 11.08.2016</p> <p>ii. The undersigned does not have any direct / indirect interest in the above property.</p> <p>iii. The information furnished herein is true and correct to the best of our knowledge.</p>
12	Name, address & signature of Valuer	<p>Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093</p> <p>For VASTUKALA CONSULTANTS (I) PVT. LTD.</p> <p><i>[Signature]</i> C.M.D.</p> <p><i>[Signature]</i> Director</p> <p>Sharad B. Chalikwar Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1- 14/52/2008-09</p> <p>Date of valuation: 31.05.2017</p>
13	List of Documents enclosed	1. Valuation Report
14	List of Photographs enclosed	Internal & External Photographs of the property



Actual site photographs



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Housing Loan** purpose as on date **31st May 2017**

The term Fair Market Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self-interest assuming that neither is under undue duress"

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**



C.M.D.

Sharad B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09


Director

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Banking Purpose as on day for **₹ 1,50,66,000.00 (Rupees One Crore Fifty Lac Sixty Six Thousand Only)**. As per Site Inspection / Site Information 94% construction work is completed as on date.

STATEMENT OF LIMITING CONDITIONS

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The Valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
3. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding traveling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
4. In no event shall the Valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. **If it is proved that there is an apparent negligence on the part of a Valuer**, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of **₹ 1,000 (Rupees One Thousand Only)**. **All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.**
6. We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity. We have personally inspected the assets.

For VASTUKALA CONSULTANTS (I) PVT. LTD.



C.M.D.

Sharad B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09



Director



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2008 Certified Company