

Bank Name: Ref. No. :

%%F368%%

%%F420%%

Date:

%%F421%%

Office Premises No. 114, 1st Floor, Wing B , Dev Corpora Premises CSL , Eastern Express Highway Service Road , Above Royal Enfield & Skoda Showroom, Near Cadbury Junction, Thane West , District- Thane, Maharashtra , 400601

1. Purpose of valuation %%F078%%
2. Date of inspection and valuation %%F395%%
3. Valuer Code CAT- I -130
4. Suburb Name %%F081%%
5. Cluster ID N.A
6. Developer Name %%F179%%
7. Project Name (if any) %%F090%%
8. Name of the customer **%%F219%%**
9. Owner Name %%F347%%
10. Name of the building %%F428%%
11. Brief description of the property %%F260%%
12. Location, street. ward No. %%F429%% , %%F430%%
13. S. No. , Plot No. and C.T.S. No. %%F143%%

14	Classification of locality	%%F323%%	Hospital	%%F434%%
				Latitude %%F466%%
15	Proximity to civic amenities like school, market, college, office etc.	%%F079%%	Positions	Longitude %%F465%%
16	Nearest railway station/bus stop & distance from the property	%%F461%%	Railway station at about %%F462%%	Kms
		%%F463%%	Bus Stop at about %%F464%%	Min
17	Modes of transport to the property	%%F080%%		
18	Name of the road for access			
19	Area of land and other details		Shahil Hitesh Zaveri	
20	Land freehold or leasehold, term of lease, period expired, balance and lease rent :	%%F098%%		
21	Approvals for drawings from Mun. authorities / occupation certificate. (Plan No/OC No/BCC No:)	%%F053%%		
		%%F055%%		
	(Commencement Certificate No:)	%%F057%%		
22	Name of the co-op Housing Society : Registration No.	%%F471%%	Regn.No: %%F469%%	
	of society No. of share held and certificate no.		Share Certificate No: %%F470%%	
			Share Certificate Distinctive No: %%F472%%	

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%%F219%%

23	Boundaries	As per site	As per agreement
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North	%%F047%%	%%F039%%
East	%%F045%%	%%F037%%
West	%%F046%%	%%F038%%
South	%%F048%%	%%F040%%

**II) DETAILS OF STRUCTURE AND SPECIFICATIONS :**

1	Year of construction of the building :	%%F439%%
2	Age of the building and anticipated future life	Age of Building- %%F324%% Future Life- %%F290%% (Subject to timely Maintainance)
3	Present condition of the flat and building.	%%F092%%
4	Type of construction :	%%F436%%
		%%F158%%
	Completion Stage	%%F445%%
	Plinth RCC	%%F446%%
	Internal Brick Work	%%F447%%
	External Brick Work Internal Plaster	%%F448%%
5	External Plaster	%%F449%%
	Flooring	%%F450%%
	Woodwork,Plumbing & Electrician	%%F417%%
	Lift\Other	%%F452%%
	Estimated Date of Completion	%%F455%%
		<b>%% Progress %%F456%% % Recommended %%F537%%</b>
6	Estimated Date of Completion :	%%F147%%

7	Actual use of the Property	%%F361%%
8	Permitted use of the property.	%%F089%%
9	No. of floors for building & additional structures:	%%F437%%
10	No.of lifts with capacity & type	%%F476%%
11	Type of underground, overhead tanks and pumps	%%F221%%
12	Flooring in open spaces and stilts and staircase	%%F451%%
13	Compound wall and gates and security	%%F487%% and %%F488%%
14	Building elevation	%%F088%%
15	Other amenities and special amenities and features	Garde
16	General comments on specifications	

**III) DE TAILS FOR THE PROPERTY UNDER REFERENCE :**

1	No. of floors and flats on each Floor.	%%F082%%	Flats/Floors %%F169%%
2	No. of rooms for the flat	%%F047%%	
3	Floor No.	%%F321%%	
4	Balconies to rooms separate or merged	%%F254%%	
5	Walls, plaster and painting		
6	Doors and windows	%%F499%% & %%F500%%	

7	Type of flooring in rooms,skirting / cladding	%%F134%%
8	Flooring in toilets/ W.C./ Bath, Dado	%%F301%%
9	Kitchen platform type and sink :	%%F300%%
10	Toilets plumbing lines open/ concealed Type of plumbing & sanctioned Fittings.	%%F452%%

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11	Electrical installation open or concealed wiring Type of switches tel.points, T.V./ cable points :	%%F486%%
12	Carpet Area	As per Measurement %%F002%%
		As per Agreement %%F006%% Sq.Ft
		As per Approved Plan %%F004%% Sq.Ft
		Others 945- As Per Sale Plan
13	Carpet Area to be considered for valuation	%%F008%%
14	Built-up/ Saleable Area	%%F010%%
15	Adherence to Sanction Plan/building byelaws	%%F234%%
16	Deviation from sanction Plan/building byelaws (if any)	%%F161%%
17	Risk of Demolition(valuers views)	%%F093%%

18	Climate Risk (Flood, Storm & Wildfire)	%%F214%%
19	Property Currently Occupied by	%%F113%%
20	If Self Occupied,then since when	Not Known
21	Property Identified Through	%%F097%%
22	Drawings and approvals	%%F053%% %%F054%%
23	Area considered for thePurpose of valuation	%%F008%% Sq.Ft
24	Age of the building and future life.	Age of Building %%F324%% Years Future Life - %%F290%%
25	Present condition of flat and struct.	%%F092%%
26	Comments on specifications and amenities	
27	Market rates of properties in the vicinity and surrounding area	%%F105%%
28	Collateral is in Prohibited and Regulated Area as per National Monument Authority	%%F267%%
29	If yes, is NOC from National Monuments Authority available	

#### V) CONCLUSION AND VALUATION OF THE PROPERTY :

Built Up Area/ Salable Area	%%F010%% Sq.Ft Rate/Sq.Ft %%F011%%
Fair Market Value As Per Sale Plan	%%F012%% <b>Rupees</b> %%F440%%
Number of Car Park	%%F495%%

Car Park Value %F496%

Forced Sales Value %F238%

Construction Cost %F027%

Seismic Zone

Remark :

1. We have received Copy of Draft Agreement, Approved Plan, Sale Plan and OC.
2. We have considered Sale Plan Carpet Area as per Approved Plan for Valuation.
3. Copy of Draft Agreement Made Between Mr. Smitesh K. Shah and Mr. Amit Shriram Nene & Ms. Purva Joshi
4. Copy of OC Ref No. V.P.NO. 1613/TMC/TDD/159 & Dated. 30.12.2016, issued by TMC, For Residential Building, Basement + Part Stilt + Part Gr + Podium + 1stFloor Part + 2nd Floor Part + 3 to 16 Floors on Survey No. 206, Hissa No.1 and 3, Survey No. 209, Hissa No. 2 (part), Survey No.209-B, Hissa No. 2 (part), Survey No. 210, Hissa No. 2,Survey No. 2 bA, Hissa No. 5 & 7,Final Plot No. 463, CTS No. 110 of Village Panchpakhadi.
5. Copy of Approved Plan Ref No.V.P.No.1613/TMC/TD- DP/TPS/158 & Dated : 30.12.2016, issued by TMC, For Residential Building, Basement + Part Stilt + Part Gr + Podium + 1stFloor Part + 2nd Floor Part + 3 to 16 Floors on Survey No. 206, Hissa No.1 and 3, Survey No. 209, Hissa No. 2 (part), Survey No.209-B, Hissa No. 2 (part), Survey No. 210, Hissa No. 2,Survey No. 2 bA, Hissa No. 5 & 7,Final Plot No. 463, CTS No. 110 of Village Panchpakhadi.
6. We have not received Copy of CC.
7. We have given valuation on the basis of available documents. (i.e. Copy of Draft Agreement, Approved Plan, Sale Plan and OC).
8. Concern Unit has load bearing loft of 300 SQFT same is not mentioned documents hence not considered for valuation.
9. As per Site Visit Office Premises No. 112, 113 & 114 are internally merged with two entrance door. Office No. 112 is Divided in 2 Parts & Office Premises No.113 & Office Premises No.114 used as OT.
10. We have given valuation only for Office Premises No. 114.
11. We have given valuation on the basis of available documents.(i.e. Copy of Draft Agreement, Approved Plan, Sale Plan and OC).
12. Concern property is used as Checkup hospital on site.
  - Statements of fact are true and correct
  - Limiting conditions have been disclosed
  - We have no interest (present or future) in the transaction or property.
  - Compensation is not contingent upon rendering a specified value.
  - An inspection of the property was performed .
  - Assistance was not received in the preparation of the appraisal.
  - Our Engineer have personally inspected the property on Composit Method
  - Our Firm have no direct or indirect interest in the property valued
  - The information furnished in the report is true and correct to the best of our knowledge and belief and is based on the information furnished with the technical
  - The names of customer or builder are taken as per the technical and papers received with the technical and we don't take any liability regarding the same nor title clearance of the property.
  - Valuation given above is Fair Market Value as on report dated .
  - We are not responsible for the authentication of documents , clear title technical and other such

related issues. Legal opinion should be sought for that.

**Disclaimer :**

The present report is issued only on the strength of information and documents provided by the client. The authenticity of information and document provided by the client is the sole liability of client, however the present valuation report is qualified in value and submitted from the records placed before us by the client "On as is where is basis" without any liability on the part of the undersigned. Our views expressed herein are based on specific information and documents provided by the client, and there is no assurance that a regulatory authority may not adopt a variant position. Changes in facts on account of information and documents provided by the client can result in different conclusions in respect of valuation. In any event, third party shall not be entitled to rely upon the views expressed herein or the figure of valuation without our prior written consent, and any reliance upon the same shall be restricted to the situation specifically referred to above. The present report shall not construed title clearance and existence of subject property, however the present report shall not have any evidentiary value.

Encl:

%%F426%%

Date:

%%F421%%

Place : Mumbai

Name of valuer: PATWARDHAN CONSULTANTS PVT. LTD. Registration no - U70109MH2010PTC207899 A B Patwardhan Registration No.: CAT-I-130

Amit Patwardhan Registration No - CAT-I/508

Director

%%F219%% - Standard Chartered Bank

**Location Details :**

Latitude : %%F466%% longitude : %%F465%%