

Valuation/Inventory, in the matter of : —

M/s. R. A. RAJAGOPAL
CHARTERED ENGINEERS

Telephone No. : 22239740
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Mobile No. : 9845396670
Email : dr.rasrinivas@gmail.com

Post Box No. 6510
No. 6, III Floor, Narang Chambers,
99/2, Sri Narasimharaja Road,
Bangalore - 560 002.

BBIPL INFRASTRUCTURE INDIA PVT. LTD. (IN LIQUIDATION)

DESCRIPTION OF THE ASSETS

LAND

We understand that Mr. V. Shivaram, Mr. V. Santhosh and Ms. Geetha Sugumaran purchased a land located in Rajajinagar in the year 1995.

The Plot of Land is bounded on the four sides, as indicated below.

East by Prakashnagar Road

West by Dr. Rajkumar Road

North by Easange Venkatesh Property

South by Rockline Venkatesh Property

The Total Area of the Land is 566.57 square metres.

As per the Sale Deed, the Total Purchase Price of the Land in the year 1995 was Rs.4,24,000. A copy of the Purchase Deed is enclosed with our Valuation Report.

JOINT DEVELOPMENT

We understand that BBIPL Infrastructure India Pvt. Ltd., entered into a Joint Development Agreement with Mr. V. Shivaram, Mr. V. Santhosh and Ms. Geetha Sugumaran to construct a Commercial Building. A Deed of Conveyance was prepared in the year 2008 furnishing the details of Agreement. A copy of this Deed of Agreement is enclosed with our Valuation Report.

PROPERTY OWNED BY BBIPL INFRASTRUCTURE INDIA PVT. LTD

Furnished below is the Schedule of the property owned by the Developer as per this Document.

Entire Second Floor having built up area of 3,200.07 Sq. Feet

Entire Basement Floor No.3 having built up area of 2,391.02 Sq. Feet

Portion of area in Basement Floor No.2 on the eastern side with a built up area of 1,252.19 Sq. Feet.

Terrace rights in western side of Block-A measuring

East to West Side	36'01" Feet
North to South Side	43'05" Feet

Rights to park Five Cars in Basement 1

Ten Rooms on Western Side measuring each Floor for Five Floors.

North to South Side	17'06" Feet
East to West Side	15'11" Feet

Terrace rights in western side of Block-B measuring

North to South Side	17'06" Feet
East to West Side	15'11" Feet

Parking Area for Two Wheelers and Drive Way for Four Wheelers in Basement No.1.

50% Undivided Share Right, Title, Interest and Ownership in Land.

General: All Common Areas like Passages, Corridors, Staircase, Lift, Lobbies, Ramps shall be kept free and shared for the movement for both the parties.

DESCRIPTION OF THE OFFICE BUILDING

BBIPL Infrastructure India Pvt. Ltd. owns a portion of an Office Premises located in Rajajinagar, Bangalore. The name of the Building is C. B. Royale. This premises is located at No.2/2, Dr. Rajkumar Road, 3rd Block, Rajajinagar, Bangalore – 560010. The Building consists of a Basement No.1, Basement No.2, Basement No.3, Ground Floor, First Floor and Second Floor and Terrace Floor. We understand that BBIPL Infrastructure India Pvt. Ltd. owns a few portions of the above Building.

The Building consists of RCC Framed Structure of Beams and Pillars. RCC Roof is laid on the Beams and Pillars. Walls are constructed with Cement Bricks. Cement Plastering is provided for all the Walls. Superior Flooring is provided for a few Floors of the Building. Steel Windows with Glass Panes are provided for the Building. Wooden Doors and Steel Rolling Shutters are provided for the Building.

SECOND FLOOR

The Second Floor of the Building consists of Two Large Office Rooms, One small Reception Room and a Staircase Room.

The Second Floor of the Building is provided with Interior furnishings. False Ceiling has been provided under the roof. A number of Cabins have been provided for the Managerial Staff. A number of Work Stations have been provided for the employees. A Conference

Room has been provided for conducting Meetings. Centralized Air Conditioning has been provided for the second Floor of the Building.

BASEMENT NO.3

The Basement No.3 of the Building consists of Two Large Office Rooms, One small Office Space and a Staircase Room. The Office Space was empty and did not have any fittings inside it.

BASEMENT NO.2

The Basement No.2 of the Building consists of Two Large Office Rooms, One small Office Space and a Staircase Room. The Office Space was empty and did not have any fittings inside it.

We understand that BBIPL Infrastructure India Pvt. Ltd., owns about 50% Share of the Building of Basement No.2.

BASEMENT NO.1

Basement No.1 is used for parking Cars. It consists of a large open area.

We understand that BBIPL Infrastructure India Pvt. Ltd., owns about 50% Share of the Building of Basement No.3..

TERRACE

A small building is provided in the Terrace which is used as Lift Room. The other portions of the Terrace is an open area.

GUEST ROOMS

A number of Guest Rooms have been provided in the Building. These Guests Rooms are located in various floors of the Building.

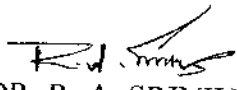
LIFT

A Lift has been provided in the Building for the movement of the Occupants of the Building.

EQUIPMENT

A number of Furniture and Equipment like Computers, Printers, Xerox Machines, Tables, Chairs etc. has been provided in the Second Floor of the Building. Closed Circuit Television Net Work has also been provided for the Building.

BANGALORE
DATED - APRIL 21, 2014


DR. R. A. SRINIVAS
M.E., PH.D., M.L.E., A.I.L.L., F.I.V.
REGISTERED VALUER
FELLOWSHIP NO.F - 4098

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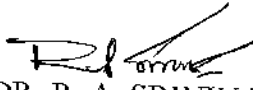
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