

## QUOTATION & TERMS OF SERVICE FOR VALUATION OF ASSETS

**Date: 09.07.2021**

### Bank Details

### Customer Details

M/s. Apcotex Industries Ltd  
 avkumashi@apcotex.com  
 9323291315  
 Mr. Anand Kumashi  
 avkumashi@apcotex.com  
 9323291315

### 1. **Work:** Plain Asset Valuation

### 2. **Details of Assets:**

Description	Asset 1
Nature of Asset	Land & Building
Category of Asset	Industrial
Type of Asset	Large Industrial Project
Status	Completed in use
Type of Reporting Services Required	Plain Asset Valuation
Situated at Address	Plot No. 3/1, , MIDC, Taloja Industrial Area, Taloja,, Raigad, Raigad, Maharashtra, 410208
Landmark	Plot No. 3/1, MIDC, Taloja Industrial Area, Taloja, Panvel, Raigad, Maharashtra-410208.
Area Measurements Details	Land Area : 75890 Sq.mtr   Built-up Area : 16075.23 Sq.mtr
Valuation Purpose	For Periodic Re-valuation of the mortgaged property
Estimated Fees	Rs 60,000/-

### 3. **Valuation Process:**

- **Requirement Understanding - Business Analyst Team**
  - Understanding the client requirement, purpose, preliminary data for Quotation
- **Quotation and Pricing Phase**
- **Information and Data Collection Phase - Business Analyst/ Survey Team**
  - Collection of information/ data/ documents

• **Survey Phase - Survey Team**

- Detailed review & analysis of the provided data/ information/ documents
- Survey/ Inspection of Asset by Survey Team

• **Analysis & Report Preparation Phase - Engineering Team**

- Preliminary assessment of the available information/ data/ documents & Survey Report
- To seek any additional information from the customer *if required*
- To choose right approach & methodology/s
- Computation, assessment, due diligence & research by Engineering Team
- Compilation of data in the form of report

• **Report Approval Phase - HOD Engineering Team**

- Level 1 review
- Level 2 review
- Feedback and corrections

• **Report Completion Phase**

- Printing, Billing & Dispatch

5. **Time of completion:** Approximately 1 Weeks from the completion of survey.

*Time may increase in case of unforeseen complexity involved in the assignment or pendency of information from the client side.*

6. **Quotation:** Rs. 60,000 + GST (18%) + OPE(As per Actual).

S. No.	Particulars	Amount
1.	Plain Asset Valuation of 1	Rs.60,000/=
2.	GST 18%	Rs.10,800/=
3.	<b>Total estimated Charges</b>	<b>Rs.70,800/=</b>
4.	Out of Pocket Expenses (OPE) + GST 18%	As per Actual
5.	<b>Estimated Amount</b>	<b>Rs.70,800/=</b>
6.	Advance <i>No Advance Required</i>	No Advance Required
7.	Balance to be paid after submission of draft report	<b>Rs.70,800/=</b>

7. **Payment terms:** within 7 days after submission of final report

**Terms of Quotation:**

1. Out of pocket expenses incurred during site visit in actual for travel, lodging, boarding & food will have to be borne by the client. Separate advice will be raised for that
2. One time Survey charges for each property are included in this quotation. In case surveyor has to visit the property more than once due to non-availability of the customer or his representative as per scheduled time or non-availability of proper documents than additional survey charges will be levied.
3. This is a tentative advice/ quotation. Final Bill may vary as per the actual work scope and terms of services described underneath. In case there is no change in scope of work or the asset

details informed to us by the client at the time of quotation then quotation price will remain same at the time of billing as well.

4. Quotation has been raised based on the asset details which customer has provided to us. In case of any changes in the provided information during the course of the work then quoted amount may change at the time of final billing.
5. Payment of fees will not be dependent on success of the purpose of the customer for seeking the valuation services and after completion of the assignment payment has to be made in full.
6. If after Survey/ site inspection, customer do not wish to go ahead for the report then 50% fees has to be paid.

### **Terms of Service:**

1. Typographical, editing or factual mistakes for which information has already been provided will be corrected in the report if brought into notice and left behind as a human error without any cost
2. Any revision or update in the draft report due to additional information not provided earlier will have an extra cost calculated based on amount of time & effort of the Engineering team to make the revisions
3. It is expected from the customer that the information & data required for preparing the report shall be shared with the consultant in an organized and in time bound manner.
4. Prolonged delay in providing Project information/ data may attract extra holding charges due to regular engagement of our Engineering resources in the Project.
5. Valuation report will have proper justification, reasoning and basis of the Valuation. Customer can provide additional information in regard to their asset/ Project during the course of the assignment. However in regard to the final value, no pressure or influence would be entertained to manipulate the value unreasonably which is against the fair professional practices & ethics and R.K Associates & its expert team will have the final say in regard to the final value.
6. Legal aspects of the asset will be out-of-scope of the Valuation Report.
7. Verification of authenticity of documents from any Govt. deptt. will be out of scope.
8. Getting cizra map or coordination with revenue officers for site identification will be out of scope.
9. Drawing, Map & design of the asset is out of scope of the work.
10. Asset componentization and invetorization will be out of scope of the work.
11. Technical/ mechanical/ operational testing of the machines will be out-of-scope of the Valuation Services.
12. Comment/ determination on technological aspect will be out of scope of the Valuation Services.
13. Measurements during site inspection will be only limited to sample measurements
14. Please refer to our Valuation Services TOS for other general conditions and norms available at [valuationintelligentsystem.com](http://valuationintelligentsystem.com).

### **Documents Required:**

1. Please [Click Here](#) to view the required documents necessary to move ahead on the assignment.

**R.K Associates Bank Account Details:**

*Please Credit the amount in the below account details:*

**R K ASSO VALUERS AND TECHNO ENGG CONS PVT**  
**State bank of India, Swasthya Vihar, 9, Rajdhani Enclave Delhi 110092**  
**A/C Number : 36614233319**  
**Branch Code : 07085**  
**IFSC Code : SBIN0007085**  
**MICR Code : 110002152**

**Thank You for your Business!**

For further Information or query please do connect with Business Associate Mr. Shreyash Shetty at [shreyash.shetty@rkassociates.org](mailto:shreyash.shetty@rkassociates.org) and 8369749928 or at office No. +91-120 4110117; 4324647 or at official email id [valuers@rkassociates.org](mailto:valuers@rkassociates.org)