

REPORT FORMAT: V-L4 (RKA - Medium) | Version: 10.1\_2022

CASE NO. VIS (2021-22)- PL1032-876-1138

DATED: 28/03/2022

# VALUATION REPORT

OF

NATURE OF ASSET	BUILT-UP UNIT
CATEGORY OF ASSET	COMMERCIAL
TYPE OF ASSET	COMMERCIAL SHOP UNIT

SITUATED AT

GALA NO. H- 571, PLOT NO. 3 & 7, APMC FRUIT MARKET, H- BLOCK,  
SECTOR- 19, TURBHE- VASHI, NAVI MUMBAI, TALUKA & DISTRICT- THANE

OWNER/S

MR. SALMAN NOOR MOHAMMAD TOPALA

REPORT PREPARED FOR

BOB, SARG BRANCH, HORNIMAN CIRCLE

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations

- Lender's Independent Engineers (LIE)

- Techno Economic Viability Consultants (TEV)

- Agency for Specialized Account Monitoring (ASM)

- Project Techno-Financial Advisers

- Chartered Engineers

- Industry/ Trade Rehabilitation Consultants

- NPA Management

- Panel Valuer & Techno Economic Consultants for PSU Banks

*\*\*Important - In case of any query/ issue/ concern or escalation you may please contact Incident Manager @ [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We will appreciate your feedback in order to improve our services.*

*In order to comply with IBA Guidelines please provide your feedback on the report within 15 days of its submission after which report will be considered to be accepted & correct.*

*Valuation Terms of Services & Valuer's important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.*

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**PART A**

**SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION**



**SITUATED AT**

**GALA NO. H- 571, PLOT NO. 3 & 7, APMC FRUIT MARKET, H- BLOCK, SECTOR- 19,  
TURBHE- VASHI, NAVI MUMBAI, TALUKA & DISTRICT- THANE**





**PART B**
**SUMMARY OF THE VALUATION REPORT**

S.NO.	CONTENTS	DESCRIPTION			
1.	GENERAL DETAILS				
i.	Report prepared for	Bank of Baroda, SARG Branch, Horniman Circle			
ii.	Name of Borrower unit	Mr. Salman Noor Mohammad Topala			
iii.	Name of Property Owner	Mr. Salman Noor Mohammad Topala			
iv.	Address & Phone Number of the owner	Nandvijay Co-op Housing Society, 3 <sup>rd</sup> floor, Flat No. 301, Plot No. 24, Sector- 8, Khoparkhairane, Navi Mumbai- 400 709			
v.	Type of the Property	Commercial Shop			
vi.	Type of Valuation Report	Commercial Shop value			
vii.	Report Type	Plain Asset Valuation			
viii.	Date of Inspection of the Property	23 March 2022			
ix.	Date of Valuation Assessment	28 March 2022			
x.	Date of Valuation Report	28 March 2022			
xi.	Surveyed in presence of	No One was available	No one was available during site visit		
xii.	Purpose of the Valuation	For Distress Sale of mortgaged assets under NPA a/c			
xiii.	Scope of the Report	Non Binding Opinion on General Prospective Valuation Assessment of the Property identified by Property owner or through its representative			
xiv.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. depts. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited upto sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Drawing Map & design of the property is out of scope of the work.			
xv.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.	
		Total 05 documents requested.	Total 03 documents provided.	03	
		Property Title document	Agreement to Sale	Dated- 4 <sup>th</sup> March 2013	
		Copy of TIR	Copy of TIR	Dated- 12 <sup>th</sup> February 2015	

		Approved Map	Sub-lease Deed	Dated- 9 <sup>th</sup> November 2000
		Last paid Electricity Bill	NA	--
		Last paid Municipal Tax Receipt	NA	--
xvi.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input type="checkbox"/>	Identified by the Owner's representative	
		<input checked="" type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	

2. VALUATION SUMMARY		
i.	Total Prospective Fair Market Value	Rs.1,04,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs.1,07,10,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs.94,50,000/-





**PART C**

**CHARACTERISTICS DESCRIPTION OF THE ASSET**

**1. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION**



**Snapshot of the Asset/ Property Under Valuation**

This opinion on valuation report is prepared for the commercial shop situated at the aforesaid address having covered area admeasuring 450 sq.ft./ 42 sq.mtr. as per the copy of documents provided to us.

The subject property is a lease hold property and is bought by the virtue of agreement to sell, the lease period started from 29-11-1988 and the lease is for 60 years from the date of execution of lease.

The property is located in a cluster market known as APMC fruit market, all the nearby properties are used for same business.

During our site visit we have observed that the subject property does not have a proper demarcation on the ground floor, however only pillar demarcation is available. The property was on rent as informed to our surveyor but the person has not given any information and he also refused to tell his name. The person didn't allow our surveyor to take the sample measurement of the property, therefore covered area of the subject property is only as per the site measurement.

The subject property is located in a market called APMC and the approach road is approx. 30 ft wide and is located approx. 350 mtr. From MAFCO road.



In case of discrepancy in the address mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or client misled the valuer by providing the fabricated document, the valuation should be considered of the property shown to us at the site of which the photographs are also attached. Our responsibility will be only related to the valuation of the property shown to us on the site and not regarding matching from the documents or searching the property from our own. Banker to verify from district administration/ tehsil level the identification of the property if it is the same matching with the document pledged.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the Valuation for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the valuation assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

2. GENERAL DESCRIPTION OF THE PROPERTY		
i.	Names of the Legal Owner/s	Please refer to Agreement to sell
ii.	Constitution of the Property	Lease hold, have to take NOC in order to transfer
iii.	Since how long owners owing the Property	9 years, as per agreement to sell provided to us by the bank/ client
iv.	Year of Acquisition/ Purchase	Year- 2013
v.	Property presently occupied/ possessed by	Tenants

\*NOTE: Please see point 6 of Enclosure: 5 – Valuer's Important Remarks.

3. LOCATION CHARACTERISTICS OF THE PROPERTY			
i.	Nearby Landmark	Itself a landmark (APMC Fruit Market)	
ii.	Postal Address of the Property	Gala No. H- 571, Plot No. 3 & 7, APMC Fruit Market, Sector- 19, Turbhe- Vashi, Navi Mumbai, Taluka & District- Thane	
iii.	Independent access/ approach to the property	Clear independent access is available	
iv.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 19°04'30.1"N 73°00'43.9"E	
v.	Description of adjoining property	Commercial	
vi.	Plot No./ Survey No.	Plot No. 3 & 7	
vii.	Village/ Zone	Sector- 19	
viii.	Sub registrar	Navi Mumbai Municipal Corporation (NVMC)	
ix.	District	Navi-Mumbai	
x.	City Categorization	Metro City	Urban developed
xi.	Characteristics of the locality	Very Good	Semi Urban Developed





xii.	Property location classification	Poor location within locality	Clustered Market	None
xiii.	Property Facing	East Facing		
xiv.	<b>Details of the roads abutting the property</b>			
	a) Main Road Name & Width	MAFCO Road	~ 60 Ft	
	b)Front Road Name & width	APMC Market road	~ 40 ft.	
	c)Type of Approach Road	Cement Concrete Road		
	d)Distance from the Main Road	~ 350 mtr.		
xv.	Is property clearly demarcated by permanent/ temporary boundary on site	No proper wall demarcation only pillar demarcation available on Ground floor		
xvi.	Is the property merged or colluded with any other property	No, it is an independent single bounded property		
		NA		
xvii.	<b>Boundaries schedule of the Property</b>			
a)	Are Boundaries matched	Yes from the available documents		
b)	<b>Directions</b>	<b>As per Sale Deed/TIR</b>	<b>Actual found at Site</b>	
	East	Gala No. H- 580	Gala No. H-581 (Entrance, common passage)	
	West	Gala No. H- 558	Gala No. H- 558	
	North	Gala No. H- 570	Gala No. H- 570	
	South	Gala No. H- 572	Gala No. H- 572	

4.	<b>TOWN PLANNING/ ZONING PARAMETERS</b>		
i.	Planning Area/ Zone	Navi Mumbai Municipal Corporation (NMMC)	
ii.	Master Plan currently in force	Navi Mumbai Municipal Corporation (NMMC)	
iii.	Municipal limits	Navi Mumbai Municipal Corporation (NMMC)	
iv.	Developmental controls/ Authority	Navi Mumbai Municipal Corporation (NMMC)	
v.	Zoning regulations	Commercial	
vi.	Master Plan provisions related to property in terms of Land use	Commercial	
vii.	Any conversion of land use done	NA	
viii.	Current activity done in the property	Commercial Shop	
ix.	Is property usage as per applicable zoning	Yes	
x.	Any notification on change of zoning regulation	NA	
xi.	Street Notification	Commercial	
xii.	Status of Completion/ Occupational certificate	No information provided	No information provided
xiii.	Comment on unauthorized construction if any	Cannot comment since copy of approved map not provided to us by the bank.	
xiv.	Comment on Transferability of developmental rights	As per regulation of NMMC	
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for commercial purpose.	



xvi.	Comment of Demolition proceedings if any	No information provided to us.
xvii.	Comment on Compounding/ Regularization proceedings	No information provided to us.
xviii.	Any information on encroachment	No information provided to us.
xix.	Is the area part of unauthorized area/ colony	No (As per general information available)

5. ECONOMIC ASPECTS OF THE PROPERTY		
i.	Reasonable letting value/ Expected market monthly rental	NA
ii.	a) Is property presently on rent	Yes
	b) Number of tenants	No information provided to us.
	c) Since how long lease is in place	No information provided to us.
	d) Status of tenancy right	No information provided to us.
	e) Amount of monthly rent received	No information provided to us.
iii.	Taxes and other outgoing	No information provided to us.
iv.	Property Insurance details	No information provided to us.
v.	Monthly maintenance charges payable	No information provided to us.
vi.	Security charges, etc.	No information provided to us.
vii.	Any other aspect	No information provided to us.

6. SOCIO - CULTURAL ASPECTS OF THE PROPERTY		
i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Commercial area
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

7. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES		
i.	Drainage arrangements	NA
ii.	Water Treatment Plant	NA
iii.	Power Supply arrangements	Yes
iv.	HVAC system	No
v.	Security provisions	No
vi.	Lift/ Elevators	No
vii.	Compound wall/ Main Gate	No
viii.	Whether gated society	No (Clustered market)
ix.	Car parking facilities	No
x.	Ventilation	No





xi.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	No	No	Yes	No	No

8.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Aqua Infrastructure availability in terms of:						
	a) Water Supply						No
	b) Sewerage/ sanitation system						Underground
	c) Storm water drainage						No information available
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management						NA
	b) Electricity						Yes
	c) Road and Public Transport connectivity						Yes
	d) Availability of other public utilities nearby						Transport, Market, Hospital etc. available in close vicinity
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	500 mtr.	700 mtr.	0 mtr.	600 mtr.	1.5 Km.	NA	14 km.
iv.	Availability of recreation facilities (parks, open spaces etc.)			This area falls in suburbs of the main city. Reacrecational facilities are not available in vicinity.			

<b>9. MARKETABILITY ASPECTS OF THE PROPERTY:</b>			
i.	Location attribute of the subject property	Good	
ii.	Scarcity	Similar kind of properties are not easily available in this area.	
iii.	Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.	
iv.	Any New Development in surrounding area	None	None
v.	Any negativity/ defect/ disadvantages in the property/ location	Demand is related to the current use of the property only and only limited to the selected type of buyers.	NA
vi.	Any other aspect which has relevance on the value or marketability of the property	Good developed commercial area	





10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
i.	Type of construction & design	RCC framed pillar beam column structure on RCC slab	
ii.	Method of construction	Regular masonry construction using standard quality material	
iii.	Specifications		
	a) Class of construction	RCC framed pillar beam column structure on RCC slab	
	b) Appearance/ Condition of structures	Internal - Below Average	
		External - Below Average	
	c) Roof	Floors/ Blocks	Type of Roof
		Ground Floor	RCC
		First Floor	RCC
	d) Floor height	G.F - ~ 15 ft. F.F - ~ 8.5 ft.	
	e) Type of flooring	G.F - Stone Plated flooring F.F - Vitrified Tiles	
	f) Doors/ Windows	Doors not available	
	g) Interior Finishing	Simple Plastered Walls (Seepage issue)	
	h) Exterior Finishing	Survey couldn't be done from inside	
i) Interior decoration/ Special architectural or decorative feature	Simple Plastered Walls (Seepage issue)		
j) Class of electrical fittings	Internal		
k) Class of sanitary & water supply fittings	Internal		
iv.	Maintenance issues	Yes, property need renovation as it is having seepage issue and is not maintained properly	
v.	Age of building/ Year of construction	No information provided to us.	NA
vi.	Total life of the structure/ Remaining life expected	55-60 years, subject to timely and regular maintenance	NA
vii.	Extent of deterioration in the structure	NA	
viii.	Protection against natural disasters viz. earthquakes etc.	NA	
ix.	Visible damage in the building if any	Yes (Unit need renovation)	
x.	System of air conditioning	No	
xi.	Provision of firefighting	No	
xii.	Status of Building Plans/ Maps	Cannot comment since no approved map provided to us on our request	
	a) Authority approving the plan	Navi Mumbai Municipal Corporation (NMMC)	
	b) Name of the office of the Authority		
	c) Is Building as per approved Map	Cannot comment since no approved map provided to us on our request.	
		<input checked="" type="checkbox"/> Permissible Alterations	<input type="checkbox"/> Permissible Alterations





d) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Not permitted alteration	<input type="checkbox"/> Not permitted alteration
e) Is this being regularized	NA	

<b>a.</b>	<b>ENVIRONMENTAL FACTORS:</b>	
I.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	NA
II.	Provision of rainwater harvesting	NA
III.	Use of solar heating and lighting systems, etc.	NA
IV.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	NA

<b>11.</b>	<b>ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:</b>	
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Old fashioned





**PART C**
**AREA DESCRIPTION OF THE PROPERTY**

1.	Land Area considered for Valuation	NA	
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out	
	Remarks & observations, if any	NA	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	<b>Covered Area</b>	450 sq.ft./ 42 sq.mtr.
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out	
	Remarks & observations, if any	During our site visit we have observed that the subject property does not have a proper demarcation on the ground floor, however only pillar demarcation is available. The property was on rent as informed to our surveyor but the person has not given any information and he also refused to tell his name. The person didn't allow our surveyor to take the sample measurement of the property, therefore covered area of the subject property is only as per the documents provided to us.	

**Note:**

1. Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
2. Verification of the area measurement of the property is done based on sample random checking only.
3. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents verified with digital survey through google which has been relied upon.
4. Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.





**PART D**
**PROCEDURE OF VALUATION ASSESMENT**

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		23 March 2022	28 March 2022	28 March 2022
ii.	Client	Bank of Baroda, SARG Branch, Horniman Circle		
iii.	Intended User	Bank of Baroda, SARG Branch, Horniman Circle		
iv.	Intended Use	Only for the intended user, purpose of the assignment as per the scope of the assessment.		
v.	Purpose of Valuation	For Distress Sale of mortgaged assets under NPA a/c .		
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above.		
viii.	Manner in which the proper is identified	<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input type="checkbox"/>	Identified by the owner	
		<input type="checkbox"/>	Identified by the owner's representative	
		<input checked="" type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Cross checked from the boundaries/ address of the property mentioned in the documents provided to us	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		





2.		ASSESSMENT FACTORS			
i.	Nature of the Valuation	Fixed Assets Valuation			
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature		Category	Type
		BUILT-UP UNIT		COMMERCIAL	COMMERCIALSHOP
		Classification		Income/ Revenue Generating Asset	
iii.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis		Market Value & Govt. Guideline Value	
		Secondary Basis		On-going concern basis	
iv.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Normal Marketable State			
		Reason: Asset under free market transaction state			
v.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>		Considered for Valuation purpose
		Commercial	Commercial		Commercial
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us.  However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith.  Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	Layout
		Not Applicable		Not Applicable	NA
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Very Good	Good location within locality	(Ground + First) Floor
		Urban	Within main city	Good commercial market	
			Within urban developed area	Not Applicable	
		Property Facing			
		East Facing			

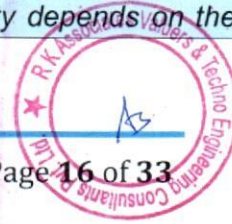




ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		No	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	High end commercial area			
xi.	Neighbourhood amenities	Good			
xii.	Any New Development in surrounding area	None		None	
xiii.	Any specific advantage/ drawback in the property	NA			
xiv.	Property overall usability/ utility Factor	Normal			
xv.	Do property has any alternate use?	None			
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Partly demarcated only			
xvii.	Is the property merged or colluded with any other property	No, Demarcated with pillar demarcation at G.F			
		Comments: The subject property is demarcated with Pillar demarcation on G.F			
xviii.	Is independent access available to the property	Clear independent access is available			
xix.	Is property clearly possessable upon sale	Yes			
xx.	Best Sale procedure to	Fair Market Value			



	realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxi.	Hypothetical Sale transaction method assumed for the computation of valuation	Market Realizable Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxii.	Approach & Method of Valuation Used	Commercial Shop	Approach of Valuation	Method of Valuation
			Market Approach	Market Comparable Sales Method
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)		
xxiv.	Market Comparable			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	i.	Name:	Mr. Ravi
			Contact No.:	+91-98203 43172
			Nature of reference:	Property Consultant
			Size of the Property:	Approx. 450 sq.ft.
			Location:	APMC Fruit Market
			Rates/ Price informed:	Rs.20,000/- to Rs.25,000/- per sq. ft.
			Any other details/ Discussion held:	As per the discussion held with the above mentioned property dealer we came to know that the rates in the concerned area for land on the main road ranges between Rs.20,000/- to Rs.25,000/- per sq. ft. on covered area.
		ii.	Name:	Mr. Srinath Property
			Contact No.:	+91-98198 04572
			Nature of reference:	Property Consultant
			Size of the Property:	Approx. 450 sq.ft.
			Location:	APMC Fruit Market
			Rates/ Price informed:	Rs.1,00,00,000/- to Rs.1,25,00,000/- for 450 sq.ft. shop.
			Any other details/ Discussion held:	As per the discussion held with the above mentioned property dealer we came to know that the rates in the concerned area for land on the main road ranges between Rs.1,00,00,000/- to Rs.1,25,00,000/- for shop of 450 sq.ft. size.
	NOTE: The given information above can be independently verified to know its authenticity.			
xxv.	Adopted Rates Justification	During our micro market survey and discussion with local inhabitants and property dealer we came to know following information:  1. The prevailing land rate in the subject locality depends on the size,		





		<p>shape, frontage etc.</p> <p>2. The subject locality is located in the developed commercial area of APMC Fruit market.</p> <p>3. The subject locality is clustered commercial area with very good connectivity of road around a distance of 200mtr. From the subject property.</p> <p>The available market rates for commercial shop in the subject locality mainly ranges from <b>Rs.20,000/- to Rs.25,000/- per sq. ft.</b> which is reasonable on our view</p> <p>No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned above. Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.</p>	
xxvi.	<b>Other Market Factors</b>		
	Current Market condition	Normal	
		Remarks: NA	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Easily sellable	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Good	Low
		Remarks: Good demand of such properties in the market	
		Adjustments (-/+): 0%	
xxvii.	Any other special consideration	Reason: NA	
		Adjustments (-/+): 0%	
xxviii.	Any other aspect which has relevance on the value or marketability of the property	Property is located in established old renowned area.	
		<p>Valuation of the same asset/ property can fetch different values under different circumstances &amp; situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financier or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing.</p> <p>This Valuation report is prepared based on the facts of the property &amp; market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time &amp; socio-economic conditions prevailing in the region/ country. In</p>	





		future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.
xxix.		<b>Adjustments (-/+): 0%</b>
xxx.	<b>Final adjusted &amp; weighted Rates considered for the subject property</b>	<b>Rs.23,000/- per sq.ft.</b>
xxxi.	<b>Considered Rates Justification</b>	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.

**i. Basis of computation & working**

- Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.
- Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
- For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.
- References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.
- The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.



- h. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- i. Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- j. Verification of the area measurement of the property is done based on sample random checking only.
- k. Area of the large land parcels of more than 2500 sq .mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- l. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- m. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- n. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- o. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- p. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- q. This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- r. Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

ii. **ASSUMPTIONS**

- a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- d. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- e. Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend.





- f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
- g. If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

iii. **SPECIAL ASSUMPTIONS**

None

iv. **LIMITATIONS**

None

3.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
b.	Prevailing Rate range	Rs.1,07,500/- per sq.mtr	Rs.20,000/- to Rs.25,000/- per sq.ft
c.	Deduction on Market Rate	NA	NA
d.	Rate adopted considering all characteristics of the property	Rs.1,07,500/- per sq.mtr	Rs.23,000/- per sq.ft
e.	Total Land Area considered (documents vs site survey whichever is less)	42 sq.mtr. / 450 sq. ft.	42 sq.mtr. / 450 sq. ft.
f.	<b>Total Value of land (A)</b>	42 sq. mtr. x Rs.1,07,500/- per sq.mtr	450 sq.ft. x Rs.23,000/- per sq.ft
		<b>Rs.45,15,000/-</b>	<b>Rs.1,03,50,000/-</b>





4.	CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET		
S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Built-Up Unit Value (A)	Rs.45,15,000/-	Rs.1,03,50,000/-
b.	Additional Aesthetic Works Value (B)	NA	NA
c.	<b>Total Add (A+B)</b>	<b>Rs.45,15,000/-</b>	<b>Rs.1,03,50,000/-</b>
d.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
e.	Deductions charged if any	---	NA
	Details/ Justification	---	---
f.	<b>Total Indicative &amp; Estimated Prospective Fair Market Value</b>	---	<b>Rs.1,03,50,000/-</b>
g.	<b>Rounded Off</b>	---	<b>Rs.1,04,00,000/-</b>
h.*	<b>Indicative &amp; Estimated Prospective Fair Market Value in words</b>	---	<b>Rupees One Crore Four Lakhs Only</b>
i.	<b>Expected Realizable Value (@ ~15% less)</b>	---	<b>Rs.88,40,000/-</b>
j.	<b>Expected Distress Sale Value (@ ~25% less)</b>	---	<b>Rs.78,00,000/-</b>
k.	<b>Percentage difference between Circle Rate and Fair Market Value</b>	<b>~43%</b>	
l.	<b>Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%</b>	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
m.	<b>Concluding Comments/ Disclosures if any</b>		
	a. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		
	c. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.		
	d. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us		



has been relied upon in good faith and we have assumed that it is true and correct. However we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.

- e. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- f. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- g. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- h. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- i. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

n. **IMPORTANT KEY DEFINITIONS**

**Fair Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.

Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.

**Fair Market Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.

Here the words "in consonance to the established Market" means that the Valuer will give opinion within the





realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

**Market Value** suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation.

Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the market Value definition.

**Realizable Value** is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

**Distress Sale Value\*** is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

**Liquidation Value** is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

**Difference between Cost, Price & Value:** Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.

The **Price** is the amount paid for the procurement of the same asset.

The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.



Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.

**o. Enclosures with the Report:**

- Enclosure: I – Google Map Location
- Enclosure: II - References on price trend of the similar related properties available on public domain
- Enclosure: III – Photographs of the property
- Enclosure: IV – Copy of Circle Guideline Rate
- Enclosure V: Part D - Valuer's Important Remarks

**IMPORTANT NOTES**

**DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors, assessment or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point mentioned in the report, please help us by bringing all such points into our notice in writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org) within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

Our **DATA RETENTION POLICY** is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.




**COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format or any content of this report wholly or partially other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

**IF REPORT IS USED FOR BANK/ FIs**

**NOTE:** As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.

At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

Valuation Terms of Services & Valuer's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.

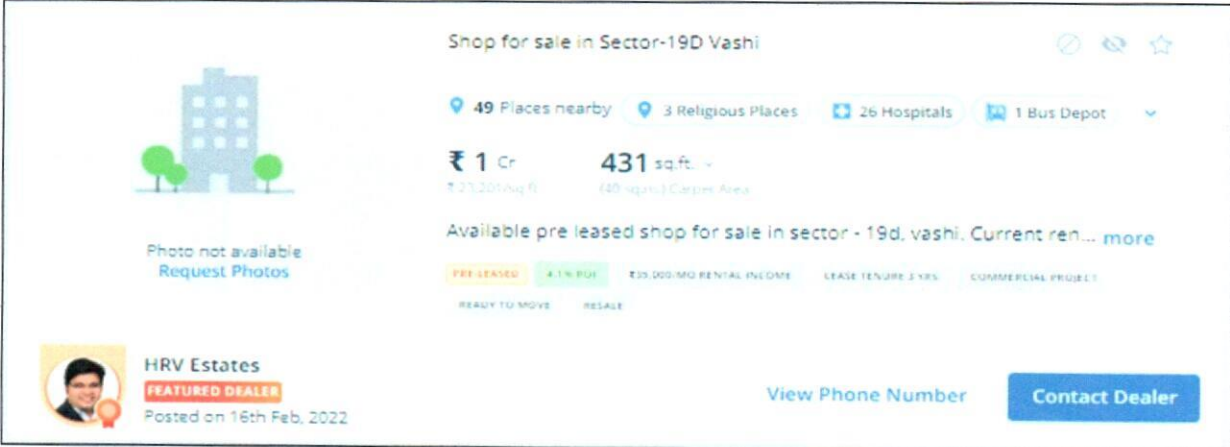
SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Abhishek Shanbhag & Dipesh Bedmutha	Aditya	Vibhanshu Vaibhav
		 



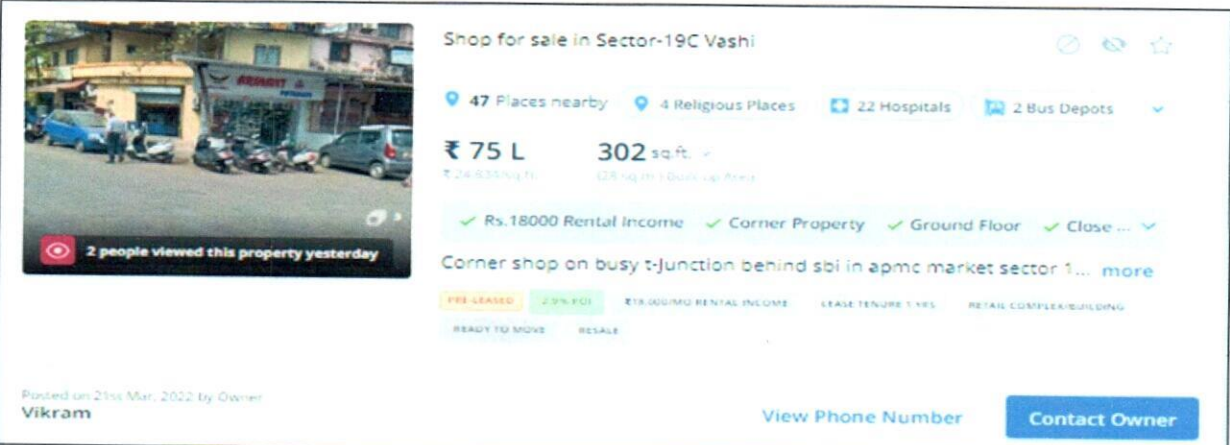
**ENCLOSURE: 1 - PRICE TRENDREFERENCES OF THE SIMILAR RELATED  
PROPERTIES AVAILABLE ON PUBLIC DOMAIN**



Shop for sale in Sector-19 Vashi  
**Krushi Plaza**  
47 Places nearby 2 Religious Places 22 Hospitals 2 Bus Depots  
₹ 3 Cr 1,400 sq.ft.  
3.99% ROI Rs. 100000 Rental Income East Facing Recently Renovated  
Available commercial shop for rent in vashi sector 19. apmc mar... more  
PRE-LEASED 4% ROI ₹10 L/MO RENTAL INCOME LEASE TENURE 2 YRS COMMERCIAL PROJECT  
READY TO MOVE RESALE  
2 people already contacted today  
Posted on 24th Feb, 2022 by Dealer  
**Bhagwati Enterprises**  
View Phone Number Contact Dealer



Shop for sale in Sector-19D Vashi  
49 Places nearby 3 Religious Places 26 Hospitals 1 Bus Depot  
₹ 1 Cr 431 sq.ft.  
4.1% ROI ₹35,000/MO RENTAL INCOME LEASE TENURE 3 YRS COMMERCIAL PROJECT  
Available pre leased shop for sale in sector - 19d, vashi. Current ren... more  
PRE-LEASED 4.1% ROI ₹35,000/MO RENTAL INCOME LEASE TENURE 3 YRS COMMERCIAL PROJECT  
READY TO MOVE RESALE  
Photo not available  
Request Photos  
HRV Estates  
FEATURED DEALER  
Posted on 16th Feb, 2022  
View Phone Number Contact Dealer

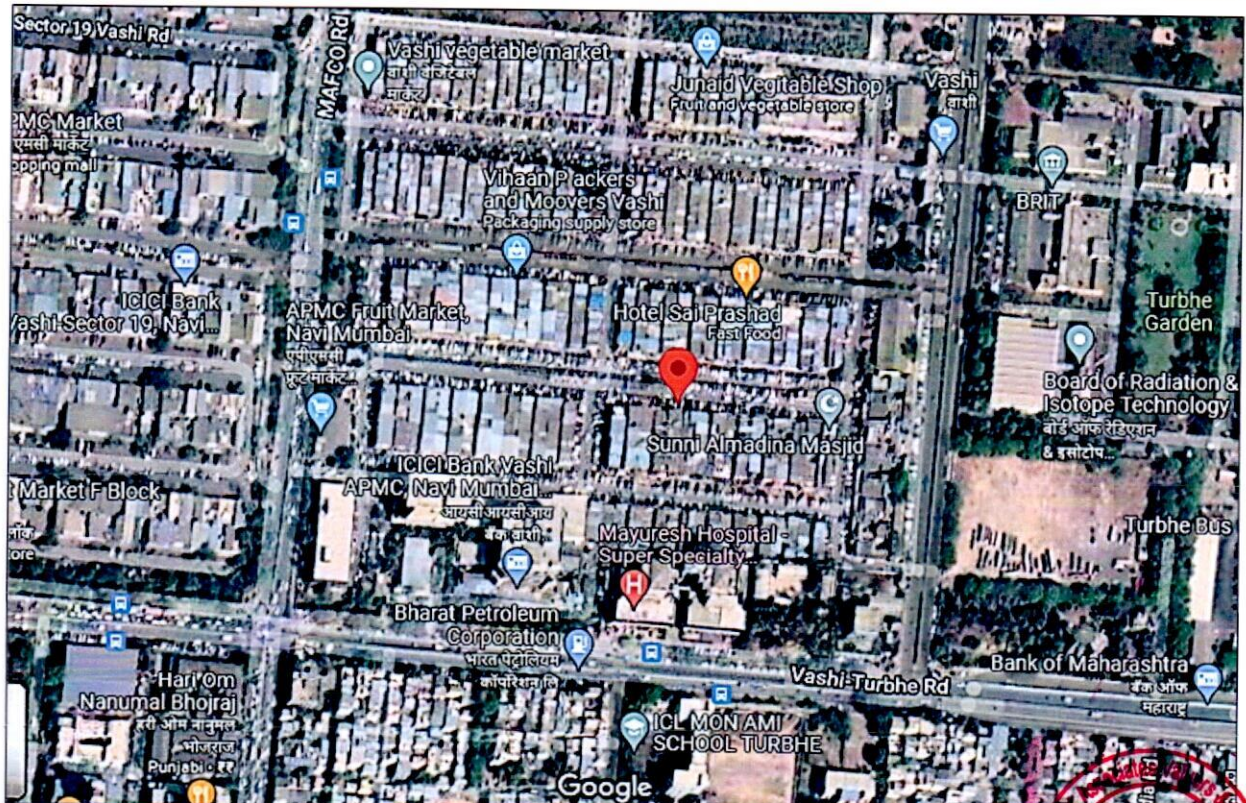
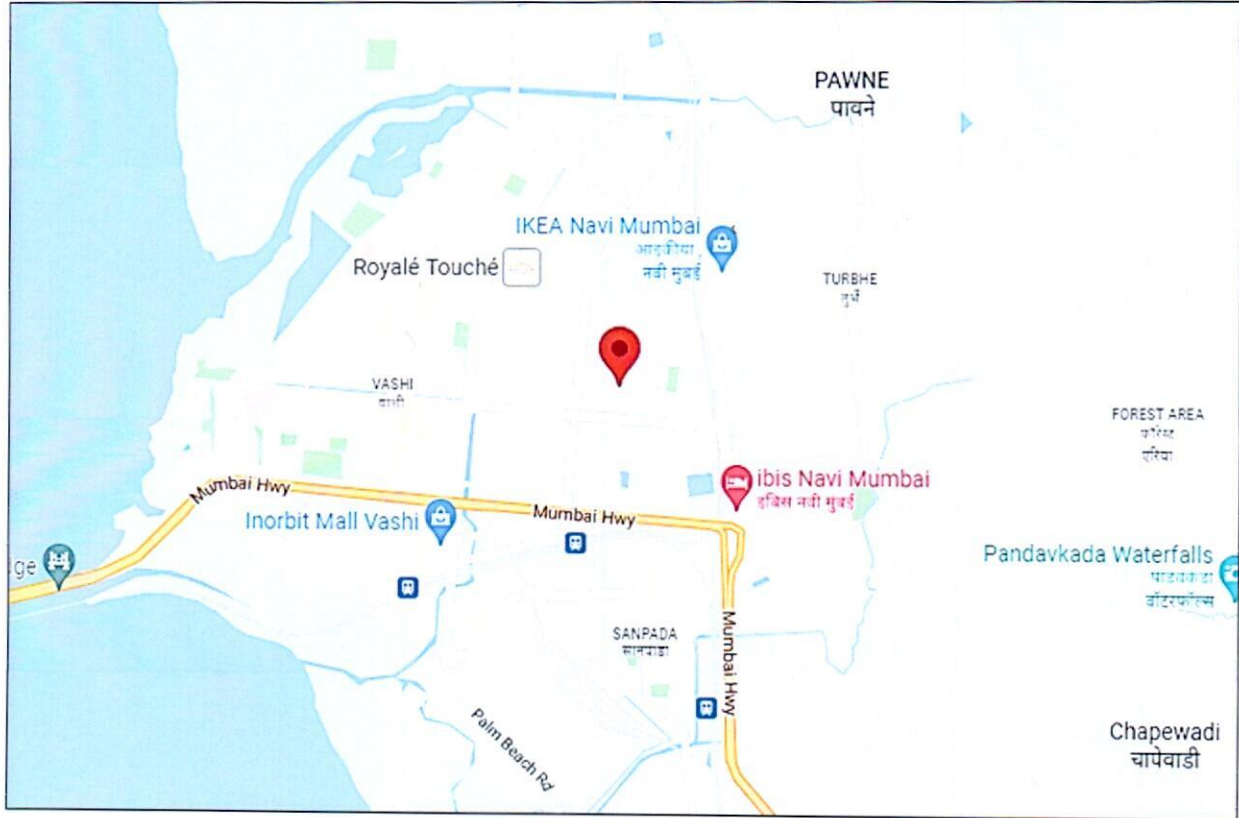


Shop for sale in Sector-19C Vashi  
47 Places nearby 4 Religious Places 22 Hospitals 2 Bus Depots  
₹ 75 L 302 sq.ft.  
Rs. 18000 Rental Income Corner Property Ground Floor Close to Market  
Corner shop on busy t-junction behind sbi in apmc market sector 1... more  
PRE-LEASED 2.9% ROI ₹18,000/MO RENTAL INCOME LEASE TENURE 1 YRS RETAIL COMPLEX/BUILDING  
READY TO MOVE RESALE  
2 people viewed this property yesterday  
Posted on 21st Mar, 2022 by Owner  
**Vikram**  
View Phone Number Contact Owner





**ENCLOSURE: 2 – GOOGLE MAP LOCATION**





**ENCLOSURE: 3- PHOTOGRAPHS OF THE PROPERTY**













**ENCLOSURE: 4- COPY OF CIRCLE RATE**

**Department of Registration & Stamps** नोंदणी व मुद्रांक विभाग  
Government of Maharashtra महाराष्ट्र शासन

**Department of Registration and Stamps, Government of Maharashtra**  
Market Price Rate Sheet

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Year: 20212022 Language: English

Selected District: Thane  
Select Taluka: Thane  
Select Village: गावऱ्हे नाव : वाशी  
Search By: ☐ Survey No ☒ Location

Select	Subdivision	Open ground	Residential flat	Office	Shops	Industrial	Unit (Sq. M)
<a href="#">SurveyNo</a>	5 / 163- Vashi Node Sector No. 19 Tip - Office rates should be used for godowns	43400	80500	102200	136600	102200	Sq. M
<a href="#">SurveyNo</a>	5 / 164- Vashi Node Sector No. Tip 19A - Office rates should be used for godowns	29600	67900	81000	107500	31000	Sq. M
<a href="#">SurveyNo</a>	5/165-Vashi Node Sector No. 19 f	25300	59000	72400	94600	72400	Sq. M
<a href="#">SurveyNo</a>	5/166-Vashi Node Sector No. 20	40000	83400	107300	131700	107300	Sq. M
<a href="#">SurveyNo</a>	5/167-Vashi Node Sector No. 21	40000	83400	105000	134300	105000	Sq. M

1 2 3 4 5 6 7 8 9 10 ...





**ENCLOSURE: 5 – VALUER'S IMPORTANT REMARKS**

1.	Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing out of the standard checklist of documents sought from the client & its customer which they could provide within the reasonable expected time out of the standard checklist of documents sought from them and further based on certain assumptions and limiting conditions. The information, facts, documents, data which has become primary basis of the report has been supplied by the client which has been relied upon in good faith and is not generated by the Valuer.
2.	The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
3.	Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents provided to us such as title documents, Map, etc. from any concerned Govt. office etc. have to be taken care by legal expert/ Advocate and same is not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4.	In the course of the valuation, we were provided with both written and verbal information. We have however, evaluated the information provided to us through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of this engagement. Our conclusions are based on the assumptions and other information provided to us by the client during the course of the assessment.
5.	Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services and same has not been done in this report unless otherwise stated.
6.	Wherever any details are mentioned in the report in relation to any legal aspect of the property such as name of the owner, leases, etc. is only for illustration purpose and should not be construed as a professional opinion. Legal aspects are out of scope of this report. Details mentioned related to legal aspect are only based on the copy of the documents provided to us and whatever we can interpret as a non-legally trained person. This should be cross validated with a legal expert. We do not vouch any responsibility regarding the same.
7.	We have made certain assumptions in relation to facts, conditions & situations affecting the subject of, or approach to this exercise that has not been verified as part of the engagement rather, treated as "a supposition taken to be true". If any of these assumptions prove to be incorrect then our estimate on value will need to be reviewed.
8.	This is just an opinion report based on technical & market information having general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
9.	We have relied on the data from third party, external sources & information available on public domain to conclude the valuation. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on the data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data is extracted from authentic sources, however we still can't vouch its authenticity, correctness, or accuracy.
10.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
11.	Value varies with the Purpose/ Date/ Asset Condition & situation/ Market condition, demand & supply, asset utility prevailing on a particular date/ Mode of sale. The indicative & estimated prospective Value of the asset given in this report is restricted only for the purpose and other points mentioned above prevailing on a particular date as mentioned in the report. If any of these points are different from the one mentioned aforesaid in the Report then this report should not be referred.
12.	Our report is meant ONLY for the purpose mentioned in the report and should not be used for any other purpose. The Report should not be copied or reproduced for any purpose other than the purpose for which it is prepared for. I/we do not take any responsibility for the unauthorized use of this report.
13.	We owe responsibility only to the authority/client that has appointed us as per the scope of work mentioned in the report. We will not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.
14.	This report is having limited scope as per its fields & format to provide only the general basic idea of the value of the property prevailing in the market based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction.
15.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
16.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.





17.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
18.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
19.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
20.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
21.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
22.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
23.	Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
24.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
25.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
26.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
27.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
28.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
29.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
30.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
31.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.





32.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
33.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
34.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
35.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
36.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
37.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
38.	<b>Defect Liability Period is 15 DAYS.</b> We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
39.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
40.	Our Data retention policy is of <b>ONE YEAR</b> . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
41.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
42.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
43.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
44.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.





**SURVEY SUMMARY SHEET**  
(TO BE ENCLOSED WITH VALUATION REPORT)

(Version 1.0) | Date of implementation: 10.04.2017

Every Valuation report at R.K Associates is prepared based on the thorough survey of the property carried out by our Engineering Surveyor. This Survey Summary Sheet is for the information of Banker/ concerned interested organization. Detailed Survey Form can also be made available to the interested organization in case it is required to cross check what information our surveyor has given in site inspection report based on which Valuation report is prepared.

1.	File No.	VIS (2021-22) - PL 1032 - 876						
2.	Name of the Surveyor	Abhishek S & Dipesh B						
3.	Borrower Name	Salman Noor Mohammed Topala						
4.	Name of the Owner	Salman Noor Mohammed Topala						
5.	Property Address which has to be valued	Gala No. H-571, H-Block, APMC Fruit Market, Sector-19, Turbhe - Vashi, Navi - Mumbai, Tal. & Dist. Thane						
6.	Property shown & identified by at spot	<input type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input checked="" type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <table border="1" style="width: 100%;"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>—</td> <td>—</td> </tr> </table>			Name	Contact No.	—	—
Name	Contact No.							
—	—							
7.	How Property is Identified by the Surveyor	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" type="checkbox"/> From name plate displayed on the property, <input type="checkbox"/> Identified by the owner/ owner representative, <input checked="" type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done						
8.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents						
9.	Survey Type	<input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input checked="" type="checkbox"/> Only photographs taken (No measurements)						
10.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property is locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input checked="" type="checkbox"/> NPA property so couldn't be surveyed completely						
11.	Type of Property Shop/ Gala in APMC fruit Market.	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land						
12.	Property Measurement	<input type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input checked="" type="checkbox"/> No measurement						
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input checked="" type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:						
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey				
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey				
16.	Property possessed by at the time of survey	<input type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input checked="" type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed						
17.	Any negative observation of the	The account is NPA. But the shop/gala was given on Rent. CAs said by Person <sup>1</sup> present in the property).						



	property during survey	
18.	Is Independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	Yes. (No wall construction on ground floor. only pillar to pillar separation for all shops/units)
21.	Local Information References on property rates	Please refer attached sheet named "Property rate Information Details."

#### Endorsement:

#### 1. Signature of the Person who was present from the owner side to identify the property:

Undertaking: I have shown the correct property and provided the correct information about the property to the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely responsible for this unlawful act.

- Name of the Person: -
- Relation: -
- Signature: -
- Date: -

In case not signed then mention the reason for it: ☒ No one was available, ☐ Property is locked, ☐ Owner/representative refused to sign it, ☐ Any other reason:

#### 2. Surveyor Signature who did site inspection:

Undertaking: I have inspected the property and cross verified the property details at site to the extent of a. Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information with what is mentioned in the property documents provided to me by the Bank/interested organization. I have not come under influence of anyone during site inspection and have only recorded the true and factual details in the survey form which I come across during the site survey. I understand that giving any manipulative information in the survey form will lead to incorrect Valuation report which is an unlawful act and I'll be solely responsible for doing it.

- Name of the Surveyor: Adhishek.S & Dipesh.B
- Signature: [Signature]
- Date: 23/03/22

