

Mumbai Branch Office:

Office No: Unit No. 1212, Floor No.: 12,
Building Name: Sunshine Tower, Block
Sector: Dadar West, Mumbai 400013,
Road: Senapati Bapat Marg,
City: Lower Parel, District : Mumbai
Ph.: 9651070248, 9205353008

REPORT FORMAT: V-L1 (FLATS) | Version: 10.1_2022

CASE NO. VIS (2021-22)-PL1056-899-1176

DATED: 14/03/2022

FIXED ASSETS VALUATION REPORT

OF

NATURE OF ASSETS	BUILT-UP UNIT
CATEGORY OF ASSETS	COMMERCIAL
TYPE OF ASSETS	COMMERCIAL OFFICE UNIT

SITUATED AT

PLOT NO. 441, UNIT NO. 101, FIRST FLOOR, AKRUTI SMC, BUILDING, KHOPAT,
VILLAGE PANCHPAKHADI, DISTRICT THANE-400601

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineering

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Auditing (ASA)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

REPORT PREPARED FOR

BANK OF BARODA, CFS, NARIMAN POINT, MUMBAI 400021

****Important - In case of any query/ issue/ concern or escalation you may please contact Incident Manager @**

valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.

NOTE: As per 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 for reference.

CORPORATE OFFICE:

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E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



09-Mar-2022 12:24:09 pm
Lal Bahadur Shastri Road
Thane West
Thane
Maharashtra

SITUATED AT

PLOT NO. 441, UNIT NO. 101, FIRST FLOOR, AKRUTI SMC BUILDING, KHOPAT, VILLAGE
PANCHPAKHADI, DISTRICT THANE-400 601

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PART B

BOB FORMAT ON OPINION REPORT ON VALUATION

Name & Address of the Branch	Bank of Baroda, CFS, 2222, Ground Floor, Maker Tower 4. Nariman Point, Near Vidhan Bhavan, Mumbai 400021
Name & Designation of concerned officer	Mr. Shailesh
Name of the Borrower	M/s. SMC Infrastructures Private Limited

SR. NO.	CONTENTS	DESCRIPTION															
I.	GENERAL																
1.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property															
2.	a. Date of Inspection of the Property	9 March 2022															
	b. Date of Valuation Assessment	14 March 2022															
	c. Date of Valuation Report	14 March 2022															
3.	List of documents produced for perusal (<i>Documents has been referred only for reference purpose</i>)	<table> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr> <tr> <td>Total 03 documents requested.</td><td>Total 01 documents provided</td><td>Total 01 documents provided</td></tr> <tr> <td>Lease Deed</td><td>Lease Deed</td><td>Dated: 15/10/2010</td></tr> <tr> <td>Electricity Bill</td><td>Not Provided</td><td>NA</td></tr> <tr> <td>Water Bill</td><td>Not Provided</td><td>NA</td></tr> </table>	Documents Requested	Documents Provided	Documents Reference No.	Total 03 documents requested.	Total 01 documents provided	Total 01 documents provided	Lease Deed	Lease Deed	Dated: 15/10/2010	Electricity Bill	Not Provided	NA	Water Bill	Not Provided	NA
Documents Requested	Documents Provided	Documents Reference No.															
Total 03 documents requested.	Total 01 documents provided	Total 01 documents provided															
Lease Deed	Lease Deed	Dated: 15/10/2010															
Electricity Bill	Not Provided	NA															
Water Bill	Not Provided	NA															
4.	Name of the owner(s)	M/s. SMC Infrastructure Private Limited (<i>as per documents provided to us</i>)															
	Address/ Phone no.	Address: Plot No. 441, Unit No. 101, First Floor, Akruti SMC Building, Khopat, Village Panchpakhdi, District thane 400 601 Phone No.: +91 8657913566															
5.	Brief description of the property <p>This opinion on Valuation is prepared for the Commercial Office Unit situated at the aforesaid address. As per Lease Deed No. 10798/2010 dated 15th October 2010 the unit is having total Carpet Area admeasuring 1,085.40 sq. mtr. (11,683.25 ft²) and total Plinth Area ad-measuring 1,302.48 Sq. mtr. (1419.78 ft²).</p> <p>The commercial office unit is situated at Plot No. 441, Unit No. 101, First Floor, Akruti SMC Building, Khopat, Village Panchpakhdi, District thane 400 601. The property is clearly approachable.</p> <p>As per Clause 12.2 of the lease agreement the lessee (SMC Infrastructure private limited) is entitled to mortgage the lease rights for a period of maximum 30 years only. As on date of valuation, approximately 22 years of total 30 years lease period are already completed and only 8 years are remaining for</p>																

mortgage purpose. Accordingly, the valuation of the property as per lease hold rights will be different or much less for the remaining period from the full potential market value of the property.

However, on request from the bank we have given full potential market value of the property.

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 of which Bank/ customer asked us to conduct the Valuation 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. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. Due care has been taken while doing valuation assessment, but it doesn't contain any due-diligence or audit or verification of any kind other than the valuation computation of the property shown to us on the 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.

6. Location of the property

6.1 Plot No. / Survey No.	441
6.2 Door No.	101
6.3 T. S. No. / Village	Panchpakhadi
6.4 Ward / Taluka	NA
6.5 Mandal / District	Thane
6.6 Postal address of the property	Final Plot No. 441, Unit No. 101, First Floor, Akruti SMC Building, Khopat, Village Panchpakhdi, District thane 400 601
6.7 Latitude, Longitude & Coordinates of flat	19°12'02.8"N 72°58'22.7"E
6.8 Nearby Landmark	MSRTC Bus Depot Workshop

7. Details of approved Plans

7.1 Date of issue and validity of layout of approved map / plan	Society/ Township vide Plan is not provided to us. We have done the valuation based on the assumption that this society/ township is duly approved by the competent authority including the flat in this society.
7.2 Approved Map / Plan issuing authority	NA
7.3 Whether genuineness or authenticity of approved map / plan is verified	No, not at our end. It is to be taken care by Bank's competent advocate.
7.4 Any other comments by our empanelled valuers on authenticity of approved plan	NA

8. City Categorization	Metro City	Urban Developed
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	Type of Area	Commercial Area	
9.	Classification of the area	Upper Middle Class (Good)	Urban developed
		Within main city	
10.	Local Government Body Category (Corporation limit / Village Panchayat / Municipality) - Type & Name	Urban	Municipal Corporation (Nagar Nigam)
		Thane Municipal Corporation	
11.	Whether covered under any prohibited/ restricted/ reserved area/ zone through State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area/ heritage area/ coastal area	No as per general information available on public domain	NA
		NA	
12.	Boundaries schedule of the Property		
	Are Boundaries matched	Boundaries are not clearly identifiable on site	
	Directions	As per Documents	Actually found at Site
	North	Pokharan Road No. 1	Vibgyor Office
	South	Hans Nagar Road	Lal Bahadur Shastri Road
	East	LBS Road	Unit No. 101 B
	West	Singh Nagar	Building Compound/Internal Road
13.	Dimensions of the site		
	Directions	As per Documents (A)	Actually found at Site (B)
	North	Not available in documents.	Shape Uneven, not measurable since it is a commerical Office space with multiple Cabins
	South	Not available in documents.	Shape Uneven, not measurable since it is a commerical Office space with multiple Cabins
	East	Not available in documents.	Shape Uneven, not measurable since it is a commerical Office space with multiple Cabins
	West	Not available in documents.	Shape Uneven, not measurable since it is a commerical Office space with multiple Cabins
14.	Extent of the site	1085.40 Sq. M.	Shape Uneven, not measurable since it is a commerical Office space with multiple Cabins
15.	Extent of the site considered for valuation (least of 14 A & 14 B)	1,302.48 Sq. m. (14,019.90 Sq. Ft.) (Plinth Area)	
16.	Property presently occupied/ possessed by	Lessee	
	If occupied by tenant, since how long?	About 12 years	

	Rent received per month	Rs.2,60,496.25 as on date as per Lease deed dated 15 th October 2010	
II.	BUILDING CHARACTERISTICS		
1.	Nature of the Apartment	Commercial Office Unit	
2.	Location		
	T. S. No.	NA	
	Block No.	NA	
	Ward No.	NA	
	Door No.	NA	
	Village/ Municipality / Corporation	Panchpakhpadi	
	Street or Road (Pin Code)	400 601	
3.	Description of the locality Residential / Commercial / Mixed	Commercial Area	
4.	Year of Construction	Approx. 14 Years	
5.	Number of Floors	Basement + Ground +Three	
6.	Type of Structure	RCC framed pillar, beam, column structure on RCC slab	
7.	Number of Dwelling units in the building	NA	
8.	Class/ Category of Group Housing Society/ Township/ Apartments	NA	
9.	Quality of Construction	Class B construction (Good)	
10.	Appearance of the Building	Internal	External
		Good	Good
11.	Maintenance of the Building	Internal	External
		Good	Good

12.	Facilities Available		
	11.1 Lift	Yes	
	11.2 Protected Water Supply	Yes	
	11.3 Underground Sewerage	Yes	
	11.4 Car Parking - Open/ Covered	Open & Covered both	
	11.5 Is Compound wall existing?	Yes	
	11.6 Is pavement laid around the Building	Yes	
	11.7 Other facilities	<input type="checkbox"/> Club, <input type="checkbox"/> Convenient Shopping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Play Area, <input type="checkbox"/> Kids Play Area, <input type="checkbox"/> Walking Trails, <input type="checkbox"/> Gymnasium, <input type="checkbox"/> Park, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Power Backup, <input checked="" type="checkbox"/> Security	
III.	OFFICE UNIT/FLAT		
1.	Type of layout of unit	Commercial Office Unit	
2.	The floor on which the office unit is situated	First Floor	

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3.	Door No. of the flat	NA
4.	Specifications of the flat	
	Roof	RCC
	Flooring	Ceramic Tiles
	Doors	Wooden doors
	Windows	Glass windows on aluminum frame
	Fittings	Internal/ Normal quality fittings used
	Finishing	Good
5.	House Tax	NA
	Assessment No.	NA
	Tax paid in the name of	NA
	Tax amount	NA
6.	Electricity Service Connection No.	NA
	Meter Card is in the name of	NA
7.	How is the maintenance of the flat?	Good
8.	Sale Deed executed in the name of	NA
9.	What is the undivided area of land as per Sale Deed?	This is a flat valuation and land portion is not considered separately.
10.	What is the plinth area of the flat?	1302.48 sq.mtr. as per the Lease agreement
11.	What is the floor space index (app.)	Can't be ascertained without having complete Project Map and moreover this is not in scope of the work since this is a single flat valuation.
12.	What is the Carpet Area of the flat?	1085.40 sq.mtr as per Lease agreement
13.	Is it Posh/ I class / Medium / Ordinary?	Upper Middle Class (Good)
14.	Flat used for	Commercial purpose
15.	Is it Owner-occupied or let out?	Presently occupied by Lessee
16.	If rented, what is the monthly rent?	Rs.26,049.60 as on date as per Lease deed dated 15 th October 2010
IV. MARKETABILITY		
1.	How is the marketability?	Good
2.	What are the factors favoring for an extra Potential Value?	Due to size, shape and facing of the property it is easily sellable in the market
3.	Any negative factors are observed which affect the market value in general?	NA
V. RATE		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at-least two latest deals/transactions with	Rs.12,700/- per sq.ft. On Built up area. For more details & basis please refer to the Part B - Procedure of Valuation Assessment section.



	respect to adjacent properties in the areas)	
2.	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	Please refer to point 1 above.
3.	Break - up for the rate	
	3.1 Building + Services	Flats transactions takes place only based on composite rate.
	3.2 Land + Others	No breakup is mostly available of composite rate.
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	NA

VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION

1.	Depreciated building rate	Not Applicable since Valuation is conducted based on composite comparable market rate method.
	Replacement cost of flat with Services {V (3)i}	Included in comparable composite market rate.
	Age of the building	Approximately 14 Years as per verbal information came to our knowledge.
	Life of the building estimated	46 Years. Subject to building construction is done as per specified norms & materials used with proper maintenance.
	Depreciation percentage assuming the salvage value as 10%	Not Applicable since Valuation is conducted based on comparable composite market rate method.
	Depreciated Ratio of the building	Not Applicable since Valuation is conducted based on comparable composite market rate method.
2.	Total composite rate arrived for valuation	NA
	Depreciated building rate VI (a)	Not Applicable since Valuation is conducted based on comparable composite market rate method.
	Rate for Land & other V (3) ii	Not Applicable since Valuation is conducted based on comparable composite market rate method.
	Total Composite Rate	NA

VII. DETAILS OF VALUATION

Sr. No.	Particulars	Specifications/ Qty.	Rate per unit (Rs.)	Estimated Value* (Rs.)
1.	Present value of the flat (incl. car parking, if provided)	Commercial Office Unit	Rs.12,700/- per Sq. Ft.	Rs.17,80,54,000/-
2.	Wardrobes (fixed)	Yes, good quality wardrobe work	Lump sum value has been considered for extra exclusive and superfine	NA
3.	Showcases (fixed)	Yes, good quality showcase work		
4.	Kitchen Arrangements	Ordinary		

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5.	Superfine Finish	No, ordinary finishing work	finish over and above ordinary finishing for additional aesthetic works in the property.	
6.	Interior Decorations	Ordinary use of interior decorations.		
7.	Electricity deposits/ electrical fittings, etc.,	Yes		
8.	Extra collapsible gates / grill works etc.,	No		
9.	Potential value, if any	See note in next column		
10.	Others	Not Applicable		
11.	TOTAL		Rs.12,700/- per Sq. Ft.	Rs.17,80,54,000/-

NOTE:

1. For more details & basis please refer to **Part B - Procedure of Valuation Assessment section**.
2. This valuation is conducted based on the comparable composite market rate method which is inherently inclusive of the additional items as mentioned in Sr. No. 2 to 8 if present in the flat at ordinary level. For any exclusive and superfine finish over and above ordinary finishing, additional value is taken in lumpsum as described in the **Procedure of Valuation Assessment section under "Valuation of Additional Aesthetic & Decor Works in the Property"**.
3. Estimated Value is subject to the assumptions, limitations, basis of computation, caveats, information, facts came during valuation within the limited available time & cost.
4. **PART A - BOB format on opinion report on Valuation** is just the description of the asset as per the format requirement of the client. The real procedure of Valuation is discussed from **PART B – Procedure of Valuation Assessment** where all different aspect of Valuation as per the standards are described in detail.
5. This Valuation is guided by Valuation Terms of Service and Valuer's Important Remarks which can also be found at www.rkassociates.org.



PART C

PROCEDURE OF VALUATION ASSESSMENT



1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		9 March 2022	14 March 2022	14 March 2022
ii.	Client	Bank of Baroda, CFS, 222 Ground floor, Makert tower 4, Nariman Point, Vidhan Bhavan, Mumbai 400 021		
iii.	Intended User	Client		
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property		
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 checked="" type="checkbox"/>	Identified by the owner's representative	
		<input 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	Half Survey (Approximate sample random measurement verification from outside only & photographs),		



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	COMMERCIAL OFFICE UNIT	
		Classification	Income/ Revenue Generating Asset		
iii.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Fair Market Value		
		Secondary Basis	Asset in use as per its utility		
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.	Class/ Category of Group Housing Society/ Township/ Apartments	Commercial Building			
viii.	Flat Physical Factors	Shape	Size	Layout	
		Irregular	Large	Commercial Office Unit with Normal Layout	
ix.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Scale-B City	Very Good	On Wide Road	1 st Floor
		Urban developed	Normal	Road Facing	
			Within main city	Good location	



				within locality	
		Property Facing			
		North-East Facing			
x.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes from municipal connection	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	
xi.	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			
xii.	Neighbourhood amenities	Good			
xiii.	Any New Development in surrounding area	Work in Progress of Metro Station	NA		
xiv.	Any specific advantage/ drawback in the property	NA			
xv.	Property overall usability/ utility Factor	Very good			
xvi.	Do property has any alternate use?	No			
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with permanent boundary			
xviii.	Is the property merged or	No			



	colluded with any other property	Comments: ---		
xix.	Is independent access available to the property	Clear independent access is available		
xx.	Is property clearly possessable upon sale	Yes		
xxi.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxii.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxiii.	Approach & Method of Valuation Used	Built-up Unit	Approach of Valuation	Method of Valuation
			Market Approach	Market Comparable Sales Method
xxiv.	Type of Source of Information	Level 3 Input (Tertiary)		
xxv.	Market Comparable			
xxvi.	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)	1.	Name:	Suresh
			Contact No.:	+91 90823 65475
			Nature of reference:	Property Consultant
			Size of the Property:	5000 Sq. ft. to 6000 Sq. ft. of Carpet Area
			Location:	SMC Square building
			Rates/ Price informed:	Around Rs.15,000/- to Rs.16,000/- per sq. ft. on Carpet Area
			Any other details/ Discussion held:	As per the discussion with the property dealer we came to know that the rates of such type of property in this area are prevailing between Rs.15,000/- to Rs.16,000/- per sq. ft. on carpet area.
		2.	Name:	Yogesh

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		2.	Name:	Yogesh
			Contact No.:	+91 96645 40000
			Nature of reference:	Property Consultant
			Size of the Property:	5000 Sq. ft. to 6000 Sq. ft. of Carpet Area
			Location:	SMC Square building
			Rates/ Price informed:	Around Rs.14,000/- to Rs.16,000/- per sq. ft. on Carpet Area
			Any other details/ Discussion held:	As per the discussion with the property dealer we came to know that the rates of such type of property in this area are prevailing between Rs.14,000/- to Rs.16,00/- per sq. ft. on carpet area.
		3.	Name:	Ravi
			Contact No.:	+91 93249 49596
			Nature of reference:	Property Consultant
			Size of the Property:	4000 Sq. ft. to Rs.5000 Sq. ft. of Carpet Area
			Location:	SMC Square building
			Rates/ Price informed:	Around Rs.12,000/- to Rs.15,000/- per sq. ft. on Carpet Area
			Any other details/ Discussion held:	As per the discussion with the property dealer we came to know that the rates of such type of property in this area are prevailing between Rs.12,000/- to Rs.15,000/- per sq. ft. on built-up area.

NOTE: The given information above can be independently verified to know its authenticity.

xxvii.	Adopted Rates Justification	
xxviii.	Comparable Weighted and adjusted rate of all subject property (average of all comparable)	Rs.12,700/- per Sq. ft. on Built up area
<p>NOTE: We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record.</p>		

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xxix.	Other Market Factors		
	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	Adequately available
		Remarks: Good demand of such properties in the market	
		Adjustments (-/+): 0%	
xxx.	Any other special consideration	Reason: Used full potential market value of the property on the request of the bank in spite of the property being lease hold and only 8 years are remaining in the lease.	
		Adjustments (-/+): 0%	
xxxi.	Any other aspect which has relevance on the value or marketability of the property	NA	
		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 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.	
		This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In 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.	
		Adjustments (-/+): 0%	

xxxii.	Final adjusted & weighted Rates considered for the subject property	Rs.12,700/- per Sq. ft.
xxxiii.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.
xxxiv.	Basis of computation & working	<ul style="list-style-type: none"> As per Clause 12.2 of the lease agreement the lessee (SMC Infrastructure private limited) is entitled to mortgage the lease rights for a period of maximum 30 years only. As on date of valuation, approximately 22 years of total 30 years lease period are already completed and only 8 years are remaining for mortgage purpose. Accordingly, the valuation of the property as per lease hold rights will be different or much less for the remaining period from the full potential market value of the property. However, on request from the bank we have given full potential market value of the property. 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 take 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. 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.

- 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.
- Verification of the area measurement of the property is done based on sample random checking only.
- 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.
- Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

xxxv. **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.

xxxvi.	SPECIAL ASSUMPTIONS				
	NA				
xxxvii.	LIMITATIONS				
	Used the methodology as requested by the Bank. Bank has been informed about its potential risk.				



3. VALUATION COMPUTATION OF BUILT-UP DWELLING UNIT				
	Particulars		Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Built-up Unit Value	Rate range	Rs.1,19,100/- per Sq. Mtr.	Rs.12,700/- per Sq. ft.
		Rate adopted	Rs.1,19,100/- per Sq. Mtr.	Rs.12,700/- per Sq. ft.
		Plinth Area	1302.48 Sq. m. (14,020 Sq. Ft.)	1302.48 Sq. mtr. (14,020 sq. ft.)
		Class of construction	Class B construction (Good)	Class B construction (Good)
		Valuation Calculation	Rs.1,19,100/- per Sq. Mtr X 1302.48 Sq. m. =Rs.15,51,25,368/-	Rs.12,700/- X 14,020 Sq. ft. =Rs.17,80,54,000/-
		Total Value	Rs.15,51,25,368/-	Rs.17,80,54,000/-
b.	Depreciation Percentage (Assuming Salvage value percentage per year)		NA	10-15 years old construction
c.	Age Factor		NA	10-15 years old construction
d.	Structure Type/ Condition		Pucca (1.0)	RCC framed pillar, beam, column structure on RCC slab/ Good
e.	Built-up Unit Value (A)		NA	Rs.17,80,54,000/-





4. VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY			
Sr. No.	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	----
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	----
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	----
e.	Depreciated Replacement Value (B)	----	----
f.	Note: <ul style="list-style-type: none"> Value for Additional Building & Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above. Value of common facilities of society are not included in the valuation of Flat/Built-up unit. 		



5.	CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Built-up Unit Value (A)	Rs.15,51,25,368/-	Rs.17,80,54,000/-
2.	Additional Aesthetic Works Value (B)	NA	NA
3.	Total Add (A+B)	Rs.15,51,25,368/-	Rs.17,80,54,000/-
4.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
5.	Deductions charged if any	NA	NA
	Details/ Justification	NA	NA
6.	Total Indicative & Estimated Prospective Fair Market Value	Rs.15,51,25,368/-	Rs.17,80,54,000/-
7.	Rounded Off	Rs.15,51,00,000/-	Rs.17,80,54,000/-
8.	Indicative & Estimated Prospective Fair Market Value in words	Rupees Fifteen Crore Fifty one Lakh only	Rupees Seventeen Crore eighty lakhs and fifty-four thousand only.
9.	Expected Realizable Value (@ ~15% less)	NA	Rs15,13,45,900/-
10.	Expected Distress Sale Value (@ ~25% less)	NA	Rs.13,35,40,500/-
11.	Percentage difference between Circle Rate and Fair Market Value	Less than 20%	
12.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Not Applicable	
13.	Concluding Comments/ Disclosures if any		
	a. As per Clause 12.2 of the lease agreement the lessee (SMC Infrastructure private limited) is entitled to mortgage the lease rights for a period of maximum 30 years only. As on date of valuation, approximately 22 years of total 30 years lease period are already completed and only 8 years are remaining for mortgage purpose. Accordingly, the valuation of the property as per lease hold rights will be different or much less for the remaining period from the full potential market value of the property. However, on request from the bank we have given full potential market value of the property. b. We are independent of client/ company and do not have any direct/ indirect interest in the property.		

- c. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.
- d. 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.
- e. 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.
- f. 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.
- g. 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.
- h. 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.
- i. 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.
- j. 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.

14. 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.

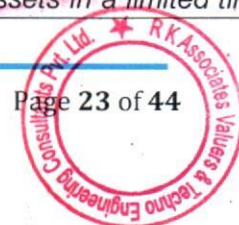
Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

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



	<p>clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.</p> <p>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.</p> <p>The Cost of an asset represents the actual amount spend in the construction/ actual creation of the asset.</p> <p>The Price is the amount paid for the procurement of the same asset.</p> <p>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.</p> <p>Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.</p>
15.	<p>Enclosures with the Report:</p> <ul style="list-style-type: none"> • 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: Important Property Documents Exhibit • Enclosure VI: Annexure VI-Declaration cum undertaking • Enclosure VII: Annexure VII- Model code of conduct for valuers. • Enclosure VII: Part D- Valuer's Important remarks

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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. 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 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.




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IF REPORT IS USED FOR BANK/ FIs

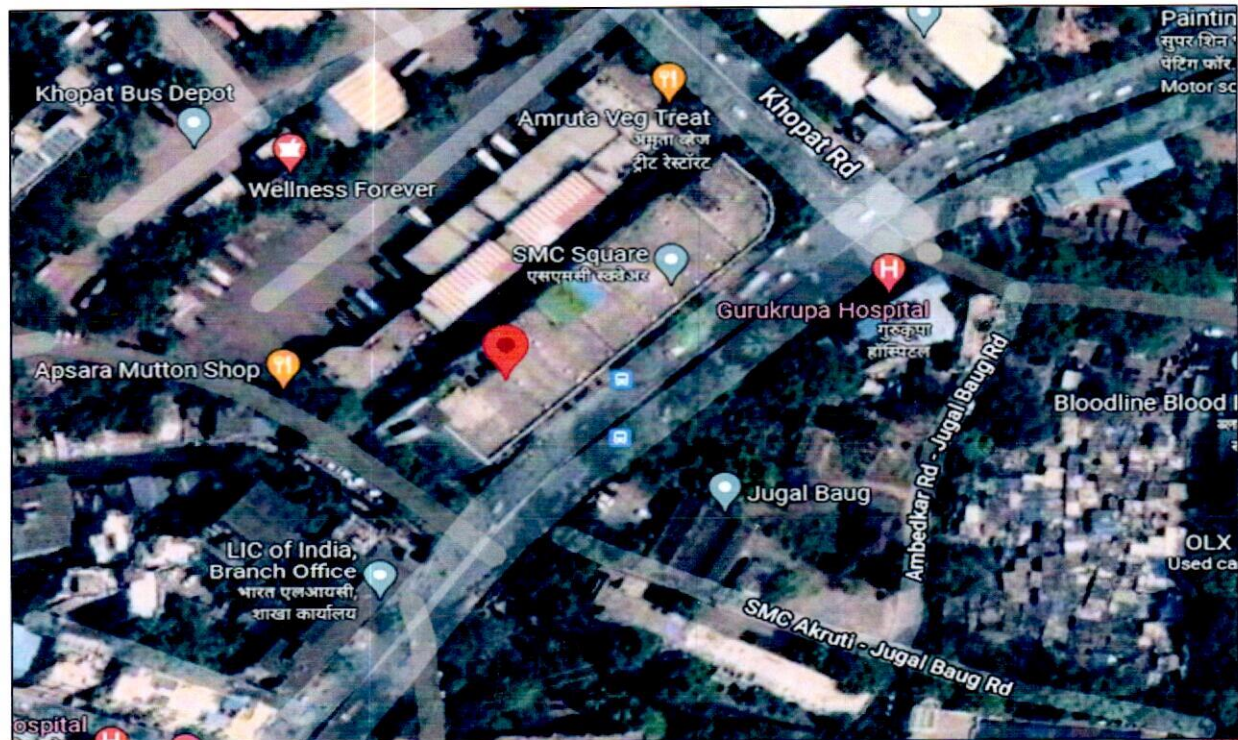
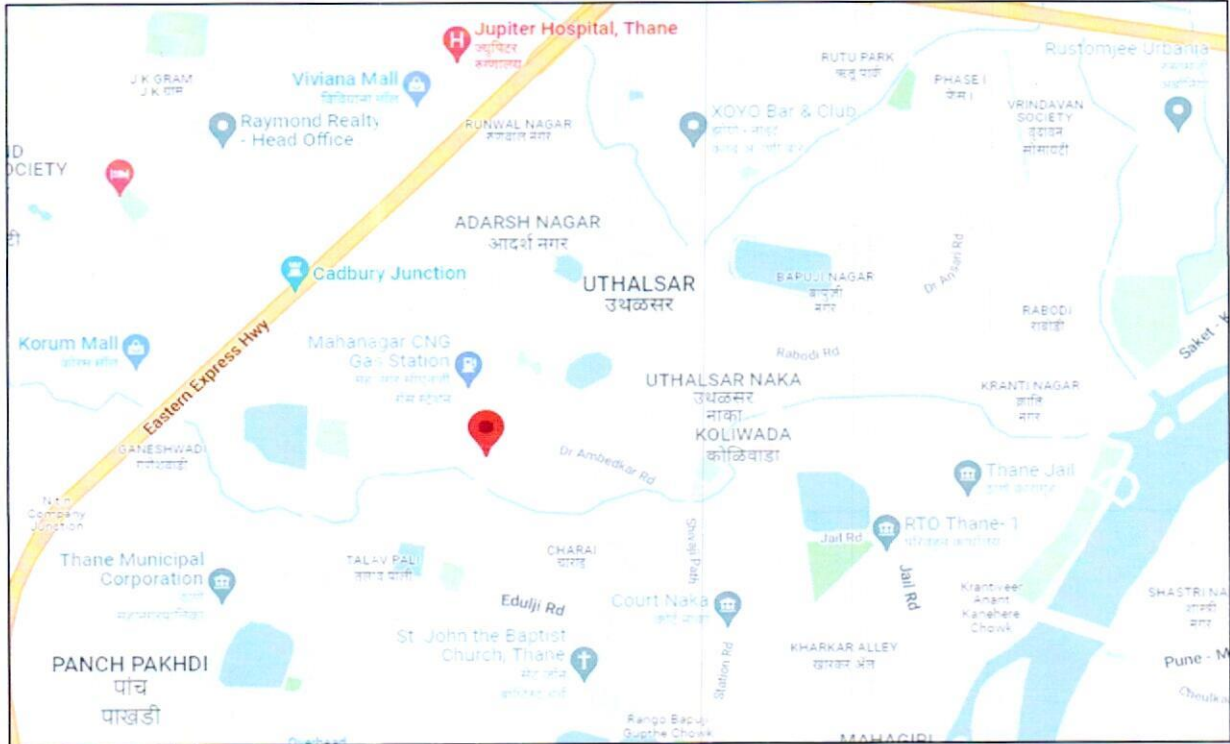
NOTE: As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the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

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Dipesh Bedmutha	Tejas Bharadwaj	Arup Banerjee
		 

ENCLOSURE: I – GOOGLE MAP LOCATION




CASE NO.: VIS (2021-22)-PL1056-899-1176

Valuation Terms of Service & Valuer's Important Remarks are available
at www.rkassociates.org

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ENCLOSURE: II - REFERENCES ON PRICE TREND OF THE SIMILAR RELATED PROPERTIES AVAILABLE ON PUBLIC DOMAIN




Commercial office space for rent in Wagle Estate
On Request
49 Places nearby 10 Religious Places 19 Hospitals 1 Attraction
₹ 5.5 L /month 8,000 sq.ft. (142 sq.ft. Carpet Area)
Fully furnished commercial office space available for rent with cabl... [more](#)
FEATURED **READY TO MOVE OFFICE SPACE**


Posted on 17th Feb, 2022 by RERA Registered Dealer
Arnav Properties [View Phone Number](#) [Contact Dealer](#)



Commercial office space for rent in Wagle Estate
Lodha Supremus
50 Places nearby 1 Shopping 6 Religious Places 28 Hospitals
₹ 1.88 L /month 1,570 sq.ft. (114 sq.ft. Carpet Area) 30-45 seats
Ready to move in office available in lodha supremus 2.
FEATURED **READY TO MOVE OFFICE SPACE** **FURNISHED**



Office Space for rent/lease in Wagle Industrial Estate, Thane
₹ 86,800 @ Security Deposit
CARPET AREA: 868 sqft FURNISHING STATUS: Ready to Move CABINS: 3 SEATS: 23
PARKING: 2 Covered WASHROOM: 2 PANTRY: Wet Pantry/Cafeteria
Posted: Mar 13, '22
Commercial Guru
Synergy Realty
505+ Buyers Served
Fully furnished with conference room 6 seater, Directors cabin w... [Read more](#)
[Contact Agent](#)
[Get Phone No.](#)



Office Space for rent/lease in Thane West, Thane
₹ 50,000 @ Security Deposit
CARPET AREA: 768 sqft FURNISHING STATUS: Ready to Move CABINS: 2 SEATS: 15
WASHROOM: 1 PANTRY: Dry Pantry/Cafeteria FLOOR: 1 out of 2
Owner: Vikas
Commercial office space is available for rent. It is a good loca... [Read more](#)
[Contact Owner](#)
[Get Phone No.](#)

ENCLOSURE: III – PHOTOGRAPHS OF THE PROPERTY



CASE NO.: VIS (2021-22)-PL1056-899-1176

Valuation Terms of Service & Valuer's Important Remarks are available
at www.rkassociates.org

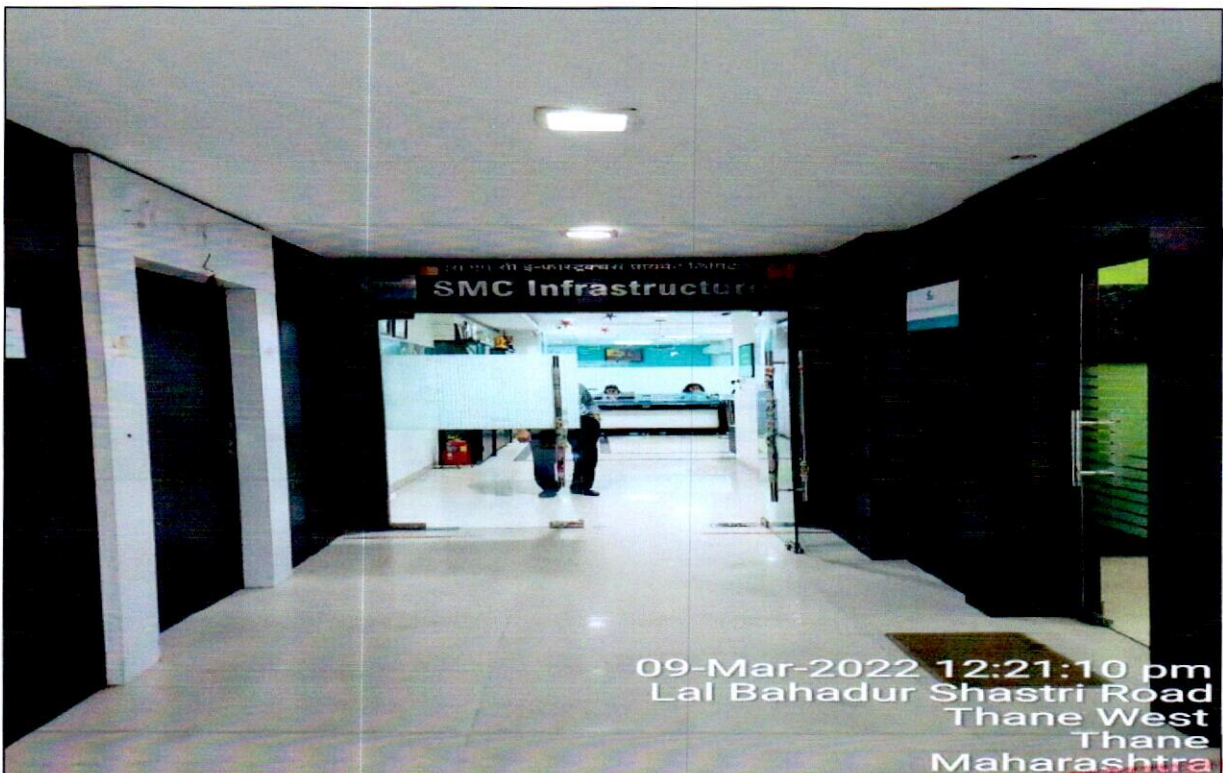




CASE NO.: VIS (2021-22)-PL1056-899-1176

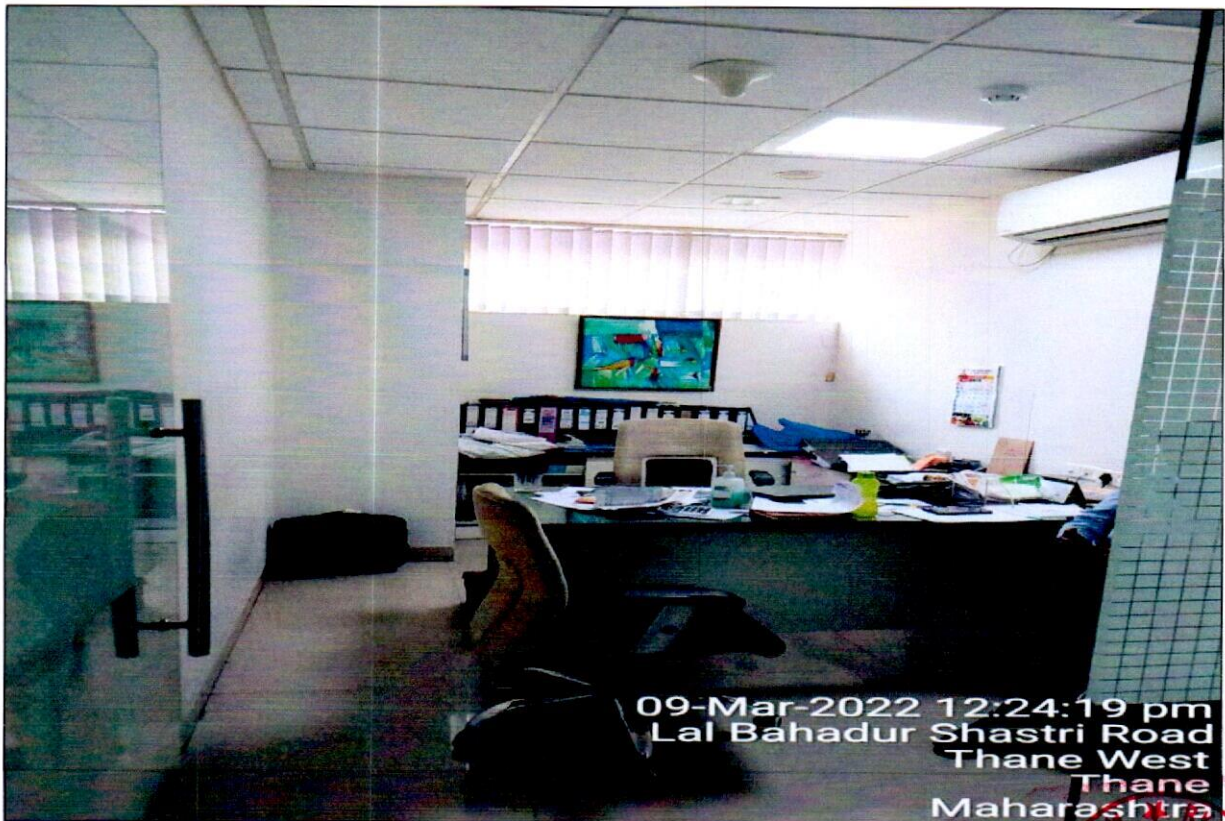
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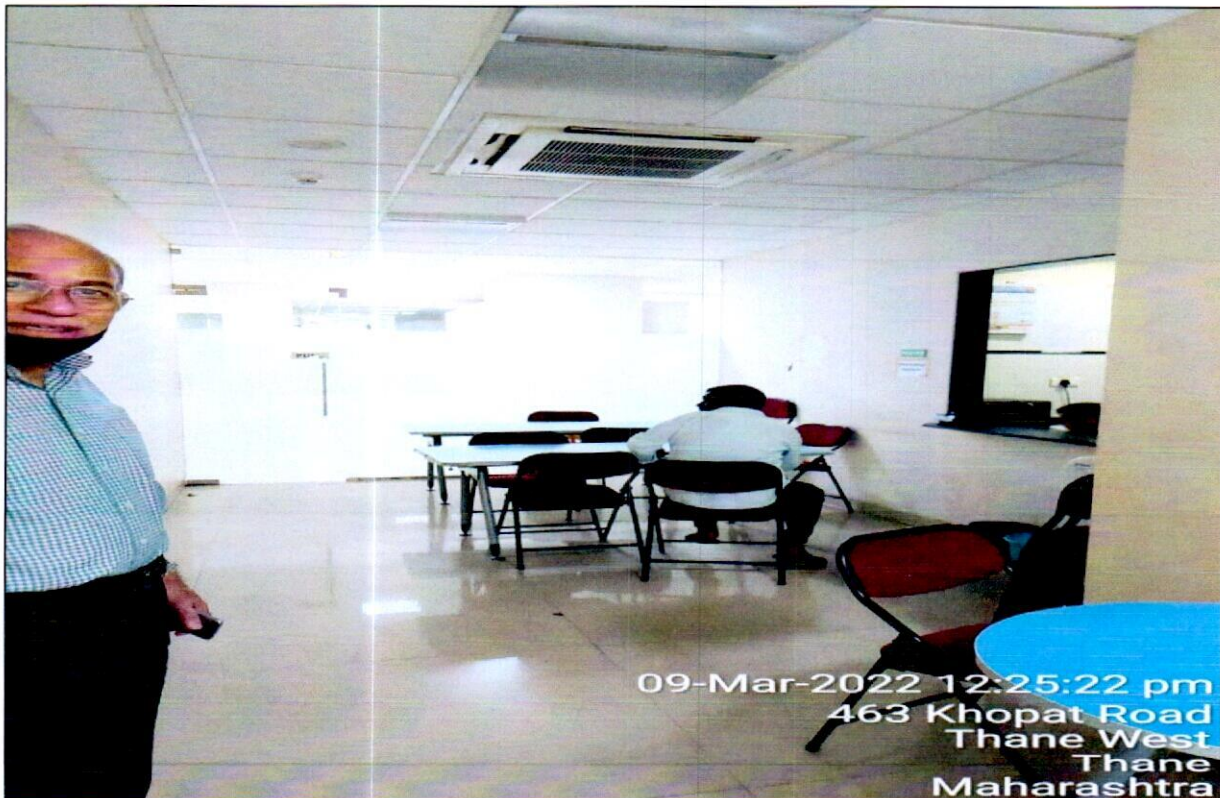


CASE NO.: VIS (2021-22)-PL1056-899-1176

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CASE NO.: VIS (2021-22)-PL1056-899-1176

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ENCLOSURE: IV – COPY OF CIRCLE RATE


Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन
 

department of registration and stamps, government of maharashtra

market price rate sheet

Home
Valuation Rules
User Manual
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Feedback

Year

2021/2022

Annual Statement of Rates

Selected District: post

Select Taluka: post

Select Village: name of the village: panchpakhadi

Search By: ☐ Survey No ☒ Location

Select	subdivision	open land	residential apartments	office	shops	Industrial	Unit (Rs./)
SurveyNo	5/19/2-5f) lai bahadur shastri marg in the north, hadad of pachpakhadi village on the east and south, lai bahadur shastri road with the income of the facade on ram maruti road in the west. 16	43300	92100	127800	187300	127800	chau. metre
SurveyNo	5/19/3- lai bahadur shastri marg to the north, from three petrol pumps in the west to castlemill on lai bahadur shastri marg, to the south is the hadad of pachpakhadi village and the molasses division no. the remaining land except for the 5/19/1 and 5/19/2 portions	39900	86100	119100	141400	119100	chau. metre

Language

English



ENCLOSURE V: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

दस्तावेज क्रमांक: 10796/2010		दस्तावेज दिनांक: 15/10/2010	
Friday, October 15, 2010		सूची क्र. दोन INDEX NO. II	
0:59:24 PM		पेज 03 व	
गावाचे नाव: पाचपाखाडी		पेज 03 व 6	
(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	भाडेपट्टा	मोबदला रु. 10,000.00 वा.भा. रु. 76,928,000.00	
(2) भू-मापन, पोटहिस्सा व घरकामांक (असल्यास)	(1) दर्जना कारनल प्लॉट नं 441, युनिट नं 101, पहिला मजला, आकृती एस एस सी विव्हिडा, खोपट, पाचपाखाडी, ठाने, माडेपट्टा मुदत 30 वर्षे		
(3) क्षेत्रफळ	(1) 1302.43 चौ. मि. बांधीव		
(4) आकारणी किंवा जुडी देण्यात असलेले देखा	(1)		
(5) दस्तावेज करून देण्या-या पक्षकाराचे व संपूर्ण पक्षा नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादीचे नाव व संपूर्ण पक्षा	(1) विद्योजनल इजिनिअर एस. टी. लॉरें प्रभाकर ए. जामनिक - -; घर/प्लॉट नं: महाराष्ट्र बाहुक भवन, मुंबई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; रैन नम्बर: -		
(6) दस्तावेज करून देण्या-या पक्षकाराचे नाव व संपूर्ण पक्षा किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, बादीचे नाव व संपूर्ण पक्षा	(1) एस एस सी इन्फ्रास्ट्रक्चर प्रा. लि. तर्फे अधिकृत स्वाक्षरीकार तुहात मेहता - -; घर/प्लॉट नं: कोणार्क टॉवर, ठाने; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; रैन नम्बर: -		
(7) दिनांक	करून दिल्याचा	15/10/2010	
(8)	नोदणीचा	15/10/2010	
(9) अनुक्रमांक, खंड व पृष्ठ		10796 /2010	
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु. 3845400.00	COINVEST XEROX	
(11) बाजारभावाप्रमाणे नोदणी	रु. 30000.00		
(12) सारा			



[illegible]

THIS AGREEMENT WITNESSETH AND NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:

1. DEMISE:

LESSOR DEMISE UPON THE LESSEE the leasehold rights in respect of 1 (one) number of commercial premises and in total admeasuring an area of 1085.40 sq. mtrs. (carpet area) on the First Floor of the Commercial Building called AKRUTI SMC containing (hereinafter for the sake of brevity referred to as "the demised premises") and more particularly described in the Second Schedule hereunder written and typical floor plan of each floor shown on the plan hereto annexed and marked Annexure "A", together with rights and easements appurtenant thereto belonging including rights of ingress and egress and rights to common areas and facilities TO HOLD THE SAME UNTO THE LESSEE for a period of Thirty (30) Years commencing from 15th March 2010 and upto 14th March 2040 subject to the LESSEE YIELDING AND PAYING to the LESSOR during the said term of Thirty (30) Years:-

- (i) Monthly rent for units having area 15 sq. mtr. or more calculated at:
- Rs. 3/- per sq. mtr. per month from date of taking possession upto 36th month;
 - Rs. 10/- per sq. mtr. per month from 37th month to 120th month;
 - Rs. 20/- per sq. mtr. per month from 121st month to 240th month;;
 - Rs. 30/- per sq. mtr. per month from 241st month to 360th month;

It is made clear that this is not a Transfer of Ownership rights and that MSRTC shall always remain owners of the premises and the property.

2. INDEMNITY:

That the lessee will keep the lessor indemnified against any and all claims for damage which may be caused for any reason whatsoever in & around the said premises in consequences of the use by lessee and also against all payments whatsoever during the period of lease, may become payable or be demanded by any authority in connection with the occupation and use of said premises.

3. APPLICABLE LAW:

This deed shall be interpreted in accordance with the laws of the Republic of India.

4. APPROVALS:

- 4.1 The lessee shall obtain, secure all required permits approvals from various concerned authorities for running his business at his own risk and cost.
- 4.2 To comply with and bound by the building drainage, Indian Electricity Act and other Bylaws of Local Authority / Government for the time being in force.


M/S SMC




Infrastructures Pvt. Ltd.

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18.2 In addition to the specific clause relating to the cancellation / termination, the authority shall be free to exercise its right of cancellation of this agreement in case of :

- i) Allotment obtained through mis-representation / suppression of material facts / mis-statement and / or fraud.
- ii) Any violation of direction issued and rules and regulation framed by concerned authority or statutory body.
- iii) Default on part of lessee / sub lessee for breach / violation of terms and conditions of this lease deed and / or non payment of lease rent / maintenance charges.
- iv) Prohibited / unlawful activities being carried out in the leased premises. It shall be lawful for the authority specified in 18.1 without prejudice to any other legal right or remedies available under the law to renew the agreement and cancel the allotment if its caused by any of the above circumstances.

18.3 In case of such cancellation, no damages or compensation in any form will be entertained by lessor. If the lease is resumed by lessor or otherwise, the same will be resumed by lessor or as all other persons / institute, on terms and conditions mutually agreed. The lessor will recover the balance amount payable under the agreement from the lessee.

18.4 In all cases of cancellation, a proper notice shall be sent by registered post informing him of the proposed action giving him 30 days time to undertake rectification measures and / or explain why the lease should not be cancelled. The authority will be entitled to cancel the same after the lapse of said period in case the cause of action subsists.

LEASE RENT:

The occupant will have to pay monthly lease rent to MSRTC as indicated

Sr. No.	Period	Lease rent in Rupees per month
1	Upto 36 months	Rs. 1,40,670/-
2	From 37 th months to 120 months	Rs. 10,94,085/-
3	From 121 months to 240 months	Rs. 31,25,955/-
4	From 241 months to 360 months	Rs. 46,88,930/-

Note :- Lease rent taken as per plinth area i.e. 1302.48 sq.mtrs (plinth area calculated area + 20% basis)

MSRTC



SMC Infrastructures Pvt. Ltd.



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THE FIRST SCHEDULE ABOVE REFERRED TO
(Said Larger Land)

ALL THAT piece and parcel of the land bearing Final Plot no. 441 Scheme No.1 of Town Planning Thane admeasuring about 30615.68 sq mtrs. situated at the Junction of L.B.S. Marg and Pokhran Road No.1, Village Panchpakhandi Tal. & Dist. Thane, Registration District & Sub-District Thane and within the limits of Thane Municipal Corporation and bounded as follows:

On or towards East	-	L.B.S. Road
On or towards West	-	Singh Nagar.
On or towards North	-	Pokhran Road No.1
On or towards South	-	Hans Nagar Road.

THE SECONDSCHEDULE ABOVE REFERRED TO
(Said portion of land)

The part portion admeasuring about 10,000 sq. mtrs. being part of the Said Larger Land more particularly described in the First schedule hereinabove.

IN WITNESS WHEREOF the parties hereunto set their hands and sees the date and year first above written.

SIGNED, SEALED AND DELIVERED

for and on behalf of MSRTC/LESSOR,

DIVISIONAL ENGINEER S.T.

SHRI. Prabhakar G. Jambik

In presence of

1. SHRI. [Signature]

2. SHRI. [Signature]

DIVISIONAL ENGINEER

S. T. THANE

SIGNED, SEALED AND DELIVERED

Whomnamed "LESSEE"

SMC Infrastructures Pvt. Ltd.

By the hand of its Authorised Signatory

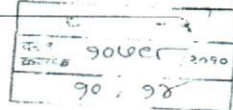
SHRI. Subodh Mahata

In presence of

1. SHRI. [Signature]

2. SHRI. [Signature]

MSRTC



ENCLOSURE VI

PART D

VALUER'S IMPORTANT REMARKS

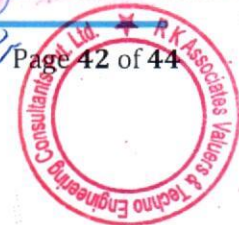
1.	Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us 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.	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.
7.	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.
8.	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.
9.	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.
10.	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.
11.	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.
12.	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.
13.	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.
14.	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.
15.	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.
16.	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.
17.	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.
18.	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.
19.	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.
20.	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.
21.	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.
22.	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.
23.	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.
24.	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.
25.	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.
26.	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,

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	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.
27.	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.
28.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
29.	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.
30.	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.
31.	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.
32.	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.
33.	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.
34.	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.
35.	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.
36.	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.
37.	Defect Liability Period is 15 DAYS. 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 valuers@rkassociates.org 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.
38.	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.
39.	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.
40.	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

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	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.
41.	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.
42.	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.
43.	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.

