

REPORT FORMAT: V-L1 (Composite) | Version: 9.0_2019

FILE NO.VIS (2021-22)-PL240-Q57- 219-262

DATED:29/07/2021

VALUATION ASSESSMENT

OF

RESIDENTIAL FLATS

SITUATED AT

FLAT NO.1802, 12TH HABITABLE FLOOR (18TH FLOOR), WING-C, RAHEJA
ATLANTIS, GANPATRAO KADAM MARG, LOWER PAREL, MUMBAI,
MAHARASHTRA-400018

OWNER/S

MR. RAJESH PRAGJIBHAI MALAVIYA

■ 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

A/C: M/S. HARI KRISHNA EXPORTS PRIVATE LIMITED

REPORT PREPARED FOR

STATE BANK OF INDIA, DIAMOND BRANCH, BDB, BKC, BANDRA (E), MUMBAI

"In case of any query, issue, concern or escalation you may please contact Incident Manager @

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

Valuation TDR is available at www.rkassociates.org for reference.

*Client/ Valuer/ Engineer/ Consultant please provide your feedback on the report within 15 days of its submission after which report
will be considered to be correct.*

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VALUATION ASSESSMENT AS PER SBI FORMAT

Name & Address of Branch:	State Bank of India, Diamond Branch, BDB, BKC, Bandra (E), Mumbai
Name of Customer (s)/ Borrower Unit	M/s. Hari Krishna Exports Private Limited

I. GENERAL				
1.	Purpose for which the valuation is made		For Releasing the Asset From the Bank	
2.	a)	Date of inspection	26 July 2021	
	b)	Date on which the valuation is made	29 July 2021	
3.	List of documents produced for perusal		Documents Requested	Documents Provided
			Total 04 documents requested.	Total 03 documents provided.
			Copy of TIR	Copy of TIR
			Property Title document	Sale Deed
			Last paid Electricity Bill	Electricity Bill
			Last paid Municipal Tax receipt	None
4.	Name of the owner/s		Mr. Rajesh Pragjibhai Malviya	
	Address and Phone no. of the owner/s		Flat No.1802, 12th Habitable Floor, Wing-C, Raheja Atlantis, Ganpatrao Kadam Marg, Lower Parel, Mumbai, Maharashtra-400018	
5.	Brief description of the property		<p>This Valuation report is prepared for residential flat located at aforesaid address having total built up area 865 sq.ft. and belongs to Mr. Ramesh Popatbhai Patel.</p> <p>During our site survey, we have observed that the subject property is located on 18th floor however in the provided documents it was mentioned as 12th Habitant Floor since initial 6 floor of the subject tower is being used for the commercial purpose.</p> <p>The Built-Up-Area of the subject property is 865 sq. ft. and the subject unit is very well maintained by the company and in very good condition.</p> <p>The subject property is located 600 m away from Worli Naka and in highly posh area of Lower Parel, Mumbai district of Maharashtra State.</p> <p>This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property for which Bank has asked to</p>	

		conduct the Valuation and found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site which has been relied upon in good faith. It doesn't contain any other recommendations of any sort.	
6.	Location of property		
	a)	Plot No. / Survey No.	Flat No.1802, 12th Habitable Floor (18 th Floor)
	b)	Door No.	Raheja Atlantis
	c)	T. S. No. / Village	Lower Parel
	d)	Ward / Taluka	Mumbai City
	e)	Mandal / District	Mumbai
	f)	Date of issue and validity of layout of approved map / plan	Approved map not provided.
	g)	Approved map / plan issuing authority	Approved map not provided
	h)	Whether genuineness or authenticity of approved map / plan is verified	Cannot comment as the copy of approved building plans not provided to us
	i)	Any other comments by our empanelled valuers on authenticity of approved plan	NA
7.	Postal address of the property		
8.	a)	City / Town	Lower Parel
	b)	Residential Area	Yes
	c)	Commercial Area	No
	d)	Industrial Area	No
9.	Classification of the area		
	a)	High / Middle / Poor	High
	b)	Urban / Semi Urban / Rural	Urban Developed
10.	Coming under Corporation limit/ Village Panchayat / Municipality		BMC
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban and Ceiling Act) or notified under agency area / scheduled area / cantonment area		NA
12.	Boundaries of the property		
	Are Boundaries matched		No, boundaries are not mentioned in the documents.
	Directions	As per Sale Deed/TIR	Actual found at Site For Shop No. 1
	North	Not mentioned in the documents provided to us	Flat-1801
	South	Not mentioned in the documents provided to us	Wing-B
	East	Not mentioned in the documents provided to us	Electric Duct
	West	Not mentioned in the documents provided to us	Approach Road
13.	Dimensions of the site	A	B
		As per the Deed	Actuals
	North	Not mentioned in the documents	Not Applicable
	South	Not mentioned in the documents	Not Applicable

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	East	Not mentioned in the documents	Not Applicable
	West	Not mentioned in the documents	Not Applicable
14.	Extent of the site	80.36 sq. mtr. / 865 sq. ft (Built-Up-Area)	
14.1	Latitude, Longitude & Co-ordinates of Commercial Shop	18°59'54.3"N 72°49'18.8"E	
15.	Extent of the site considered for valuation (least of 13 A & 13 B)	80.36 sq. mtr. / 865 sq. ft. (Built-Up-Area)	
16.	Whether occupied by the owner / tenant?	Owner	
	If occupied by tenant, since how long?	NA	
	Rent received per month.	NA	

II. APARTMENT BUILDING

1.	Nature of the Apartment	Multistoried Building
2.	Location	
3.	a) T. S. No.	Plot No. C.S. No.1/269
	b) Block No.	Lower Parel Division
	c) Ward No.	--
	d) Village/ Municipality / Corporation	BMC
	e) Door No., Street or Road (Pin Code)	Lower Parel
4.	Description of the locality	Residential
5.	Year of Construction	Approx. 15-20 years as per information provided during site survey.
6.	Number of Floors	Multistoried Building
7.	Type of Structure	RCC load bearing structure on pillar beam column and 9" brick walls
8.	Number of Dwelling units in the building	No information available
9.	Quality of Construction	Very Good
10.	Appearance of the Building	Very Good
11.	Maintenance of the Building	Very Good
12.	Facilities Available	
13.	a) Lift	Yes
	b) Protected Water Supply	Yes
	c) Underground Sewerage	Yes
	d) Car Parking - Open/ Covered	Yes (on stilt floor)
	e) Is Compound wall existing?	Yes
	f) Is pavement laid around the Building	Yes

III. FLAT

1.	The floor on which the Unit is situated	12 Habitable Floor (18 th Floor)
2.	Door No. of the Unit	1802
3.	Specifications of the Unit	---
	a) Roof	RCC
	b) Flooring	Italian Marble, Ceramic Tiles, & Vitrified tiles
	c) Doors	Wooden frame & panel doors
	a) Windows	Wooden frame with glass panel windows
	b) Fittings	Internal/ Concealed lightening
	c) Finishing	Designer textured walls
4.	a) House Tax	No details provided to us
	Assessment No.	No details provided to us
	b) Tax paid in the name of	No details provided to us



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		Tax amount	No details provided to us
5.	a)	Electricity Service Connection no.	Consumer No. 550-323-0110
	b)	Meter Card is in the name of	C.A. No. 2244365 Mr. Rajesh Pragjibhai Malviya
6.		How is the maintenance of the Unit?	Very Good
7.		Sale Deed executed in the name of	Mr. Rajesh Pragjibhai Malviya
8.		What is the undivided area of land as per Sale Deed?	No such information mentioned in the provided documents
9.		What is the plinth area of the Unit?	Provided 80.36 sq. mtr. / 865 sq. ft (Built-Up-Area)
10.		What is the floor space index (app.)	No details provided to us
11.		What is the Built-up Area of the Unit?	80.36 sq. mtr. / 865 sq. ft (Built-Up-Area)
12.		Is it Posh/ I class / Medium / Ordinary?	Within Posh Residential locality
13.		Is it being used for Residential or Commercial purpose?	Residential
14.		Is it Owner-occupied or let out?	Owner
15.		If rented, what is the monthly rent?	No Information Provided

IV	MARKETABILITY		
1.	How is the marketability?	Property is located in posh high class area	
2.	What are the factors favoring for an extra Potential Value?	Posh developed residential area	
3.	Any negative factors are observed which affect the market value in general?	No	---

V	RATE		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Unit with same specifications in the adjoining locality? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	The above mentioned property is a Residential flat hence, the dealers have quoted the rates of Rs.43,000/- to Rs.50,000/- per sq. ft. Keeping all those factors into the consideration that may affect the value of this property we have adopted the rate of Rs.46,000/- per sq.ft.	
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Unit under valuation after comparing with the specifications and other factors with the Unit under comparison (give details).	Not applicable since the valuation is done by Comparable Market Rate Approach	
3.	Break - up for the rate		
	i. Building + Services	Cannot separate in these components since only composite rate available in the market	
	ii. Land + Others	NA	
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs.1,95,66,856/-	

VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate		
	Replacement cost of Unit with Services {V (3)i}	Not applicable separately since the composite rates available in the market take care of this aspect inherently	
	Age of the building	Approx. 15-20 years as per information provided to us	

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	Life of the building estimated	Approx. 40 to 45 years, subjected to timely maintenance
	Depreciation percentage assuming the salvage value as 10%	Not applicable separately since the composite rates available in the market take care of this aspect inherently
	Depreciated Ratio of the building	Not applicable separately since the composite rates available in the market take care of this aspect inherently
b.	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	Not applicable separately since the composite rates available in the market take care of this aspect inherently
	Rate for Land & other V (3)ii	Not applicable separately since the composite rates available in the market take care of this aspect inherently
	Total Composite Rate	Rs.4,02,00,000/-

VII DETAILS OF VALUATION				
Sr. No.	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
1.	Present value of the Unit (incl. car parking, if provided)	01	NA	Rs.4,02,00,000/-
2.	Wardrobes	The composite rate for the property available in the market and according to which this property has been valued is inherently inclusive of all these components and these are not valued separately. The valuation is done on comparable market rate approach and hence these items cannot be valued separately to arrive at the market value of the property.		
3.	Showcases			
4.	Kitchen Arrangements			
5.	Superfine Finish			
6.	Interior Decorations			
7.	Electricity deposits/ electrical fittings, etc.,			
8.	Extra collapsible gates / grill works etc.,			
9.	Potential value, if any			
10.	Others			
11.	Total	01		Rs.4,02,00,000/-

VII. VALUATION ASSESSMENT					
A. ASSESSMENT FACTORS					
i.	Valuation Type	Built-up unit value (sold-purchased as a seperate dwelling unit)			Residential flat Value
ii.	Scope of the Valuation	Non binding opinion on the assessment of Plain Asset Valuation of the property identified to us by the owner or through his representative.			
iii.	Property Use factor	Current Use		Highest & Best Use	
		Residential		Residential	
iv.	Legality Aspect Factor	Assumed to be positive as per copy of documents & information produced to us. However Legal aspects of the property are out-of-scope of the Valuation Services. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
v.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Not Applicable	Not Applicable	Not Applicable	Not Applicable
vi.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Metro City	Very Good	Near to Market	

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		Urban developed	Within urban developed area	Good location within locality	Above 10th Floor
		Property Facing		North Facing	
vii.	Any New Development in surrounding area	None			
viii.	Any specific advantage/ drawback in the property	NA			
ix.	Property overall usability Factor	Very good			
x.	Comment on Property Saleability Outlook	Easily sellable			
xi.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
xii.	Any other aspect which has relevance on the value or marketability of the property	<p>Property is located in posh high class area</p> <p>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.</p> <p>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 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 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.</p>			
xiii.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
xiv.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
xv.	Methodology/ Basis of Valuation	Govt. Guideline Value: Department of Registration & Stamps, Govt. of Maharashtra			
		Market Value: Market Comparable Sales approach			
		Valuation of the asset is done as found on as-is-where basis.			
		Valuation is done based on the Valuation best practices, standard operating procedures and definitions prescribed by various organizations like IVSC, Income Tax of India, etc. as defined under.			
		For knowing comparable market rates, significant discreet local enquiries have been made from our side representing ourselves as both buyer and seller for the similar properties in the subject area and thereafter based on this information and various factors of the property, a rate has been judiciously taken considering the market scenario.			




References regarding the prevailing market rates are based on the verbal/ informal/ secondary/ tertiary information collected during market survey in the subject area from the local people, property consultants, recent deals, demand-supply, internet postings which are relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.

Market Rates are rationally adopted based on the facts of the property that came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends.

The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market researches and does not split into formal & informal payment components.

Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, 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 Fair Market Value. 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.

The condition assessment and the estimation of the residual economic life of the structure is 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.

Sale transaction method of the asset is assumed as free market transaction while assessing Indicative & Estimated Fair Prospective Market Value of the asset.

Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset 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 not investigative in nature.

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 after he has carefully & exhaustively evaluated the facts & information came in front of him related to the subject asset 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, after proper marketing, wherein the parties, each acted

knowledgeably, prudently and without any compulsion on the date of the Valuation.

Forced, under compulsion & constraint, obligatory sales transactions data doesn't indicate the Fair Market Value.

Realizable Value[^] is the minimum prospective estimated value of the property which it may be able to realize at the time of actual property transaction factoring in the potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction across the table. Realizable value may be 10-20% less than the Fair Market Value depending on the various salability prospects of the subject property and the needs of the buyer & the seller.

Forced/ Distress Sale Value* is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, legal issues or any such condition or situation. In this type of sale, minimum fetch value is assessed which can be 25-40% less than the estimated Fair Market Value based on the nature, size & salability prospects of 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 is more than buying it. Therefore the Forced/ Distress Sale Value will always fetch significantly less value compare to the estimated Fair Market Value.

Liquidation Value is the amount that would be realized when an asset or group of assets are sold on a piecemeal basis that is without consideration of benefits (or detriments) associated with a going-concern business. Liquidation value can be either in an orderly transaction with a typical marketing period or in a forced transaction with a shortened marketing period.

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 the professional & legal terms. Therefore to avoid confusion, 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 depends to a great extent on combination of various factors such as demand and supply, market situation, purpose, situation & needs of the buyer & seller, saleability outlook, usability factor, market perception & reputation. Needs of the buyer & seller, saleability outlook, usability factor, market perception & reputation.

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

xvi. References on prevailing market Rate/ Price trend of

1.	Name:	Fortune Real Estate
	Contact No.:	+91-9892602882



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the property and Details of the sources from where the information is gathered (from property search sites & local information)		Nature of reference:	Property Consultant
		Size of the Property:	1,000 sq.ft.
		Location:	Lower Parel
		Rates/ Price informed:	Rs.43,000/- to Rs.50,000/- per sq.ft.
		Any other details/ Discussion held:	As per discussion with consultant we came to know that the rates are depend upon the size, view and floor on which flat is available but rates with lies in prescribed range.
	2.	Name:	Mr. Abhishek
		Contact No.:	+91-9987505667
		Nature of reference:	Property Consultant
		Size of the Property:	1000 sq.ft.
		Location:	Raheja Atlantis
		Rates/ Price informed:	Rs.45,000/- to Rs.50,000/- per sq.ft.
		Any other details/ Discussion held:	As per discussion with Consultant we came to know that he has a flat in same building and he's ready to sell it in Rs. 45,000/- to Rs. 50,000/- per sq. ft not less not more than this rate
	3.	Name:	--
		Contact No.:	--
		Nature of reference:	NA
		Size of the Property:	--
		Location:	--
		Rates/ Price informed:	--
		Any other details/ Discussion held:	--

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

xvii.	Adopted Rates Justification	<p>The location of the subject property is in the highly posh society of Mumbai district in mixed area on Ganpatrao Road and demand of the property is very good. As per the present market survey & verbal communication with local peoples we got the good information for the flats in Raheja Atlantis. As per market survey & verbal conversation with local persons & local property consultant we got the following information: -</p> <ol style="list-style-type: none"> 1. The market rates for flats in Raheja Atlantis will depend upon the size, view and floor on which flat is available. 2. The asking price for the flat in this society is varying in between Rs.43,000/- per sq.ft to Rs.50,000/- per sq.ft. 3. Circle Rate for flats on Ganpatrao road is Rs.2,43,490/- per sq.mtr. 4. The subject property is on 12th habitant floor (18th floor) in Raheja Atlantis society. 5. The market rate is down due to effect of Covid-19 pandemic and no recent deals were taken place in vicinity of subject property. <p>And aforesaid flat is of 865 sq.ft in size on 12th habitable floor (18th Floor) in Raheja Atlantis society. Hence taking into consideration all these factors like size, floor on which is available and view from the flat, market condition, we are of the view that the appropriate rate range for such a flat can be considered between Rs.45,000/- per sq.ft. to Rs.50,000/- per sq.ft. and for</p>
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the valuation purpose we have adopted **Rs.46,000/- per sq.ft.** which appears to be reasonable in our view.

B. VALUATION CALCULATION				
a. GUIDELINE/ CIRCLE VALUE				
i.	Land Value (Not considered since this is a built-up unit valuation)	Total Land Area considered as per documents/ site survey (whichever is less)	Prevailing Rates Range	Rates adopted (considering all characteristics & assessment factors of the property)
		NA	NA	NA
	Total Land Value (a)		NA	
			NA	
ii.	Built-up Dwelling Unit Value	Built-Up unit value		
		Structure Type	Construction category	Age Factor
		RCC load bearing structure on pillar beam column and 9" brick walls	Class A construction (Very Good)	Construction older than 15 years and above
		Rate range	Rate adopted	Built-up Area
		Rs.2,43,490/- per sq.mtr.	Rs.2,43,490/-	80.36 sq. mtr. / 865 sq. ft.
	Total Built-up Dwelling Unit Value (b)		80.36 sq.mtr. X Rs.2,43,490/- per sq. mtr. Rs.1,95,66,856/-	
iii.	TOTAL GUIDELINE/ CIRCLE RATE VALUE: (a+b)		Rs. 1,95,66,856/- (Built-up Unit Value)	

b. INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE				
i.	Land Value (Not considered since this is a built-up unit valuation)	Total Land Area considered as per documents/ site survey (whichever is less)	Prevailing Rates Range	Rate adopted (considering all characteristics & assessment factors of the property)
		NA	NA	NA
	Total Land Value (a)		NA	
			NA	
ii.	Built-up Dwelling Unit Value	Built-Up unit value		
		Structure Type	Construction category	Structure Condition
		RCC load bearing structure on pillar beam column and 9" brick walls	Class A construction (Very Good)	Very Good
		Age Factor		Built-up Area
		Construction older than 15 years and above		80.36 sq. mtr. / 865 sq. ft.
		Rate range		Rate adopted

		Rs.45,000/- per sq.ft. to Rs.50,000/- per sq.ft.	Rs.46,000/- per sq.ft.
	Total Built-up Dwelling Unit Value Value (b)	865 sq.ft. X Rs.46,000/- per sq.ft. Rs.3,97,90,000/-	
iii.	TOTAL VALUE: (a+b+c+d+e)	Rs.3,97,90,000/-	
iv.	Additional Premium if any	Rs. 4,32,500/- (Interior Work)	
	Details/ Justification For interior and decoration.	--	
v.	Deductions charged if any	--	
	Details/ Justification	--	
vi.	TOTAL INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE*: (vi+vii+viii)	Rs.4,02,22,500/-	
vii.	ROUND OFF	Rs.4,02,00,000/-	
viii.	IN WORDS	Rupees Four Crore Two Lakhs Only.	
ix.	EXPECTED REALIZABLE/ FETCH VALUE* (@ ~15% less)	Rs.3,41,70,000/-	
x.	EXPECTED FORCED/ DISTRESS SALE VALUE* (@ ~25% less)	Rs.3,01,50,000/-	
xi.	VALUE FOR THE INSURANCE PURPOSE	NA	
xii.	Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation Assessment Factors	
xiii.	Concluding comments & Disclosures if any	<ol style="list-style-type: none"> 1. The subject property is located on 12th habitable floor but as per site visit we observed that the property is actually located on 18th floor, the first six floor of the tower is being used commercially and rest of the floors are being used for residential purpose. 2. The Fair Market Value arrived at in this Report is the value under Free Market Conditions. 3. However, presently the property market is not under a free market condition due to Covid Pandemic disruption. Currently, as per the micro & macro market research, the demand for property is weak and the enquiries and the transactions are negligible. In these uncertain times, people are likely to be very cautious in their expenditures in general and are and will be averse to lock up their available liquidity in the acquisition of fixed assets like property. A potential buyer of property if any, may consider acquiring a property only if he gets a really good bargain, at a substantial discount to the rates prevailing before the Covid Pandemic. Thus the Realizable Value in this Report has been adopted based on this consideration. 4. This Valuation report is prepared based on 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. 5. Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals, etc. has to be taken care by legal experts/ Advocates. 6. This report only contains technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations. 	

		7. This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.
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[Handwritten signature]

DECLARATION BY VALUER FIRM

i.	As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs.4,02,00,000/- (Rupees Four Crore Two Lakh only). The Realizable value of the above property is Rs.3,41,70,000/- (Rupees Three Crore Forty One Lakh Seventy Thousand Only). The book value of the above property as of <u>xxx</u> is Rs. <u>xxx</u> (Rupees <u>xxx</u> only) and the distress value Rs.3,01,50,000/- (Rupees Three Crore One Lakh Fifty Thousand Only).		
ii.	Name & Address of Valuer company	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D- 39, 2nd floor, Sector- 2, Noida	
iii.	Enclosed Documents	S.No	Documents
		i.	General Details
		ii.	Screenshot of the price trend references of the similar related properties available on public domain
		iii.	Google Map
		iv.	Photographs
		v.	Copy of Circle Rate
		vi.	Survey Summary Sheet
		vii.	Valuer's Remark
		viii.	Copy of relevant papers from the property documents referred in the Valuation
iv.	Total Number of Pages in the Report with Enclosures	30	
v.	Engineering Team worked on the report	SURVEYED BY: AE Shreyas Shetty	
		PREPARED BY: AE. Aditya	ADITYA
		REVIEWED BY: HOD Valuations	

DECLARATION BY BANK

i.	The undersigned has inspected the property detailed in the Valuation Report dated <u> </u> on <u> </u> . We are satisfied that the fair and reasonable market value of the property is Rs. <u> </u> (Rs. <u> </u> only).	
ii.	Name of Bank of Manager	
iii.	Name of Branch	
iv.	Signature	



ENCLOSURE: I- ASSUMPTIONS | REMARKS | LIMITING CONDITIONS

i.	Qualification in TIR/Mitigation Suggested, if any: <i>None</i>
ii.	Is property SARFAESI compliant: <i>Yes.</i>
iii.	Whether property belongs to social infrastructure like hospital, school, old age home etc.: <i>No</i>
iv.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged: <i>Yes, mortgaged with the bank.</i>
v.	Details of last two transactions in the locality/area to be provided, if available: <i>Information couldn't be found.</i>
vi.	Any other aspect which has relevance on the value or marketability of the property: This report is prepared following our standard operating procedures & best practices, limitations, conditions, remarks, Important Notes, Valuation TOR.
	1. This Valuation report is prepared based on 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. Verification or cross checking of the copy of the documents provided to us from the originals has not been done at our end.
	2. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has got the legal verification cleared by the competent Advocate while requesting for the Valuation report.
	3. Value varies with the Purpose/ Date/ Condition prevailing in the market. We recommend not to refer the Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.

R.K ASSOCIATES 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 or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of 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 won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that 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 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.



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



₹ 10.50 Cr ₹ 35678 / sqft [See other charges](#)

4 BHK Apartment for Sale in Worli

[Raheja Atlantis](#)

CARPET AREA: 1880 sqft BEDROOM: 4 BATHROOM: 4 Ready to Move

A beautiful 4bhk apartment is available on lease in Raheja Atlantis Building at Lower parel. For more details please conta...

Agent
Simplease
Operating Since: 2012
[View Agent Profile](#)
6500+ Buyers Served

[Contact Agent](#) [Get Phone No.](#) [Save](#) [Share Feedback](#)

Raheja Atlantis Price & Floor Plan

2 BHK
Apartment

3 BHK
Apartment

4 BHK
Apartment

5 BHK
Apartment

6 BHK
Apartment

1185.00 SQ.FT

2 BHK

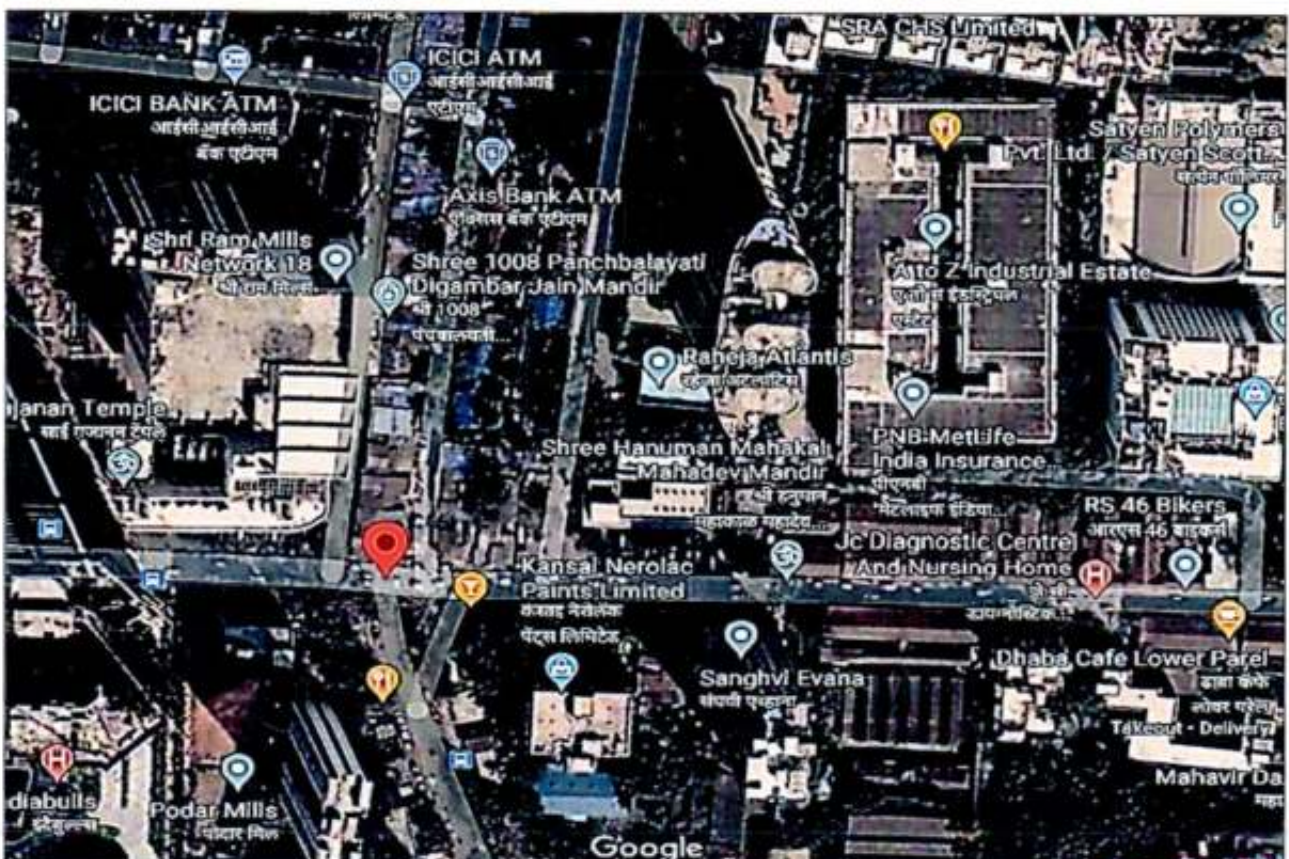
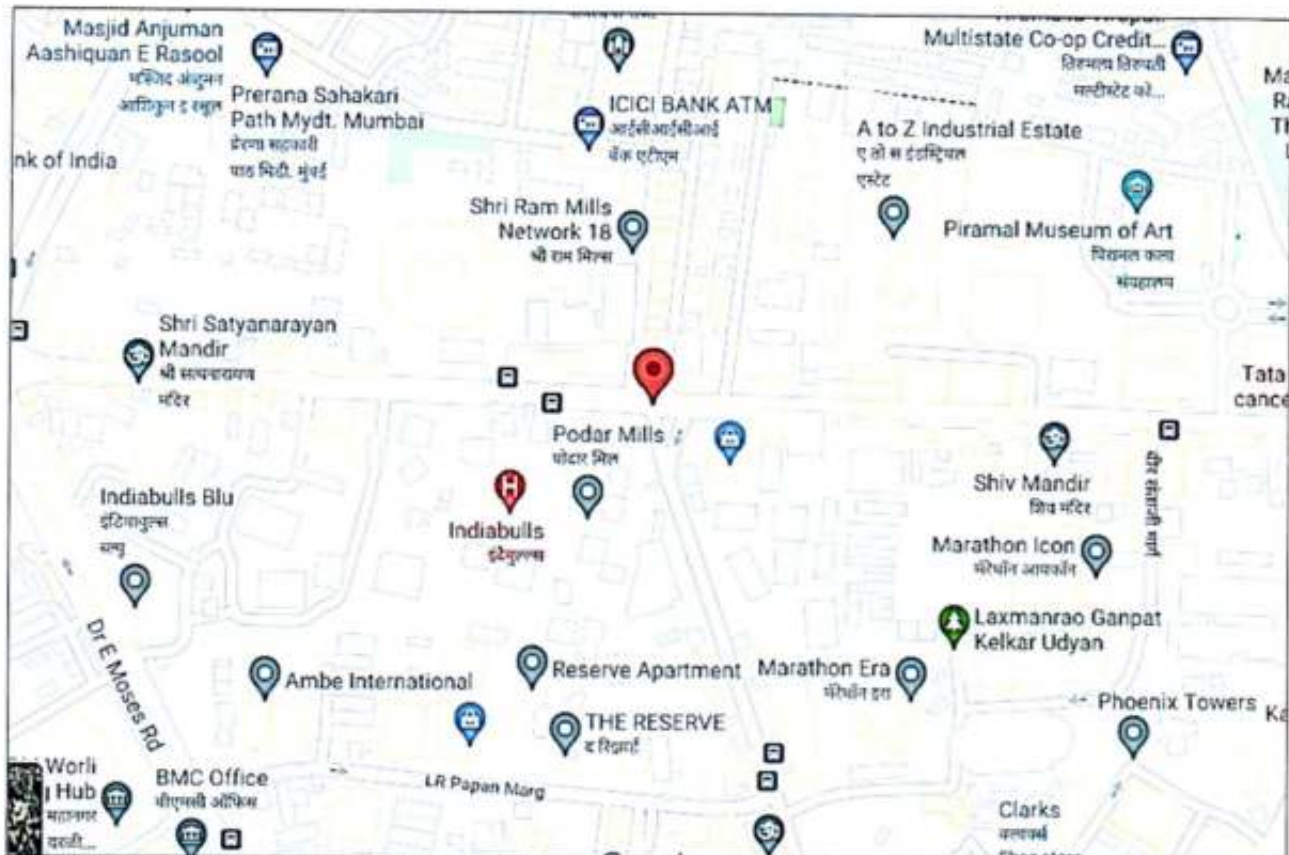
₹ 5.1 Cr

Builtup Area : 1185.00 sq.ft at ₹43K per sq.ft



AS 14

ENCLOSURE: III – GOOGLE MAP LOCATION

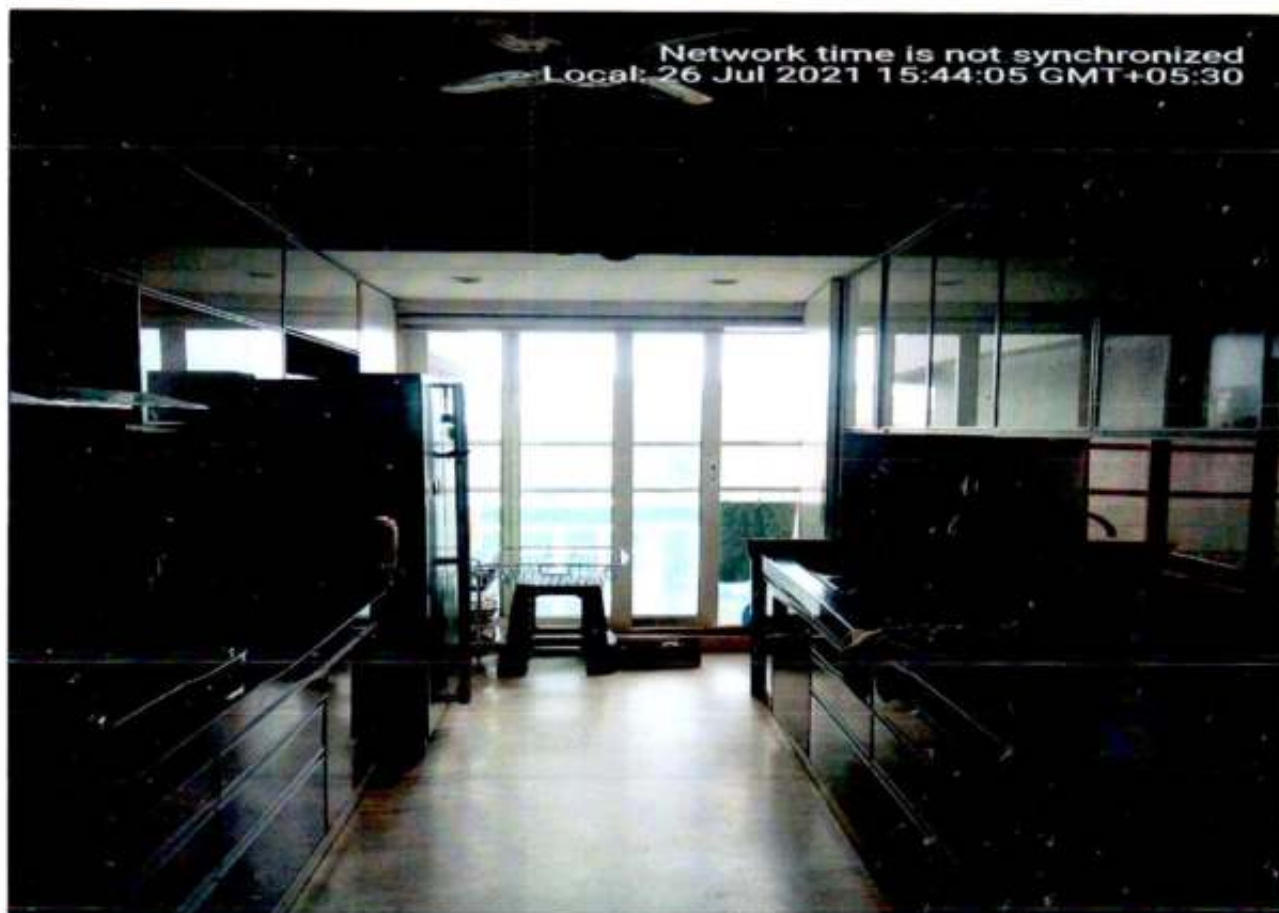


ENCLOSURE: IV – PHOTOGRAPHS OF THE PROPERTY

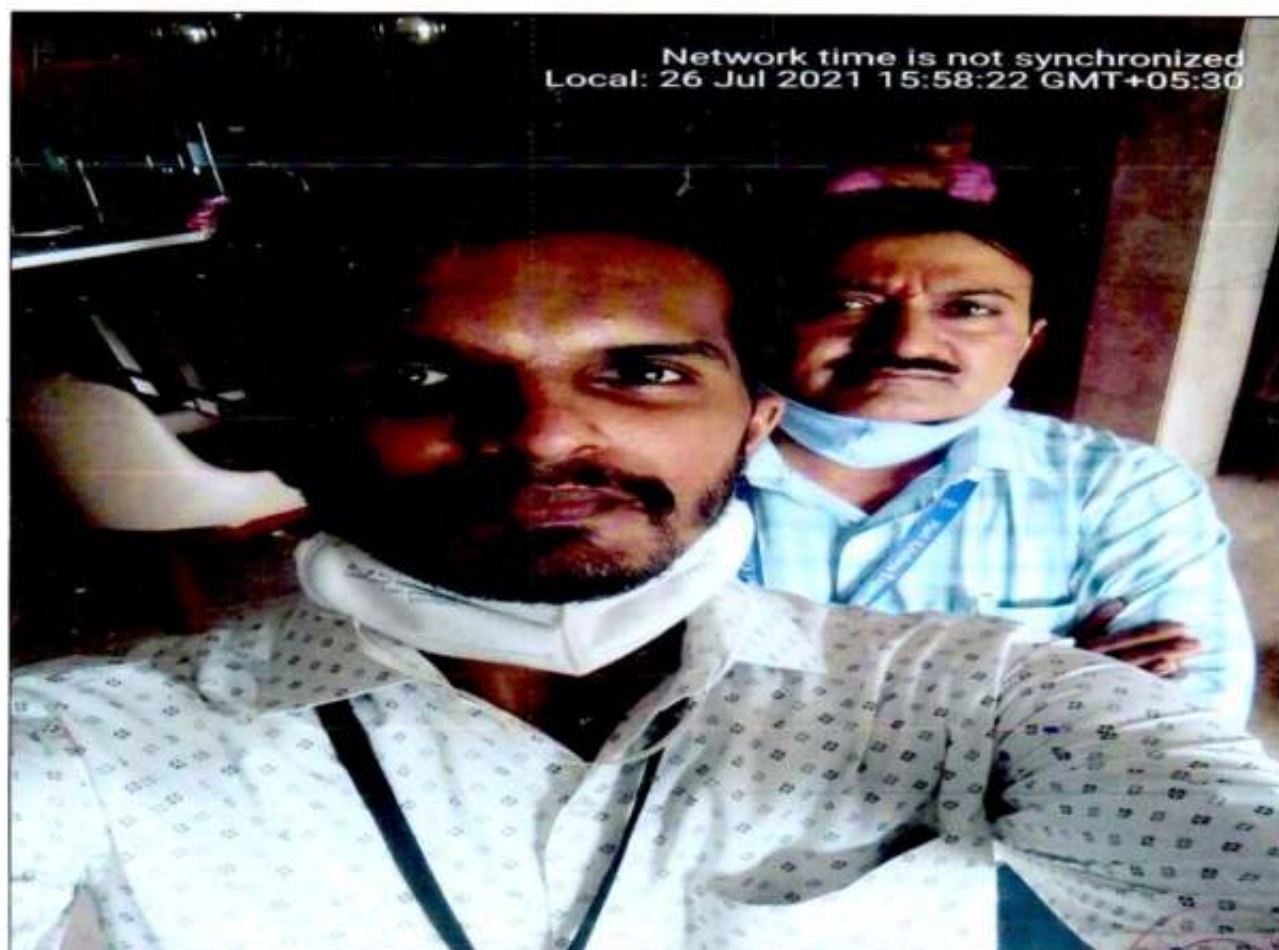









Handwritten signature
Handwritten initials
Red circular stamp with text: Valuation & Technical Engineering




ENCLOSURE: V- COPY OF CIRCLE RATE



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Registration and Stamp Department, Government of Maharashtra

Market Price Rate Sheet

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Valuation Rules User Manual
Close
Feedback

Annual Statement of Rates

Selected District: Mumbai (Maine)

Select Village: Lower Parel Division

Search By: ☐ Survey No ☒ Location

Select	Subdivision	Open ground	Residential flat	Office	Shops	Industrial	Unit (Rs./)
SurveyNo	12 / 91G-Terrain: Income from Phoenix Mills.	166800	378330	419930	457740	378330	Square meters
SurveyNo	12 / 91H-Territory: East Na Ma Joshi Marg, West Shivram Sheth Amrutwar Marg, North Pandurang Budhkar Marg and South Ganpatrao Kadam Marg	129420	327610	374860	439100	327610	Square meters
SurveyNo	12/91-Bhubhag- HR Divekar Marg to the north, Shivram Seth Amritwar Marg and Shakarrao Naram Path to the east, Ganpatrao Marg to the south and Ganpat Jadhav Marg to the west.	108900	243490	270310	298200	243490	Square meters
SurveyNo	12 / 92A-Road: Keshavrao Khade Marg - From Western Railway Line to Taddev Road Junction.	143650	281400	352100	387500	281400	Square meters
SurveyNo	12 / 92B-Territory: - Sea to the west, North boundary, East Lala Lajpatrao Marg to the south	158580	387090	467300	584300	387090	Square meters

1 2 3 4 5 6



Asha

ANNEXURE: VI- DECLARATION-CUM-UNDERTAKING

- a I am a citizen of India.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c The information furnished in our valuation report dated 29/7/2021 is true and correct to the best of my knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized Engineer/ surveyor Mr. Shreyas Shetty have personally inspected the property on 26/7/2021 the work is not subcontracted to any other valuer and is carried out by us.
- e Valuation report is submitted in the format as prescribed by the Bank.
- f We have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- g We have not been removed/ dismissed from service/employment earlier.
- h We have not been convicted of any offence and sentenced to a term of imprisonment.
- i We have not been found guilty of misconduct in professional capacity.
- j I have not been declared to be unsound mind.
- k We are not undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l We are not an undischarged insolvent.
- m I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- n I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o Our PAN Card number/ GST number as applicable is **AAHCR0845G/09AAHCR0845G1ZP**
- p We undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- q We have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- r We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.



- s We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- t I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable).
- v I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable).
- w My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- y I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- z Further, I hereby provide the following information.

S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	This is a residential property located at address: Flat No.1802, 12th Habitable Floor (18 TH Floor), Wing-C, Raheja Atlantis, Ganpatrao Kadam Marg, Lower Parel, Mumbai, Maharashtra-400018 having total built-up area as 80.36 sq. mtr. / 865 sq. ft.
2.	Purpose of valuation and appointing authority	Please refer to Page No.01 of the Report.
3.	Identity of the Valuer and any other experts involved in the valuation	Survey Analyst: Er. Shreyas Shetty Engineering Analyst: Er Aditya Valuer/ Reviewer: HOD Valuation
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower or any kind of conflict of interest.
5.	Date of appointment, valuation date and date of report	Date of Appointment: 1/12/2020
		Date of Survey: 26/7/2021
		Valuation Date: 29/7/2021
		Date of Report: 29/7/2021
6.	Inspections and/or investigations undertaken	Yes by our authorized Survey Engineer Er. Shreyas Shetty bearing knowledge of that area on 26/7/2021. Property was shown and identified by owner's representative Mr. Jaysukh Bhalala (☎-9619988464).
7.	Nature and sources of the information used or relied upon	Please refer to Page No. 04 of the Report.
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Market Comparable Sales approach
9.	Restrictions on use of the report, if any	Value varies with the Purpose/ Date/ Market & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points

		<p>are different from the one mentioned aforesaid in the Report.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in the engagement letter. I/we do not take any responsibility for the unauthorized use of this report.</p> <p>During the course of the assignment we have relied upon various information, data, documents provided by Bank/ client in good faith. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void.</p> <p>This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation and found as per the information given in the copy of documents, information, data provided to us and/ or confirmed by the owner/ owner representative to us at site which has been relied upon in good faith. 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.</p>
10.	Major factors that were taken into account during the valuation	Please refer to Page No. 4-8 of the Report.
11.	Major factors that were not taken into account during the valuation	NA
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Please see attached Annexure.

Date: 29/7/2021**Place: Noida****Signature**

**(Authorized Person of R.K Associates Valuers & Techno Engg. Consultants
(P) Ltd.)**



ANNEXURE: VII- MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider

Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.

17. A valuer shall not indulge in "mandate snatching or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

Signature of the Valuer: _____

Name of the Valuer: R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.

Address of the Valuer: D-39, Sector-2, Noida-201301

Date: 29/7/2021

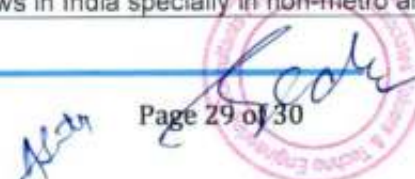
Place: Noida



ASD

ENCLOSURE: VI – VALUER'S REMARKS

1.	This Valuation report is prepared based on 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. Verification or cross checking of the documents provided to us from the originals has not been done at our end.
2.	Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents, etc. have to be taken care by legal expert/ Advocate and same are not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report.
3.	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.
4.	Value varies with the Purpose/ Date/ Condition prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
5.	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 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.
6.	This Valuation report is prepared based on the facts of the property 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 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 World economy, Usability prospects of the property may change, etc. 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.
7.	Valuation of the same asset/ property can fetch different values in different 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 market 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, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation.
8.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
9.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just cross verified the identification 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.
10.	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.
11.	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 must be approved in all respect.
12.	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



VALUATION ASSESSMENT

M/S. HARI KRISHNA EXPORTS PRIVATE LIMITED



	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 when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
13.	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.
14.	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 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 make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
15.	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.
16.	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.
17.	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.
18.	Defect Liability Period is 30 DAYS . We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
19.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at valuers@rkassociates.org in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.
20.	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.
21.	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 it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
22.	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.



VIJAY & Co

ADVOCATES

(NANDKUMAR P. MERANI, B.COM., LL.B., CAIIB)

Off.: 401, 4th Floor, Sunshine Bldg., T/39, Above Union Bank/Life Care, Opp. Shastri Nagar,
Near Lokhandwala Circle, Andheri (W), Mumbai - 400 053,

Tel.: (O) 2634 7915 (M) 98200 26531 • Email : vijayandco17@rediffmail.com

Ref. No. A/308

Date: 23.05.2019

To,
State Bank of India,
BKC Diamonds Branch, Mumbai-

Annexure-B: Report of Investigation of Title in respect of Immovable Property.

1	a) Name of Branch/Business Unit/Office seeking opinion.	SBI-BKC Diamonds Branch
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	DB:AMT-III:BBB:2018-19:180 Dtd. 29.12.2018
	c) Name of Borrower/s.	M/s. Hare Krishna Exports P. Ltd.
2.	a) Name of unit/concern company/person offering Property/(ies) as security.	Shri Rajesh Pragjibhai Malaviya
	b) Constitution of unit/concern/person/body/authority offering the Property for creation of charge.	Individual
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Mortgagor
3.	Complete or full description of immovable Property/(ies) offered as security including the following details.	Flat No.C/1802, 12th Habitable Floor, + One Stilt Car Parking Space No.62, Bldg. Raheja Atlantis of Raheja Atlantis CHS Ltd., Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013.
	(a) Survey No.	C.S. No.1/269
	(b) Door/House No.(in case of house Property)	Flat No.C/1802, 12th Habitable Floor
	(c) Extent/area including Plinth/B-U Area in case of house Property	865 Sq. ft. B/U
	(d) Locations like name of Place, village, city, registration, sub-district etc. Boundaries.	Lower Parel Division, Tal. & Dist. - Mumbai City.
	a) Particulars of Documents scrutinized-serially and chronologically.	Documents Verified: Copies-Originals are kept with SBI



(a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.			
(b) Note : Only originals or certified extracts from the registering/land/revenue/other authorities be examined.			
Sr. No.	Date of Documents	Nature of Documents	Copies/ Originals
As per Ann.I			
5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar Office and compared with Documents made available by proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with TIR.)		Yes
6.	a) Whether records of registrar Office or revenue authorities relevant to Property in question are available for verification through any online portal or computer system?		Yes, 2002-2019-Partially
	b) If such online/computer records are available, whether any verification or cross checking are made and comments/findings in this regard.		Yes- Partially available
	c) Whether genuineness of stamp paper is possible to be got verified from any online portal and if so whether such verification was made?		Online Not Possible
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar Office?		Mumbai City
	b) Whether it is possible to have registration of documents in respect of the Property in question, at more than one Office of sub-registrar/district registrar/registrar-general. If so, please name all such Offices?		No
	c) Whether search has been made at all the Offices named at (b) above?		Not Applicable
	d) Whether the searches in the Offices of registering authorities and/or other records reveals registration of multiple title documents in respect of Property in question?		Not Applicable
8.	Chain of title, tracing the title from the oldest title deed to the latest title deed establishing title of the Property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. <u>In case of Property offered as security for loans of Rs.1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory (Separate Sheets may be used)</u>		As per Ann.II
	Nature of Title of intended Mortgagor over the		Full Ownership Rights



5. There are no prior Mortgage/Charges/Encumbrances whatsoever, as could be seen from Encumbrance Certificate from 01.01.1989 to 30.04.2019 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The Property is free from all Encumbrances subject to Charge/Mortgage with you/SBI
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by Mortgagor and the Bank (Delete, whichever is inapplicable).
7. ~~Minor/(s) and his/their interest in the Property/(ies) is to the extent of (Specify the share of Minor with Name). (Strike out if not applicable).~~
8. The Mortgage if created, will be available to the Bank for the Liability of the Borrowers: M/s.Hare Krishna Exports P. Ltd.
9. I certify that Shri Rajesh Pragjibhai Malaviya has/have an absolute, clear and Marketable title over the Schedule Flat/Property/(ies).I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable subject to Charge/Mortgage with you/SBI
10. In case of creation of Mortgage by Deposit of Title Deeds/Equitable Mortgage, We certify that the deposit of following title deeds/Documents would create a valid and enforceable Equitable Mortgage:
- Agreement for Sale dtd.12.09.2008, executed between K. Raheja Universal P. Ltd., as Owner and Mr. Pawan Kr Lohia, as Flat Purchaser, registered under Sr. No.BBE/5759/2008 dtd.12.09.2008, at office of Sub-Registrar office, Mumbai City-2
 - Sale Deed dtd.08.04.2013, executed between Shri Pawan Kr Lohia, as Transferor and Shri Rajesh Pragjibhai Malaviya, as Transferee, registered under Sr. No.BBE-1/2957/2013 dtd.08.04.2013, at office of Sub-Registrar, Mumbai City-1
 - Share Certificate
 - Latest Tax, Maint. Etc. Bills/Receipts
 - NOC of Society for Mortgage in your favour

SCHEDULE OF PROPERTY/IES

Flat No.C/1802, 12th Habitable Floor, Bldg. Raheja Atlantis of Raheja Atlantis CHS Ltd., Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013, situate at land bearing C.S. No.1/269 of Lower Parel Division, Tal.-Mumbai City, Dist.-Mumbai Suburbs.



3.44
5.57

SALE DEED

FLAT NO. 1802, & CAR PARKING SPACE
In

RAHEJA ATLANTIS

Plot bearing C.S. No. 1/269,
Lower Parel Division, Ganpatrao Kadam Marg,
Lower Parel, Mumbai-400 018

TRANSFEROR:
SHRI PAWAN KR. LOHIA

TRANSFEREES
SHRI RAJESH PRAGJIBHAI MALAVIYA

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SALE DEED

THIS SALE DEED made at Mumbai on this 08th day of April, 2013 between SHRI PAWAN KR LOHIA an adult, Indian Inhabitant residing at 2C Dower Road, 5th floor, Dower Garden, Kolkatta, West Bengal-700 019 & hereinafter referred to as the "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, administrators, successors and assigns) of the ONE PART, AND SHRI RAJESH PRAGJIBHAI MALAVIYA an adult, Indian inhabitant residing at 1701, 17th Floor Capital, Bandra Kurla Complex, Bandra (East), Mumbai-400 051 hereinafter referred to as the "TRANSFeree" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs,



[Handwritten signatures and initials]

executors, administrators, successors and assigns) of the
OTHER PART;

WHEREAS by an Agreement for Sale dated 12th September
2008 Shri Pawan KR Lohia (therein referred to as the "Flat
Purchaser") purchased and acquired from M/s. K. Raheja
Universal Ltd., (therein referred to as the "Owner"), the Flat
No. 1802, measuring about 865 sq.ft. built up area on the
12th habitable floor of "C-Wing" in "Raheja Atlantis"
constructed on Plot bearing C.S. No. 1/269, Lower Parel
Division, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400
018 incidental to purchase of the Flat the owner allotted one
Stilt Car Parking space No. 62 in _____ Parking level for
exclusive use by the Purchaser, (hereinafter the Flat and the
Stilt Car Parking collectively referred to as the said "Premises"
(more particularly described in the Schedule hereunder
written). The said Agreement dated 12/09/2008 has been
duly registered with Jt. Sub-Registrar of Assurances, Mumbai

बवई	City-1	under	Serial No. BBE-2-05759-2008 dated 12/9/2008.
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WHEREAS pursuant to said Agreement for Sale dated
12/09/2008 the Transferor paid full consideration for sale
and deposits as stated in the said Agreement for Sale. The
Transferor obtained occupation certificate and have put the
possession of said Premises.



WHEREAS several owners of the Premises in the said Raheja
Atlantis building have formed a Co-operative Society known as
Raheja Atlantis Co-operative Housing Society Limited

4

Signature

3. The Transferor and Transferee are assessed to Income Tax under following PAN Nos.:

SHRI PAWAN KR LOHIA

: AAXPL63/4R

SHRI RAJESH PRAGJIBHAI MALAVIYA : AHTPM2812G

SCHEDULE REFERRED TO HEREINABOVE

Fiat No. 1802 measuring about 865 sq.ft. built up area on the 12th habitable floor of "C-Wing" and Stilt car parking Space No. 52 level parking in "Raheja Atlantis" situated at Ganpatrao Kadam Marg, Lower Parel, Mumbai-400 018, Plot bearing C.S. No. 1/269, Lower Parel Division, Mumbai.

In witness whereof the Parties hereunto have signed in their respective hands the day and year first hereinabove written.

SIGNED AND DELIVERED by the
withinnamed "TRANSFEROR"
SHRI PAWAN KR LOHIA

in the presence of...

SIGNED AND DELIVERED by the
Withinnamed "TRANSFEEER"

SHRI RAJESH PRAGJIBHAI MALAVIYA

in the presence of...



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