

DBS Heritage House, Prescott Street, Fort, Mumbai - 400 001 Ph.: 9651070248, 9869852154, 9205353008

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

FILE NO.VIS (2021-22)-PL240-Q57- 219-263

DATED:29/07/2021

# VALUATION ASSESSMENT

OF

# RESIDENTIAL FLATS

SITUATED AT

2, 13TH HABITABLE FLOOR (19TH FLOOR), WING-C, RAHEJA GANPATRAO KADAM MARG, LOWER PAREL, MUMBAI, MAHARASHTRA-400018

# OWNER/S

IR. RAMESH POPATBHAI PATEL

- Corporate Valuers
- KRISHNA EXPORTS PRIVATE LIMITED
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- EPORT PREPARED FOR Techno Economic Viability Consultants (TEV)
  - DIAMOND BRANCH, BANDRA EAST, MUMBAI
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors
- oncern or escalation you may please contact Incident Manager @ Chartered Engineers ppreciate your feedback in order to improve our services.
- Industry/Trade Rehabilitation Consultants ble at www.rkassociates.org for reference.
- dback on the report within 15 days of its submission after which report ATE OFFICE: NPA Museument onsidered to be correct.
- Panel Valuer & Techno Economic Consultants for PSU Banks

D-39, 2nd floor, Sector 2, Noida-201301

Ph - +91-0120-4110117, 4324647, +91 · 9958632707

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

Other Offices at: Kolkata | Bengaluru | Dehradun | Ahmedabad | Lucknow | Shahjahanpur | Satellite & Shared Office: Moradabad | Meerut | Agra



# **VALUATION ASSESSMENT AS PER SBI FORMAT**

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

l.		NAME OF TAXABLE PARTY.	GENERAL	TEN LEW	No. of Street,	
1.	Pur	pose for which the valuation is made	For Releasing the A	ank		
2.	a)	Date of inspection	26-07-2021			
	b)	Date on which the valuation is made	29-07-2021			
3.	List	of documents produced for perusal	Documents	Documents	Documents	
			Requested	Provided	Reference No.	
			Total 04 documents	Total 03 documents	03	
			requested.	provided.		
			Copy of TIR	Copy of TIR	Date : 23/05/2019	
			Property Title document	Sale Deed	Date: 08/04/2013	
			Last paid Electricity Bill	Electricity Bill	Date : 09/11/2020	
			Last paid Municipla Tax receipt	None		
4.	Nar	me of the owner/s	Mr. Ramesh Popatbhai Patel			
	Add	dress and Phone no. of the owner/s	Flat No.1902, 13th Habitable Floor (19th Floor), Wing-C Raheja Atlantis, Ganpatrao Kadam Marg, Lower Parel Mumbai, Maharashtra-400018			
5.	Brie	ef description of the property	located at aforesaid 893 sq.ft. and below During our site su subject property is provided document	d address having ngs to Mr. Rames urvey, we have located on 19th flats it was mention of floor of the sub	for residential flat total built up area in Popatbhai Patel. observed that the loor however in the ed as 13 <sup>th</sup> Habitant oject tower is being	
			and the subject u company and in ve The subject proper Naka and in highly district of Maharash	nit is very well ry good condition ty is located 600 posh area of Lo ntra State.	m away from Worli wer Parel, Mumbai	
					ssessment & opinio indicative, estimate	

John P

Page Vof 31



				on site for which the us to conduct the Va attached with the re ownership or any consideration. It does than the valuation a us on site. Information Bank/ client has been	property found on as-is-where basing Bank/ customer has shown & asker aluation for which photographs is also also as a seport. No legal aspects in terms of other legal aspect is taken into esn't contain any due-diligence other assessment of the property shown to ion/ data/ documents given to us be nelied upon in good faith. This report	
				doesn't contain any	other recommendations of any sort.	
6.		ation of property				
		a) Plot No. / Survey No.			labitable Floor (19th Floor)	
	b)	Door No.		Raheja Atlantis		
	c)	T. S. No. / Village		Lower Parel		
	d)	Ward / Taluka		Lower Parel		
	e)	Mandal / District		Mumbai		
	f)	<li>f) Date of issue and validity of layout of approved map / plan</li>		Approved map not p	rovided.	
	g)	The state of the s		Approved map not p	rovided	
	h)	The state of the s		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.	Pos	stal address of the property	V	702 26		
8.	a)	City / Town		Lower Parel		
	b)	Residential Area		Yes		
	c)	Commercial Area		No		
	d)	Industrial Area		No		
9.	Cla	ssification of the area				
	a)	High / Middle / Poor		High		
	b)	Urban / Semi Urban / Ru	ıral	Urban Developed		
10.	100000000000000000000000000000000000000	ming under Corporati age Panchayat / Municipali		BMC		
11.	Gov	ether covered under any St vt. enactments (e.g. Urban ) or notified under age eduled area / cantonment a	and Ceiling ncy area /	NA		
12.	Boi	undaries of the property				
		Boundaries matched		Yes from the availab	ble documents	
		Directions	As per S	Sale Deed/TIR	Actual found at Site For Shop No. 1	
				d in the documents rided to us	Flat-1901	
				d in the documents vided to us	Wing-B	
		273223	prov	ed in the documents vided to us	Electric Duct	
		West		ed in the documents vided to us	Approach Road	

Page 2 of 31

#### M/S. HARI KRISHNA EXPORTS PRIVATE LIMITED



13.	Dimensions of the site		A	В
		As		Actuals
	North	Not mentione	ed in the documents	Not Applicable
	South	Not mentione	ed in the documents	Not Applicable
	East	Not mentione	ed in the documents	Not Applicable
	West	Not mentione	ed in the documents	Not Applicable
14.	Extent of the site		82.96 sq. mtr. / 893 sq.ft. (Built-Up-Area)	
14.1	Commercial Shop  5. Extent of the site considered for valuation (least of 13 A & 13 B)		18°59'54.3"N 72°49'18.8	"E
15.			82.96 sq. mtr. / 893 sq.ft	. (Built-Up-Area)
16.			Owner	
0.3000	If occupied by tenant, since	how long?	NA	
	Rent received per month.		NA	

II.		APA	RTMENT BUILDING	
1.	Nat	ure of the Apartment	Multistoried Building	
2.	Loc	ation		
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.	Des	scription of the locality	Residential	
5.	Year of Construction		Approx. 10-15 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.	Nur	mber of Dwelling units in the building	No information available	
9.		ality of Construction	Very Good	
10.	4	pearance of the Building	Very Good	
11.	and the second second	intenance of the Building	Very Good	
12.	Annual Contract Contract	cilities 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	

Ш			FLAT
1.	Th	e floor on which the Unit is situated	13th habitable floor (19th floor)
2.	Do	or No. of the Unit	1902
3.	Sp	ecifications 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

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	b)	Fittings	Internal/ Concealed lightening, Chandeliars	
	c)	Finishing	Designer textured walls	
4.	a) House Tax		No details provided to us	
	- 1569 	Assessment No.	No details provided to us	
	b)	Tax paid in the name of	No details provided to us	
	10000	Tax amount	No details provided to us	
5.	a)	Electricity Service Connection no.	Consumer No. 550-323-0055	
	b)	Meter Card is in the name of	C.A. No. 2211772	
	10000	ACTION AND TO SEAR THE SEARCH SERVICE STATE OF THE SEARCH SERVICE STATE OF THE SEARCH	Mr. Ramesh Popatbhai Patel	
6.	Ho	w is the maintenance of the Unit?	Very Good	
7.	Sale Deed executed in the name of		Mr. Ramesh Popatbhai Patel	
8.	What is the undivided area of land as per Sale Deed?		No such information mentioned in the provided documents	
9.	Wh	nat is the plinth area of the Unit?	Provided 82.96 sq. mtr. / 893 sq. ft (Built Up Area)	
10.	Wh	nat is the floor space index (app.)	No details provided to us	
11.	Wh	nat is the Built-up Area of the Unit?	82.96 sq. mtr. / 893 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.		t Owner-occupied or let out?	Owner	
15.	If r	ented, 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	· +x+ :			

٧	The state of the s	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.45,000/- 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	
0.80	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.2,01,99,930/-

Page 4 of 31



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				
	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.4,15,00,000/-			

VII	DET	LUATION	Section States			
Sr. No.	Description	Description Qty. Rate per u	Rate per unit Rs.	nit Estimated Value Rs.		
1.	Present value of the Unit (incl. car parking, if provided)			Rs.4,15,00,000/-		
2.	Wardrobes					
3.	Showcases	The compo	ty available in the market			
4.	Kitchen Arrangements	and according to which this property has been val-				
5.	Superfine Finish	inherently	inclusive of all these co	imponents and these are		
6.	Interior Decorations			valuation is done on		
7.	Electricity deposits/ electrical fittings, etc.,	comparable market rate approach and hence these is cannot be valued separately to arrive at the market value.				
8.	Extra collapsible gates / grill works etc.,	of the property.				
9.	Potential value, if any					
10.	Others					
11.	Total	01		Rs.4,15,00,000/-		

VII.	VALUATION ASSESSMENT							
A.		ASSESS	ASSESSMENT FACTORS					
i,	Valuation Type	Built-up unit value seperate dwelling	(sold-purchased as unit)	a Residentia	al 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	Curre	nt Use	Highest &	Best Use			
	The state of the s	Resid	lential	Resid	ential			
iv.	Legality Aspect Factor							
٧.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio			
		Not Applicable	Not Applicable	Not Applicable	Not Applicable			

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Page 5 of 31

## M/S. HARI KRISHNA EXPORTS PRIVATE LIMITED



vi.	Property location category factor	City Categorization	Locality Categorization		Property location classification	Floor Level
		Metro City	Exc	ellent	Near to Market	Above 10th
		Urban developed		n urban ped area	Good location within locality	Floor
		Property Facing	North F	acing		
vii.	Any New Development in surrounding area	None	110/0/1	Jonig		
viii.	Any specific advantage/ drawback in the property	NA				
ix.	Property overall usability Factor	Very good				
Χ.	Comment on Property Salebility Outlook	Easily sellable				
xi.	Comment on Demand & Supply in the Market	Good demand of s		GENERAL ELECTRICAL EL	and college and a	
xii.	Any other aspect which has relevance on the value or marketability of the property	different circumstal operational shop/ hotel/ factory sold directly by an other it will fetch be financer due to enfinancing, Lender/ while financing.  This Valuation reposituation on the day value of any asset in the country. In financing change or myicinity conditions change due to import prospects of the profile should take into	same ass ances & notel/ fact vit will hat owner in to teter value neumbrant FI shoul ort is preporte of the varies we uture propagation of the may go we may go act of Goo operty may consider	situations. ory will feto ve conside he open ma and if the ce on it, we d take into ared based survey. It th time & s perty marke orse, prope down or be vt. policies ay change, ation all su	ty can fetch differe For eg. Valuation th better value and i rable lower value. S arket through free mi same asset/ proper vill fetch lower value to consideration all s to the facts of the p is a well-known fact to a we	n of a running/ n case of closed imilarly an asset arket transaction ty is sold by any e. Hence before such future risks roperty & market ditions prevailing perty conditions differ, property enty market may conomy, usability nancing, Banker/ inancing.
XIII.	Sale transaction method assumed	survey each acted	knowledg	geably, pru	wherein the parties dently and without a	ny compulsion.
XIV.	Best Sale procedure to realize maximum Value	survey each acted knowledgeably, prudently and without any of		ny compulsion.		
XV.	Methodology/ Basis of Valuation	Maharashtra Market Value: Ma Valuation of the as	rket Com set is don pased on efinitions	parable Sa ne as found the Valuation prescribed	on as-is-where bas on best practices, sta by various organiza	is. andard operating

Page 6 of 31



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

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Page 7 of 31



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<sup>\*</sup> 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.

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Page 8 of 31

M/S. HARI KRISHNA EXPORTS PRIVATE LIMITED



t/ property, cost, price & value remai ent usage & meaning.
eal Estate
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Consultant
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el
/- to Rs.50,000/- per sq.ft.
7- to Na.50,0007- per sq.n.
cussion with consultant we came t
know that the rates are depend upon the size view and floor on which flat is available but rate
prescribed range.
nek
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Consultant
40
antis
/- to Rs.50,000/- per sq.ft.
34 37
cussion with Consultant we came
at he has a flat in same building.
to know its authenticity. in the highly posh society of Mumbal
Road and demand of the property is survey & verbal communication with ation for the flats in Raheja Atlantis. Persation with local persons & localing information: -  a Atlantis will depend upon the size, this society is varying in between the saciety is varying in between a sq.ft.  and is Rs.2,43,490/- per sq.mtr.  abitable floor (19th floor) in Raheja abitable floor (19th floor) in Raheja at the subject property.  The on 13th habitable floor (19th floor) is the consideration all these factors like the word the flat, market condition, we rate range for such a flat can be
i



the valuation purpose we have adopted Rs.46,000/- per sq.ft. which appears to be reasonable in our view.

	VALUATION CALCULATION				
a.					
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& assessmen factors of the property)
		NA	NA		NA
	Total Land Value (a)		NA		
_			NA NA	it vertice	
		Structure Type	Built-Up un Construct categor	tion	Age Factor
II.	Built-up Dwelling Unit Value	RCC load bearing structure on pillar beam column and 9" brick walls	Class A const	truction	Construction older than 15 years and above
		Rate range	Rate adop	Rate adopted	Built-up Area
		Rs.2,43,490/- per sq.mtr.	Rs.2,43,490/- mtr.	per sq.	82.96 sq. mtr. / 893 sq ft.
	Total Built-up Dwelling Unit	82.96	sq.mtr. X Rs.2,4	43,490/- per sq. mtr.	
	Value (b)		Rs.2,01,99	9,930/-	
400		Rs.2,01,99,930/- (Built-up Unit Value)			
III.	TOTAL GUIDELINE/ CIRCLE RATE VALUE: (a+b)				
iii. b.	RATE VALUE: (a+b)	STIMATED PROSPEC	CTIVE FAIR M	ARKET	VALUE
	RATE VALUE: (a+b)			ARKET Rates	VALUE Rate adopted
b.	INDICATIVE ES  Land Value (Not considered since this is a built-up unit	Total Land Area considered as per documents/ site survey	Prevailing Range	ARKET Rates	VALUE  Rate adopted (considering all characteristics assessment factors of the
b.	INDICATIVE ES  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 F Range	ARKET Rates	VALUE  Rate adopted (considering all characteristics8 assessment factors of the property)
b.	INDICATIVE ES  Land Value (Not considered since this is a built-up unit	Total Land Area considered as per documents/ site survey (whichever is less)	Prevailing F Range	ARKET	VALUE  Rate adopted (considering all characteristics8 assessment factors of the property)
b.	INDICATIVE ES  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 I Range NA NA Built-Up un	ARKET Rates iit value	VALUE  Rate adopted (considering all characteristics assessment factors of the property)  NA
b.	INDICATIVE ES  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 I Range NA NA NA Built-Up un	ARKET Rates iit value tion ry	VALUE  Rate adopted (considering all characteristics assessment factors of the property)  NA
b.	INDICATIVE ES  Land Value (Not considered since this is a built-up unit valuation)  Total Land Value (a)	Total Land Area considered as per documents/ site survey (whichever is less)  NA  Structure Type  RCC load bearing structure on pillar beam column and 9"	NA NA Built-Up un Construct categor Class A const	ARKET Rates iit value tion ry	VALUE  Rate adopted (considering all characteristics assessment factors of the property)  NA  Structure Condition
b.	INDICATIVE ES  Land Value (Not considered since this is a built-up unit valuation)  Total Land Value (a)	Total Land Area considered as per documents/ site survey (whichever is less)  NA  Structure Type  RCC load bearing structure on pillar beam column and 9" brick walls	NA NA Built-Up un Construct categor Class A const (Very God	ARKET Rates iit value tion y truction od)	VALUE  Rate adopted (considering all characteristics assessment factors of the property)  NA  Structure Condition  Very Good

Page 10 of 31

M/S. HARI KRISHNA EXPORTS PRIVATE LIMITED



		Rs.45,000/- per sq.ft.		Rs.46,000/- per sq.ft.
	Total Built up Dwalling Unit	Rs.50,000/- per sq.ft.		2000/ per se #
	Total Built-up Dwelling Unit Value Value (b)	093 SQ.		6,000/- per sq.ft.
III.		FAL VALUE: (ashies die)	Rs.4,10,7	
		TAL VALUE: (a+b+c+d+e)		The state of the s
iv.	Additional Premium if any Details/ Justification For interior and decoration		Rs. 4,4	16,500/-
v.	Deductions charged if any Details/ Justification			
vi.	TOTAL INDICATIVE ESTIMAT	TED PROSPECTIVE FAIR KET VALUE*: (vi+vii+viii)	Rs.4,15,2	24,500/-
vii.		ROUND OFF	Rs.4,15,0	00,000/-
viii.		IN WORDS	Rupees	Four Crore Fifteen Lakhs Only.
ix.	EXPECTED REALIZABLE/ FETC	H VALUE^ (@ ~15% less)	Rs.3,52,7	75,000/-
x.	EXPECTED FORCED/ DIS	TRESS SALE VALUE* (@ ~25% less)	Rs.3,11,2	25,000/-
xi.	VALUE FOR THE	E INSURANCE PURPOSE		
xii.	Justification for more than 20% difference in Market & Circle Rate	theoretical internal policy a practical market dynamic Assessment Factors	nd Market s which	strict administration as per their own rates are adopted based on current is explained clearly in Valuation
xiii.	Concluding comments & Disclosures if any	we observed that the profloor of the tower is being used for residential purp 2. The Fair Market Value Market Conditions.  3. However, presently the purp due to Covid Pandemic market research, the detendent the transactions are negted to be very cautious in the averse to lock up their at like property. A potential property only if he gets the rates prevailing before in this Report has been at 1. This Valuation report is information which interest us out of the standard further based on our information provided to have assumed that it is 5. Legal aspects for eg.	operty is act used commose. arrived at in property many disruption. In their expension are ally good and opted bas prepared be sted organic checklist coassumption of us has be true and collinvestigate, verifications.	tion of title, ownership rights, lien ion of documents from originals, etc

Page 11 of 31

M/S. HARI KRISHNA EXPORTS PRIVATE LIMITED



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

FILE NO.: RKA/FY21-22/PL 240-Q57-219-263

Page 12 of 31

M/S. HARI KRISHNA EXPORTS PRIVATE LIMITED



	D	ECLARATION BY VALUER FIRM		
i.	above property in the prevailing con <u>Crore Fifteen Lakh only</u> ). The Realiz <u>Crore Fifty Two Lakh Seventy Five</u>	dition value value Thou (Rupee venty Fi	my considered opinion that the present with aforesaid specifications is Rs.4,15, alue of the above property is Rs.3,52,7 (sand Only). The book value of the above property is Rs.3,52,7 (sand Only) and the distress value Thousand Only).  K. Associates Valuers & Techno Engine	00,000/- (Rupees Four 5,000/- (Rupees Three above property as of lue Rs.3,11,25,000/-
	company		- 39, 2nd floor, Sector- 2, Noida	
iii.	Enclosed Documents	S.No	Documents	No. of Pages
		i.	General Details	02
		ii.	Screenshot of the price trend references of the similar related properties available on public domain	01
		iii.	Google Map	01
		iv.	Photographs	07
		V.	Copy of Circle Rate	01
		vi.	Survey Summary Sheet	02
		vii.	Valuer's Remark	02
		viii.	Copy of relevant papers from the property documents referred in the Valuation	05
iv.	Total Number of Pages in the Report with Enclosures	32		
V.	Engineering Team worked on the report	SURV	YEYED BY: AE Shreyas Shetty	
	PR		PARED BY: AE Aditya	Adityo
		REVIEWED BY: HOD Valuations		

	DECLARATION BY BANK
1.	The undersigned has inspected the property detailed in the Valuation Report datedon  We are satisfied that the fair and reasonable market value of the property is Rs(Rsonly).
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: None
ii.	Is property SARFAESI compliant: Yes,
III.	Whether property belongs to social infrastructure like hospital, school, old age home etc.:No
iv.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged: Yes, mortgaged with the bank.
V.	Details of last two transactions in the locality/area to be provided, if available: Information couldn't be found.
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.
	<ol> <li>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.</li> </ol>
	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.

<u>COPYRIGHT FORMAT</u> - 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 / Fls 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.

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# 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...

Simplease Operating Since: 2012

Agent

View Agent Profile

Contact Agent

Get Phone No.

Save

Share Feedback

6500+ Buyers Served

# 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

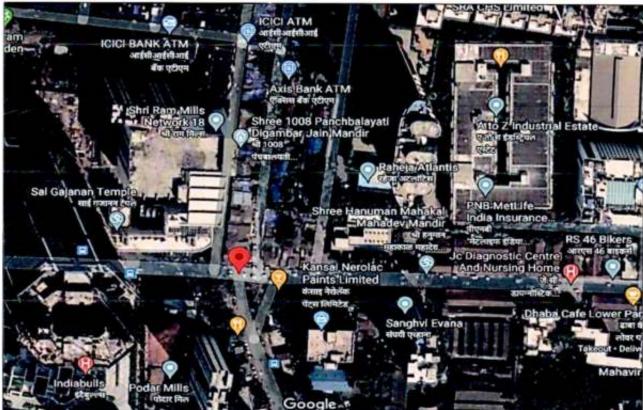
Builtup Area: 1185.00 sq.ft at ₹43K per sq.ft

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# **ENCLOSURE: III - GOOGLE MAP LOCATION**









# ENCLOSURE: IV - PHOTOGRAPHS OF THE PROPERTY





FILE NO.: RKA/FY21-22/PL 240-Q57-219-263

Valuation TOR is available at www.rkassociates.org

M/S. HARI KRISHNA EXPORTS PRIVATE LIMITED



Page 18 of 31







Valuation TOR is available at www.rkassociates.org

M/S. HARI KRISHNA EXPORTS PRIVATE LIMITED







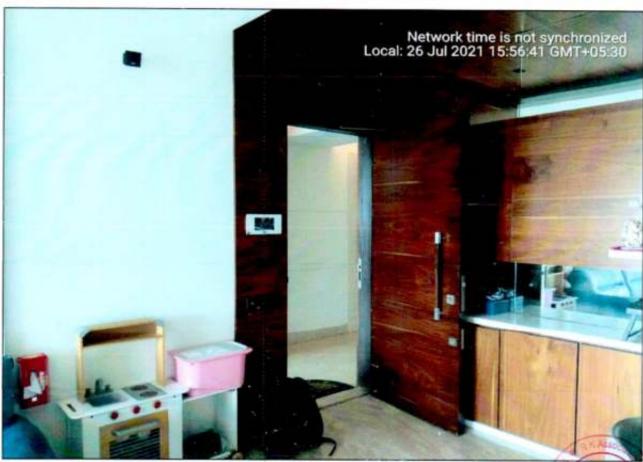


Page 19 of 31

M/S. HARI KRISHNA EXPORTS PRIVATE LIMITED



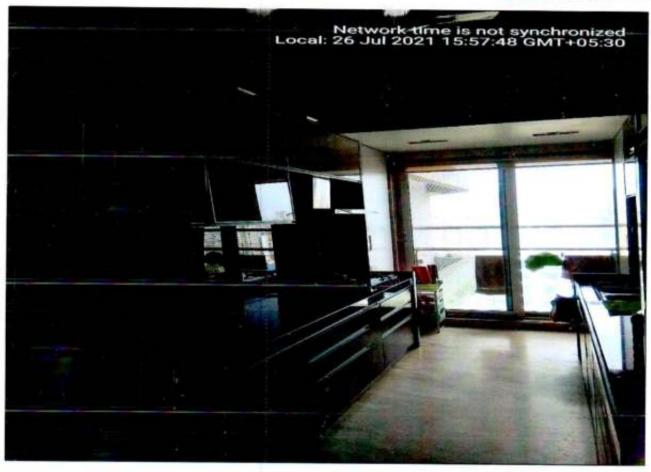




FILE NO.: RKA/FY21-22/PL 240-Q57-219-263

Valuation TOR is available at www.rkassociates.org





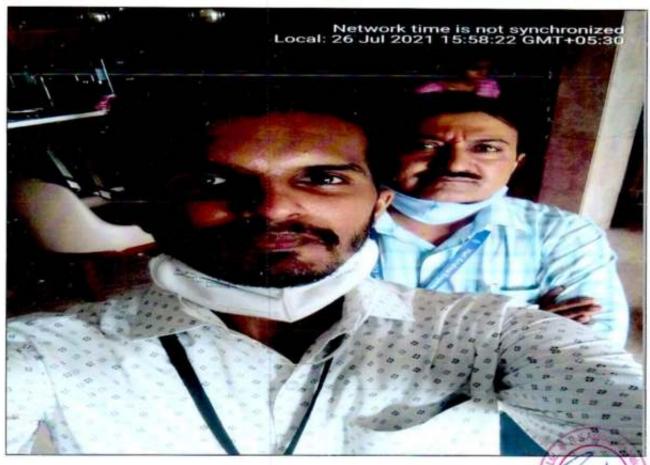




Page 21 of 31



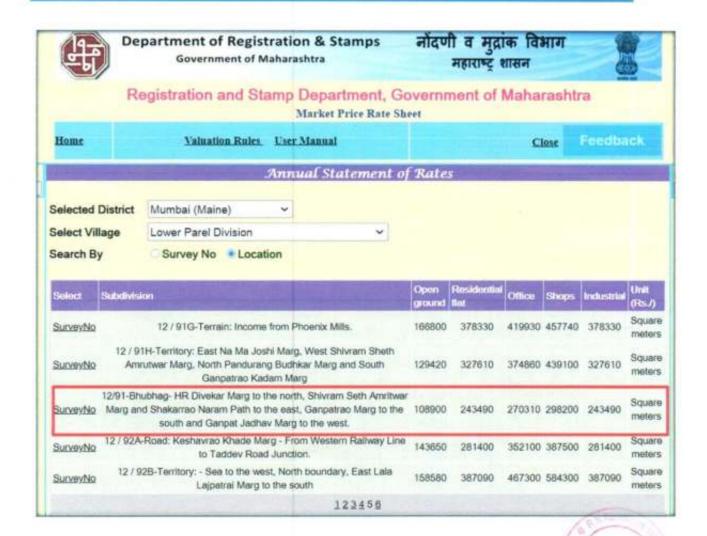




Page 22 of 31



#### ENCLOSURE: V- COPY OF CIRCLE RATE



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#### 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.
- We have not been found guilty of misconduct in professional capacity.
- 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;
- We are not an undischarged insolvent.
- 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.
- 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
- Our PAN Card number/ GST number as applicable is AAHCR0845G/ 09AAHCR0845G1ZP
- 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.
- 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.

Page 24 of 3

#### M/S. HARI KRISHNA EXPORTS PRIVATE LIMITED



- 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).
- 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	Flat No.1902, 13th H Wing-C, Raheja Atla Marg, Lower Parel,	operty located at address: abitable Floor (19 <sup>th</sup> floor), antis, Ganpatrao Kadam Mumbai, Maharashtra- puilt-up area as 82.96 sq.
2.	Purpose of valuation and appointing authority	Please refer to Page I	No.01 of the Report.
3.	Identity of the Valuer and any other experts involved in the valuation	Survey Analyst: Er. S Engineering Analyst Valuer/ Reviewer: HO	: Er Aditya
4.	Disclosure of valuer interest or conflict, if any	No relationship with the conflict of interest.	ne borrower or any kind of
5.	Date of appointment, valuation date and date of report	Date of Appointment:	26/7/2021
	5-1-0-0-4 to 4 = 5-0-4 (-95.1)(2)	Date of Survey:	26/7/2021
		Valuation Date:	29/7/2021
		Date of Report:	29/7/2021
6.	Inspections and/or investigations undertaken	Shreyas Shetty bearing on 26/7/2021. Pro	ed Survey Engineer Er. ng knowledge of that area perty was shown and epresentative Mr. Jaysukh 464).
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 S	ales approach
9.	Restrictions on use of the report, if any	Asset Condition & S market. We recom- indicative & estimated	Purpose/ Date/ Market & Situation prevailing in the mend not to refer the d prospective Value of the port if any of these points

Page 25 of 31



		are different from the one mentioned aforesaid in the Report.  This report has been prepared for the purposes stated in the report and should not be relied.
		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.
		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.
		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.
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.)

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Page 26 of 31



#### ANNEXURE: VII- MODEL CODE OF CONDUCT FOR VALUERS

# Integrity and Fairness

- 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.
- A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
- A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
- A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- A valuer shall keep public interest foremost while delivering his services.

# Professional Competence and Due Care

- A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
- A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
- 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

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Page 27 of 31

#### M/S. HARI KRISHNA EXPORTS PRIVATE LIMITED



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.

Page 28 of 31



- 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 Value	ers & Techno Engg. Consultants (P) Ltd.
Address of the Valuer: D-39, Sector-2, No	ida-201301
Date: 29/7/2021	/
Place: Noida	



## **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 8 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 financer 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.

#### M/S. HARI KRISHNA EXPORTS PRIVATE LIMITED



Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ 12. guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable 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. 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. Our Data retention policy is of ONE YEAR. After this period we remove all the concerned records related to the 20. assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data. This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K. 21. 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

R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of

into notice of R.K. Associates management so that corrective measures can be taken instantly.

this report is found altered with pen then this report will automatically become null & void.

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# SALE DEED

THIS SALE DEED made at Mumbai on this 0 2 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-700 019 010 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, executors, administrators, successors and assigns of the ONE PART; AND SHRI RAMESH POPATEHAI PATEL, an adult, Indian inhabitant residing at 1701, 17th Ploor, 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, 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. 1902, measuring about 893 sq.ft, built up area on the 13th habitable floor of "C-Wing" in "Raheja Atlantis" constructed on Plot bearing C.S. No. 1/269, Lower Parel Division, Ganpatras Kadam Marg, Lower Parci, Mumbai-400 018 incidental to purchase of the Flat the owner allotted one Stilt Car Parking space No. 63 in 3rd 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, Mumbei City-1, under serial No. BBE-2-05765-2008 dated 12/9/2008.

WHEREAS part to said Agreement for Sale dated 12/08/2808 the Crunsferor paid full consideration for sale and deposits as stand in the said Agreement for Sale. The Builders obtained coupation certificate and have put the Translators in possession of said Premises.

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

SHRI PAWAN KR LOHIA

: ARXPLO314R

SHRI RAMESE POPATBHAI PATEL : APSPPG185E

# SCHEDULE REFERRED TO HEREINABOVE

Flat No. 1902 measuring about 893 sq.ft. built up area on the 13th habitable floor of "C-Wing" and Stilt car parking Space No. 63 on 3rd level parking in "Raheja Atlantis" situated at Ganpatrec Kadam Marg, Lower Parel, Mumbai-400 018, Plot bearing C.S. No. 1/259, Lower Parel Division, Mumbal.

In witness whereof the Parties hereunto have set 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 .... Af Jan

SIGNED AND DELIVERED by the

in the presence of AAAAA

SHRI RAMESH POPATBHAI PATEL







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# (NANDKUMAR P. MERANI, B.COM., LL.B., CAHB)

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/ > 0 8

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	<ul> <li>a) Name of Branch/Business Unit/Office seeking opinion.</li> </ul>	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.
2.	<ul> <li>a)Name of unit/concern company/person offering Property/(ics) as security.</li> </ul>	Shri Ramesh Popatbhai Patel
	unit/concern/person/body/authority offering the Property for creation of charge.	
	<ul> <li>c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)</li> </ul>	Mortgagor
3.	Complete or full description of immovable Property/(ies) offered as security including the following details.	Flat No.C/1902, 13 <sup>th</sup> Habitable Floor, + One Stilt Car Parking Space No.63 in 3 <sup>rd</sup> Parking level, Bldg. Raheja Atlantis of Raheja Atlantis CHS Ltd., Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013.
COM	(a) Survey No.	C.S. No.1/269
	(b) Door/House No.(in case of house Property)	Floor
OF SERVICE SER	(c) Extent/area including Plinth/B-U Area in case of house Property	
IRTS A	(d) Locations like name of Place, village,	VillLower Parel, TalMumbai
13/	city, registration, sub-district etc. Boundaries.	City Diet Marshai Colomb

- 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
- 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).
- 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 applieable).
- The Mortgage if created, will be available to the Bank for the Liability of the Borrowers: M/s. Hare Krishna Exports P. Ltd.
- I certify that Shri Ramesh Popatbhai Patel 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 <u>subject to Charge/Mortgage with you/SBI</u>
- 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/5765/2008 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 Ramesh Popatbhai Patel, as Transferoe, registered under Sr. No.BBE-1/2958/2013 dtd.08.04.2013, at office of Sub-Registrar, Mumbai City-1
  - iii. Share Certificate
  - iv. Latest Tax, Maint. Etc. Bills/Receipts
  - v. NOC of Society for Mortgage in your favour

### SCHEDULE OF PROPERTY/IES

Flat No.C/1902, 13th 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 Vill.-Lower Parel, Tal.-Mumbai City, Dist.-Mumbai Suburbs.

