

REPORT FORMAT: V-L1 (Basic) | Version: 5.0_2017

FILE NO. RKA/FY17-18/MUM-59

DATED: 14/03/2018

VALUATION REPORT

OF

COMMERCIAL OFFICE UNIT

SITUATED AT

**OFFICE NO. 1108, 11th FLOOR, PANCHRATNA CO-OPERATIVE HOUSING SOCIETY
LTD, MAMA PARMANAND MARG, GIRGAON, OPERA HOUSE, MUMBAI-400004**

OWNER/S

M/S. CHOICE DIAMOND

A/C: M/S. CHOICE DIAMOND



REPORT PREPARED FOR

STATE BANK OF INDIA, DIAMOND BRANCH, BKC, MUMBAI

*****Important - In case of any query/ issue/ concern or escalation you may please contact Incident Manager @
valuers@rkassociates.org. We will appreciate your feedback in order to improve our service.***

***NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which
report will be considered to be correct.***

VALUATION REPORT

M/S. CHOICE DIAMOND

GENERAL DETAILS			
1.	Report prepared for	Bank	
2.	Name & Address of Organization	State Bank of India, Diamond Branch, BKC, Mumbai	
3.	Name of Borrower	M/s. Choice Diamond	
4.	Credit Analyst	Mrs. Rashmi	
5.	Type of Loan	Buisness Loan	
6.	Report Format	V-L1 (Basic) Version: 5.0_2017	
7.	Date of Valuation	14 March 2018	
8.	Date of Survey	22 February 2018	
9.	Type of the Property	Commercial Office	
10.	Type of Valuation	Commercial Office value	
11.	Report Type	Plain Asset Valuation	
12.	Surveyed in presence of	Owner's representative	Mr. Anant +91-9870704235
13.	Purpose of Valuation	Periodic Re-valuation	
14.	Scope of the Report	Non Binding Opinion on General Prospective Valuation Assessment of the Property identified by Property owner or through its representative	
15.	Out-of-Scope of the Report	a. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. b. Legal aspects of the property. c. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d. Getting cizra map or coordination with revenue officers for site identification. e. Measurement of the property as a whole. f. Measurement is only limited upto sample measurement. g. Drawing Map & design of the property.	
16.	Documents provided for perusal	Documents Requested	Documents Provided Documents Reference No.
		Total 02 documents requested.	Total 01 documents provided. Documents Reference No. 03
		Property Title document	Sale Deed Dated: 13.02.2005
		Approved Map	None -----
		None	None ---
		None	None ---
17.	Identification of the property	<input type="checkbox"/> Cross checked from boundaries of the property mentioned in the deed <input checked="" type="checkbox"/> Done from name plate displayed on the property <input checked="" type="checkbox"/> Identified by the owner/ owner representative <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done	
18.	Enclosures	I. Valuation Report as per SBI Format Annexure-1 II. R.K Associates Important Notes III. Valuer's Remark - Page No.9 IV. Screenshot of the Price trend references of the similar related properties available on public domain - Page No.11 V. Google Map – Page No.12 VI. Photographs – Pages 03 VII. Copy of Circle Rate – Page No. 13 VIII. Survey Summary Sheet – Pages 04 IX. Copy of relevant papers from the property documents referred in the Valuation – Pages 02	

VALUATION REPORT AS PER SBI FORMAT – ANNEXURE 1

Name & Address of Branch:	State Bank Of India, Diamond Branch, Mumbai
Name of Customer (s)/ Borrower Unit	M/s. Choice Diamond

1.	Customer Details				
i.	Name of owners	M/s. Choice Diamond			
ii.	Application No.	NA			
2.	Property Details				
i.	Address	Office No. 1108, 11 th Floor, Panchratna Co-operative Housing Society Ltd, Mama Parmanand Marg, Girgaon, Opera House, Mumbai-400004			
ii.	Nearby Landmark	Near- Opera House & Roxy Cinema			
iii.	Google Map	Enclosed with the Report Coordinates or URL: 18°57'17.2"N 72°48'59.1"E			
iv.	Independent access to the property	Clear independent access is available			
v.	Type of ownership	Partnership Firm Owned			
vi.	Constitution of the Property	Free Hold			
vii.	Is the property merged or colluded with any other property	No, its an independent singly bounded property -----			
3.	Document Details	Status	Name of Approving Auth.	Approval No.	
i.	Layout Plan	Available	BMMC	----	
ii.	Building plan	Available	BMMC	----	
iii.	Construction Permission	Available	BMMC	---	
	Note	Since this is co-operative Housing society and being used for office purpose as per title deed so we assume that all the approvals & NOC's are in place for aforesaid office unit. However no copy of these documents given to us at the time of Valuation.			
iv.	Legal Documents	None	Sale Deed	None	None
4.	Physical Details of the Property				
i.	Adjoining Properties	North	South	East	West
		Office No. 1101 & Lift	Open space	Stair Case	Office No. 1107
ii.	Are Boundaries matched	No, Since no boundaries are given in the documents			
iii.	Plot demarcation	Yes			
iv.	Approved land Use	Commercial as per property documents			
v.	Type of Property	Commercial Offices		G+25 Floors	
vi.	No. of bed rooms	Living/ Dining area	Toilets	Kitchen	Other rooms
	NA	NA	NA	NA	01(Office Hall)
vii.	Total no. of floors of the property	Multistory Commercial Building (G+25 Floors)			
viii.	Floor on which the property is located	11 th Floor			
ix.	Approx. age of the property	Approx. 45 years			
x.	Residual age of the property	Approx 30- 35 years			
xi.	Type of structure	RCC framed structure			
xii.	Condition of the Structure	Good			
5.	Tenure/ Occupancy/ Possession Details				
i.	Property presently possessed/ occupied by	Legal Owner			
ii.	Status of Tenure	NA			
iii.	No. of years of occupancy	NA			
iv.	Relationship of tenant or owner	NA			
6.	Stage of Construction		Constructed property in use		
	If under construction then extent of completion		--		
7.	Violation in the property				

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	a. Violation if any observed	b. Nature and extent of violation	c. Any other negativity or defect in the property
	No	NA	No

8.	AREA DETAILS OF THE PROPERTY		
i.	Land area (as per documents/ site survey, whichever is less) (Not considered since this is a Built-up Dwelling Unit Valuation)		
	Area as per documents	Area as per site survey	Area considered for Valuation
	NA	NA	NA
	Area adopted on the basis of	NA	
	Remarks & Observations	NA	
ii.	Constructed Carpet Area (As per IS 3861-1966)		
	Area as per documents	Area as per site survey	Area considered for Valuation
	879 sq. ft. (81.66 sq. mtr.)	NA	879 sq. ft. (81.66 sq. mtr.)
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out	
	Remarks & Observations	NA	

9.	VALUATION ASSESSMENT				
A.	ASSESSMENT FACTORS				
i.	Valuation Type	Built-up unit value (sold-purchased as a seperate dwelling unit		Commercial Office 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	Commercial			
iv.	Legality Aspect Factor (Refer clauses 2 & 4 of Part-E)	Positive as per documents produced to us.			
v.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Not Applicable	Not Applicable	Not Applicable	Normal frontage
vi.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Metro City	Good	Near to Highway	11 th Floor
		Urban	Property within Commercial Locality	Ordinary location within the locality	
				NA	
		Property Facing	North Facing		
vii.	New Development in surrounding area	No new development		None	
viii.	Property overall usability Factor	Good			
ix.	Comment on Property Salability Outlook	High end expensive property, less buyers will be available.			
x.	Comment on Demand & Supply in the Market	Due to market conditions demand is low in the market			
xi.	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.			
xii.	Methodology/ Basis of Valuation	Govt. Guideline Value: Department of Registration and Stamp, Government of Maharashtra			
		Market Value: Comparable Market Sales approach			
		For knowing comparable market sales, significant local enquiries has been made representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been taken judiciously seeing the market scenario.			
xiii.	References on prevailing market Rate/ Price trend of the property and Details of	1.	Name:- Rajan Lanke Contact No.: -8369866315 Rs. 40,000/- to Rs. 45,000/-	According to the local dealer, the sale purchase in this society is on the carpet area. Moreover this society is very famous that's why the rates	

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	the sources from where the information is gathered (from property search sites & local information)		per sq. ft. for carpet area.	are high. According to the dealer, the rates also depend on the Facing of the flat. If the flat is sea view, the rate is higher than other view units.
		2.	Name- Mr. Mr. Ashok (Local property dealer) Contact No.-09820777676 Rate Range- Rs. 40,000/- to Rs. 45,000/-per sq. ft.	As per the dealers rates are ranging between Rs.40,000/- to Rs.45,000/- psf in this society for the units other than sea view and around Rs.50,000/- to Rs.55,000/- for the units facing sea view. Dealer has also emailed us the prospective available units for sale with asking price of the owner, screenshot of which is pasted below for reference:
			 <p>ashok turakhia <aturakhia@hotmail.com> to me</p> <p>Sir,</p> <p>In Panchratna I can offer to you</p> <p>Above Floor 20 1180 Carpet, Owner Asking 55000psf, Parking 1, Sea View Market Rate : Around 45000/50000psf</p> <p>Between Floor 10/15 and Above Floor 20 750 Carpet, Owner Asking 55000psf, Parking 1, Sea View Market Rate : Around 45000psf</p> <p>Back Side Between 10-15 Floor 750 Carpet, Owner Asking 45000psf, Parking 1 Market Rate : Around 40000/45000psf</p> <p>All are negotiable prices. We can always give our offer to owner.</p>	
xiv.	Adopted rates Justification		<p>According to the trade circles, a number of office spaces may have shifted by now from the Opera House area to the Bharat Diamond Bourse. This implies that a number of offices located in the Opera House area, are yet to come up for sale. On the other hand, there is at present, a lull in demand for office-space in the Opera House area.</p> <p>As per the verbal conversation with the local dealers during the site survey, the rates of these type of flats depend upon the floor it is situated, facing of the flat and the society in which it is located.</p> <p>As per the discussions with the local dealers and information gathered from public domain, it was found that the general rates of the flats are ranging from Rs. 40,000/- to Rs.45,000/- per sq ft. for the flats which are not sea facing and Rs.50,000/- to Rs.55,000/- per sq. ft. for the flats which are sea facing in this particular society.</p> <p>This is a non-sea facing flat for which the Valuation is done. Hence, taking all these factors into consideration, we are of the opinion that Rs.41,000/- per sq. ft. will be ideal for this type of transaction.</p>	

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		

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		Structure Type	Construction category	Age Factor
		RCC framed structure	Good	Construction older than 15 years and above
		Rate range	Rate adopted	Carpet Area
		Rs.3,85,100/- per sq. mtr	Rs.3,85,100/- per sq. mtr	879 sq. ft. (81.66 sq. mtr.)
	Total Built-up Dwelling Unit Value (b)	81.66 sq. mtr. X Rs. 3,85,100/- per sq. mtr.		
		Rs. 3,14,47,266/-		
iii.	TOTAL GUIDELINE/ CIRCLE RATE VALUE: (a+b)	Rs. 3,14,47,266/-		
b.	PROSPECTIVE FAIR MARKET VALUE			
i.	Land Value	Total Land Area considered as per documents/ site survey <i>(whichever is less)</i>	Prevailing Rates Range	Rates adopted ^{7, 9, 10} (considering all characteristics 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 framed structure	Good	Construction older than 15 years and above
		Rate range	Rate adopted ^{7, 8 & 10}	Carpet Area
		Rs. 40,000/- to Rs. 45,000/- per sq. ft.	Rs. 41,000/- per sq. ft.	879 sq. ft. (81.66 sq. mtr.)
	Total Built-up Dwelling Unit Value (b)	879 sq. ft. X Rs. 41,000/- per sq. ft.		
		Rs. 3,60,39,000/-		
iii.	Add extra for Architectural aesthetic developments, improvements (c) <i>(add lump sum cost)</i>		NA	
iv.	Add extra for fittings & fixtures (d) <i>(doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)</i>		NA	
v.	Add extra for services (e) <i>(water, electricity, sewerage, main gate, boundary, lift, etc.)</i>		NA	
vi.	TOTAL PROSPECTIVE FAIR MARKET VALUE¹⁵: (a+b+c+d+e)		Rs. 3,60,39,000/-	
vii.	Rounded Off		Rs. 3,60,00,000/-	
viii.	EXPECTED REALIZABLE VALUE¹⁶ (@ ~15% less)		Rs. 3,06,00,000/-	
ix.	EXPECTED FORCED/ DISTRESS SALE VALUE¹⁷ (@ ~25% less)		Rs. 2,70,00,000/-	
x.	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		
xi.	Concluding comments if any	As per the scope of the Report, Value assessment is subject to Assumption/ Remarks, R.K Associates Important Notes and Valuer's Remarks & other enclosed documents with the Report which will remain integral part & parcel of the report. This report will automatically become invalid without any of these documents.		

10.	ASSUMPTIONS/ REMARKS
i.	Qualification in TIR/Mitigation Suggested, if any: NA
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: Mortgaged
v.	Details of last two transactions in the locality/area to be provided, if available: Recent transactions details taken place in the nearby location is attached with the report. However exact reference of these transactions can't be adopted as the Fair Market Value of the subject Valuation since Market information is varying from these transaction details came to our knowledge. These recorded transactions can't be plainly referred as we are not aware of the condition, specific location and other factors of the properties mentioned in the transaction details or if these transactions have actually happened as a free market transaction or due to any compulsion. Also the Real Estate Market in India lacks transparency and the market is largely fragmented. The actual transaction value may be significantly different from the value that is documented in official transaction due to reasons such as saving of stamp duty tax on registration or use of unaccounted money in the transaction. Hence in our opinion the market survey amongst actual sellers, brokers, developers and other market participants would give more genuine representation of market trends of the Fair Value of the subject Property which has been taken in the report.
vi.	Any other aspect which has relevance on the value or marketability of the property: Property located in developing area
a.	Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written record is generally available for such market information.
b.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
c.	All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.
d.	Legal aspects are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before requesting for the Valuation report.
e.	This 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 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. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
f.	Valuation is done for the property identified to us by the owner/ owner representative. 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. At our end we can just cross verify 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. 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.
g.	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 areas of towns, small cities & districts where property number is not assigned clearly and not displayed on the properties, also due to the presence of multiple/ parallel departments (errors for in property registration) it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and chances of error & misrepresentation by the borrower and margin & 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.
h.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then it is assumed that the Banker or the concerned organization has satisfied themselves with the approval of the Group Housing Society/ particular floor & building before allotting the Valuation case to the Valuer company.
i.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different

	laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout out of approved/ applicable limits or the properties are decades old for which no formal Building Bye-Laws were applicable. 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.
j.	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 factors/ basis considered during the course of assessment before reaching to any conclusion.
k.	At the outset, it is to be noted that 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 formulae 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.

11.	DECLARATION		
	i. The property was inspected by our authorized surveyor on 22 February 2018 by AE Rishabh Yadav in the presence of the owner's representative. ii. The undersigned does not have any direct/indirect interest in the above property. iii. The information furnished herein is true and correct to the best of our knowledge. iv. We have submitted Valuation report directly to the Bank. v. This valuation report is carried out by our Engineering team on the request from STATE BANK OF INDIA, DIAMOND BRANCH, MUMBAI.		
12.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. G-183, Preet Vihar, Delhi-110092	2303/ 1988	
13.	Enclosed Documents	I. Valuer's Remark - Page No.9 II. Screenshot of the price trend references of the similar related properties available on public domain – Page No.11 III. Google Map – Page No.12 IV. Photographs – Pages 03 V. Copy of Circle Rate – Page No. 13 VI. Survey Summary Sheet – Pages 02 VII. Copy of relevant papers from the property documents referred in the Valuation – Pages 04	
14.	Total Number of Pages in the Report with Enclosures	17	
15.	Engineering Team worked on the report	SURVEYED BY: AE Rishabh Yadav PREPARED BY: AE Sachin Agrahari REVIEWED BY: HOD Valuations	

R.K ASSOCIATES IMPORTANT NOTES:

1. **DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We ensure 100% 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.
2. **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: 1 – VALUER'S REMARKS

1.	Fair Market Value suggested by the competent Valuer in his opinion is an prospective estimated amount without any prejudice after evaluating all the facts related to the subject property at which the subject Asset should be exchanged on the date of Valuation between a willing buyer and willing seller at an arm's length transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion.
2.	Realizable Value is the minimum prospective value of the property which it may be able to realize at the time of actual property transaction factoring in potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction. Realizable value may be 10-20% less of the Fair Market Value depending on the salability prospects of the subject property.
3.	Forced/ Distress Sale Value is the value when the property has to be sold due to financial encumbrances or any other constraint or have become a disputed property or as a part of a recovery process. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the Fair Market Value based on the salability prospects of the property.
4.	Best rates are rationally adopted based on the facts of the case came to our knowledge during the course of the assignment considering many factors like nature of property, location, approach, market situation and trends.
5.	Construction rates are adopted based on present replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition, specifications based on the visual observation of the structure. No physical tests have been carried out in respect of it.
6.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
7.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
8.	Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
9.	This report is having limited scope as per its fields 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 value should be considered only if transaction is happened as free market transaction.
10.	The condition assessment and the estimation of residual economic life of the structure is 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.
11.	Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
12.	This 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 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. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
13.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, the concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
14.	Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
15.	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.
16.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement, charges paid and the time allotted. This report is having limited scope as per its fields to provide only the general estimated basic idea of the value of the property prevailing in the market based on the information provided by the client. The Valuation assessed in this Valuation Report should hold good only if transaction is happened as per free market transaction. No detailed analysis or verification of the information is carried upon pertaining to the value of the subject property. No claim for any extra information will be entertained whatsoever be the reason. For any extra work over and above the fields mentioned in the report will have an extra cost which has to be borne by the customer.
17.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned

	Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.
18.	This Valuation report is prepared based on the facts of the property on the date of the survey. However 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.
19.	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.
20.	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.
21.	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.
22.	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.
23.	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.
24.	R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
25.	If this report is prepared for the matter under litigation in any Indian court, no official or employee of R.K Associates will be under any obligation to give in person appearance in the court as a testimony. For any explanation or clarification, only written reply can be submitted on payment of charges by the plaintiff or respondent which will be 10% of the original fees charged where minimum charges will be Rs.2500/-.

**ENCLOSURE: 2 - PRICE TREND REFERENCES OF THE SIMILAR RELATED
PROPERTIES AVAILABLE ON PUBLIC DOMAIN**



3.40 Cr

Office Space for Sale in for sale in Opera House

Carpet Area 935 sqft Floor Ground out of 1 Ready to Move


✓ 1 Open Parking(s) Available

This Freehold Commercial Office Space is located at Ground floor in a building of total 1 floors. Ample space for covered car parking for visitors. This spacio... [read more](#)

[Contact Owner](#) [View Phone No.](#) [Share Feedback](#)

Owner
nigam jaswani

Posted: 26th Jan



4.50 Cr

Office Space for Sale in for sale in Opera House [What's near by](#)

Carpet Area 1600 sqft Floor 2 out of 5 Ready to Move

✓ Wet Pantry/Cafeteria Available

large well furnished and maintained office for sale Fully Furnished with expensive furniture Can also be used as residence purpose Three units combined into on... [read more](#)

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

Agent
White Housing Re...

Posted: 24th Jan

3.6 Crore 1000 Sq.Ft., Commercial Shops in Opera House



Built-up Area : 1000 Sq.Ft. @ ₹ 36000/Sq.Ft.

Highlights: Resale / Ready to move / 10+ years old / Freehold

Description : The shop is a pathology laboratory, carpet 400 sq feet ground floor plus 400 sq feet registered mezzanine floor.It... [read more](#)

Features: 

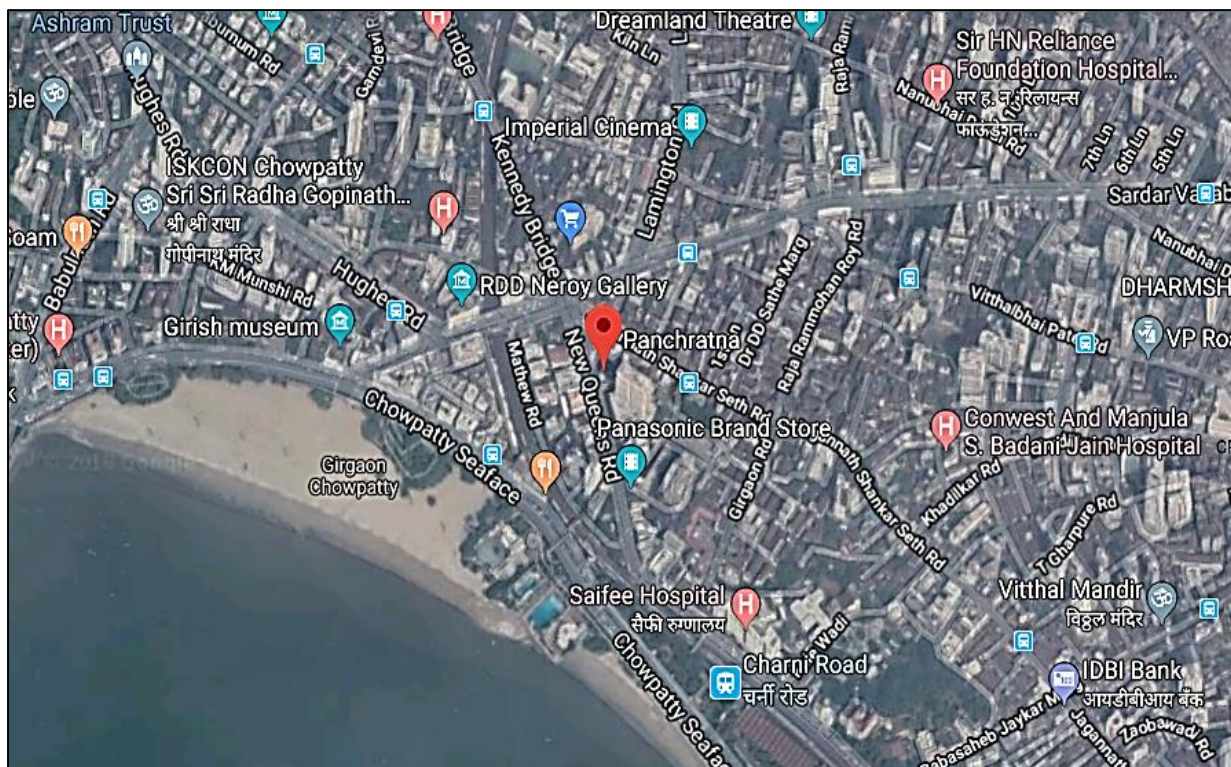
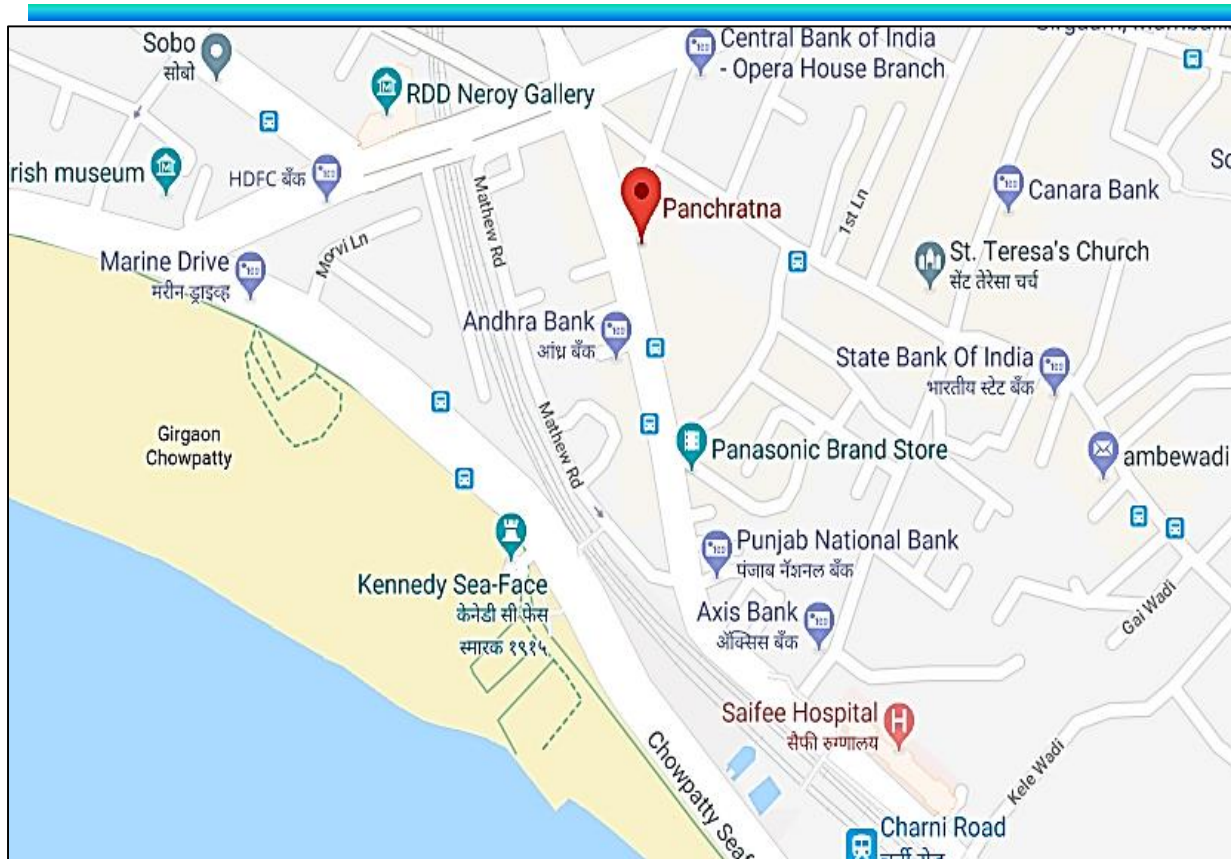
[View property details](#)

11 Property Photos

Owner : Mayur Desai Posted : Feb 09, 2018

[Contact Owner FREE](#) [View Phone Number](#) [Shortlist](#) [Report problem with listing](#)

ENCLOSURE: 3 – GOOGLE MAP LOCATION



ENCLOSURE: 4- GOVERNMENT RATE

ig: maharashtra.gov.in/eASR/eASRCommon.aspx?hDirName=Bombaymain

**Department of Registration & Stamps**
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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English

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मुंबई(वेस्ट)

Select Village

विरवाड विल्हीवाड

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☒ Survey No ☐ Location

Enter Survey No

1467

Search

परिचय	कुली बनीन	निवासी सर्वेक्षक	जंटीव	पुफने	जंजीरिब	दरक (RS.)	Attribute
655-मुद्राण: पूर्वेक तरफाच शेकरजोड पार्क, सुविनेस पश्चिम पन्डे मॉडेल, उजवेक कोट्टर कन्सल मॉडेल पोल रोड (कोरवड, डीप), एडिनेस विभागाची रुद	119900	231900	385100	417400	231900	जोडस बीटा	मि.टी.एच वेडा

ENCLOSURE: 5 – DETAILS OF LAST 2 TRANSACTIONS

1-

DocNo	DName	RDate	SROName	Seller Name	Purchaser Name	Property Description	SROCode	Status	IndexII
978	Transfer Deed	27/02/2018	DNMumbai city	Shailendra Jayantilal Modi - Harendra Shah - Junkah Harendra Shah - Harendra Shantilal Shah -	Yudhana Harendra Shah - Harendra Shantilal Shah -	Sadanika No. 2503, Malala No. 25th Floor, Name of the Building: Pancharattan Coop. So So Lee, Block No318 : MP Marg, Road No: Opera House, Mumbai 400004	4		(IndexII)


Name of the village: 1) Girgaum	
1) Type of document	Transfer Deed
2) Reward	40000000
3) Quotation (details of the lease in relation to the lease, that the sergeant should specify)	37574500
4) Land measuring, portals and house number (if any)	1) Name of the corporation: Mumbai Manipatayar Description: House No. 2503, Malala No. 25th Floor, Name of the building: Pancharatta Coop How So Lee, Block No : MP Marg, Road No: Opera House, Mumbai 400004 ((CTS Number : 1/1487, 3/1487.))
5) area	1) 117.10 square meter
6) When the levy or connection is given.	
7) If the name of the party to which the document is written / written or the order or order of the civil court, the name and address of the reply.	1) Name: -Salendar Jayantil Modi - Age: -72; Address: -Plot No: House No. 2503, Malala No. 25th Floor, Name of the Building: Pancharattan Coop. So So Lee, Block No : MP Marg, Road No: Opera House, Mumbai, Maharashtra, Mumbai Pin Code: -400004 PAN No. - AGVPM3246P
8) Name or address of the respondent, if the decree or order of the court.	1) Name: - Harendra Shantilal Shah - Age: -72; Address: -Plot No., Malala No., Name of the building: 59, Vishnu Mahal, D road, opposite BarA Club, Churchgate, Mumbai, Block No., Road No., Maharashtra, Mumbai Pin Code: -400020 PAN No. - AACPS93777 2) Name: -Drana Harendra Shah - Age: -68; Address: -Plot No., Malala No., Name of the building: 59, Vishnu Mahal, D road, opposite BarA Club, Churchgate, Mumbai, Block No., Road No., Maharashtra, Mumbai Pin Code: -400020 PAN No. - AACPS9378H
9) Date of the date of the document	26/02/2018
10) The date of registration of the document	27/02/2018

2

685	Cell deed	12/02/2018	DNMumbai city	- - Savan Sukuka Jewelers Pvt. By Rupalkand Sawan Sukha, Director - Renuka Nirv Tanna, - Nirav Jatin Tanna	- - Renuka Nirv Tamna, Panchratna Building, Pancharatna to Op Hau Soon - Nirav Jatin Ltd., Mama Parmanand Marg, Opera House, Mumbai-Tanna 400004.	318	4	(IndexII)
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Name of the village: 1) Girgaum	
1) Type of document	Cell deed
2) Reward	2721000
3) Quotation (details of the lease in relation to the lease, that the sergeant should specify)	2701000
4) Land measuring, portals and house number (if any)	1) Name of the corporation: Mumbai Manipatayar description: Other information: Office No. 101-E, 1st Floor, Pancharatta Building, Pancharattan to Op Hau Soon, Mama Parmanand Marg, Opera House, Mumbai-400004. ((CTS Number: 1/1487.))
5) area	1) 96 sq ft.
6) When the levy or connection is given.	
7) If the name of the party to which the document is written / written or the order or order of the civil court, the name and address of the reply.	1) Name: - - Savan Sukuka Jewelers Pvt. Director Rupalkand Sawan Sukha Age: -64; Address: -Plot No., Malala No. 4, Name of Building: 9, Karnak Street, Block No.: Kolkata, West Bengal, Road No., West Bengal, Chovokatta, Zip Code: -700017 PAN No. - AAFC82477R
8) Name or address of the respondent, if the decree or order of the court.	1) Name: - - Nirav Jatin Tanna age: -44; Address: -Plot No: Tenant No. 101/102, Mala No., The name of the building: Bhakti Park A Wing, Block No: Wadala Pn Entop Hill, Mumbai, Road No: - Maharashtra, Mumbai Pin Code: -400037 PAN No. - ABXPT6947R 2) Name: - - Renuka Nirv Tanna Age: -42; Address: -Plot No: Tenant No. 101/102, Mala No., The name of the building: Bhakti Park A Wing, Block No: Wadala Pn Entop Hill, Mumbai, Road No: - Maharashtra, Mumbai Pin Code: -400037 PAN No. - ABVPT0244M
9) Date of the date of the document	12/02/2018
10) The date of registration of the document	12/02/2018

ENCLOSURE: 6 - DISCUSSION WITH PROPERTY DEALER



ashok turakhia <aturakhia@hotmail.com>

to me

2:48 PM (1 hour ago) ☆ ↶ ▾

Sir,

In Panchratna I can offer to you

Above Floor 20
1180 Carpet, Owner Asking 55000psf, Parking 1, Sea View
Market Rate : Around 45000/50000psf

Between Floor 10/15 and Above Floor 20
750 Carpet, Owner Asking 55000psf, Parking 1, Sea View
Market Rate : Around 45000psf

Back Side Between 10-15 Floor
750 Carper, Owner Asking 45000psf, Parking1
Market Rate : Around 40000/45000psf

All are negotiable prices. We can always give our offer to owner.

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