

REPORT FORMAT: V-L3 (Medium) | Version: 10.1_2022

CASE NO. VIS(2021-22)-PL745-642-823

DATED: 04/08/2022

FIXED ASSETS VALUATION REPORT

OF

NATURE OF ASSET	LAND & BUILDING
CATEGORY OF ASSET	INSTITUTIONAL
TYPE OF ASSET	EDUCATIONAL INSTITUTION (SCHOOL/ COLLEGE/ UNIVERSITY)

SITUATED AT

AMITY UNIVERSITY MUMBAI, BHATAN POST - SOMATHNE, MUMBAI - PUNE
EXPRESSWAY, PANVEL, BHATAN PADA, MAHARASHTRA (410206)

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)
NOTE: In case of any query/ issue/ concern or escalation you may please contact Incident Manager @
valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

REPORT PREPARED FOR

PUNJAB NATIONAL BANK, LCB BRANCH, BARAKHAMBA, NEW DELHI

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

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

CORPORATE OFFICE:

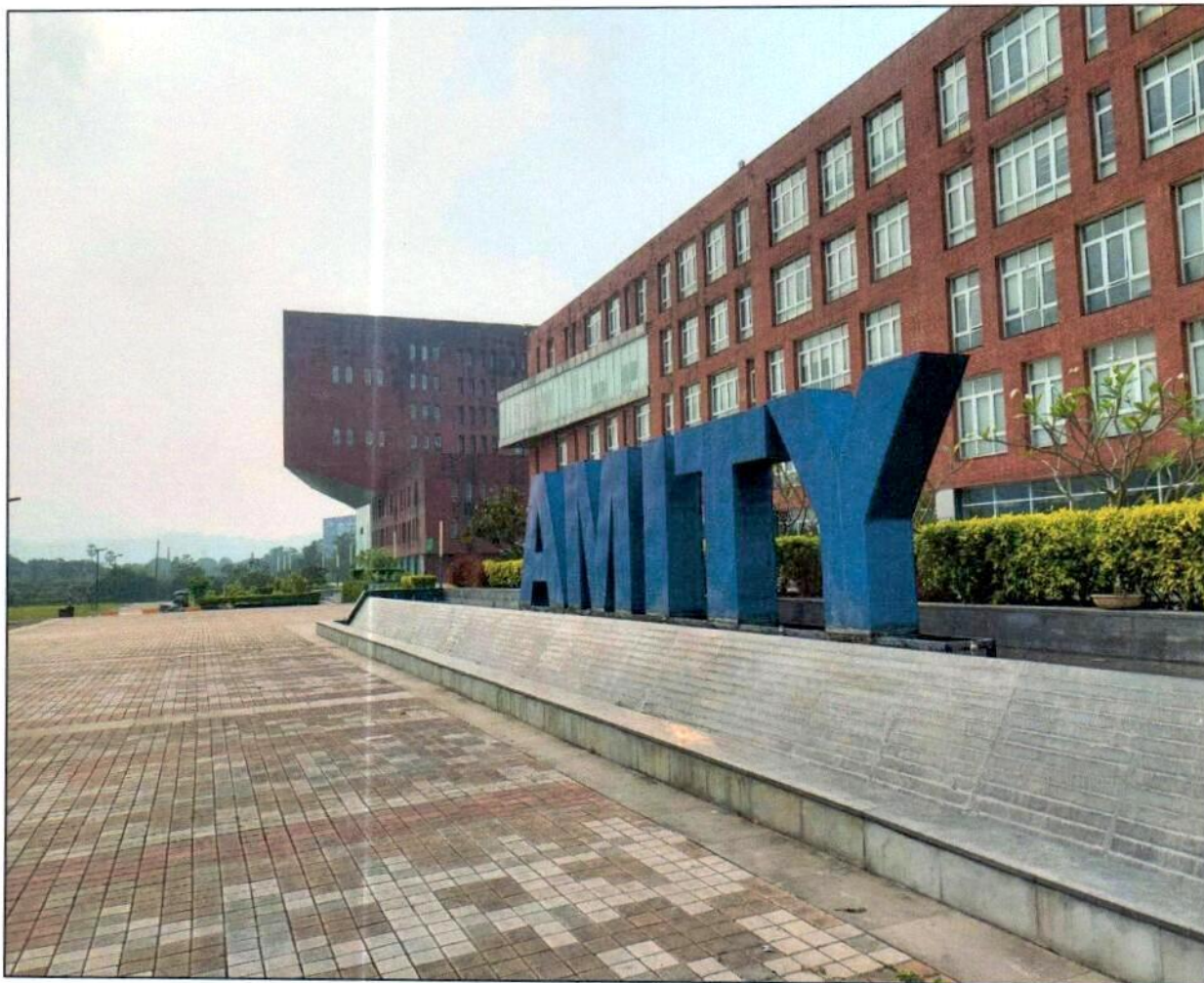
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E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT

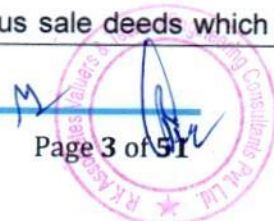
**AMITY UNIVERSITY MUMBAI, BHATAN POST - SOMATHNE, MUMBAI - PUNE
EXPRESSWAY, PANVEL, BHATAN PADA, MAHARASHTRA (410206)**



PART B
PNB FORMAT ON OPINION REPORT ON VALUATION

Name & Address of the Branch	Punjab National Bank, LCB Branch, Barakhamba, New Delhi
Name & Designation of concerned officer	Mr. Ravindra Prajapati
Name of the Borrower	M/s. Ritnand Balved Education Foundation

S.NO.	CONTENTS	DESCRIPTION		
I.	GENERAL			
1.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property		
2.	a. Date of Inspection of the Property	13 January 2022		
	b. Date of Valuation Assessment	4 August 2022		
	c. Date of Valuation Report	4 August 2022		
3.	List of documents produced for perusal (Documents has been referred only for reference purpose)	Documents Requested	Documents Provided	Documents Reference No.
		Total 05 documents requested.	Total 03 documents provided	Total 03 documents provided
		Property Title document	Sale Deeds 18 nos.	Various dates as per Sale Deeds
		Copy of TIR	Copy of TIR	Dated: September 18, 2019
		Approved Map	Approved Map	Dated: December 12, 2018
		Last paid Electricity Bill	None	---
		Last paid Municipal Tax Receipt	None	---
4.	Name of the owner(s)	M/s. Ritnand Balved Education Foundation		
	Address/ Phone no.	Address: Amity University Mumbai, Bhatan Post - Somathne, Mumbai - Pune Expressway, Panvel, Bhatan Pada, Maharashtra (410206)		
		Phone No.: 022 7198 7051		
5.	Brief description of the property			
	The subject property is an institutional property on which a university is being run situated at aforesaid address having total land area measuring 1,04,750 sq.mtr (25.88 acres) as per the copy of the Approved Map provided to us by the bank/client, out of which only 61714.56 sq. mtr / 15.25 acres (as mentioned in the email received from the bank personnel) is mortgaged with the bank as per the information provided by the bank personnel and the client for which the valuation is being done. The subject property is a free hold land situated on Mumbai-Pune Expressway.			
	The land of the subject property has been purchased by the client vide various sale deeds which are			



tabulated below with survey numbers and area mentioned:

Sr. No.	Deed Date	Address (Survey no. , Hissa no.)	Area (in sq.mtr.)	Area (in acres)
1	11-03-2008	Survey no 161, Hissa no 2B/1	700	0.17
2	29-04-2008	Survey no 177, Hissa no 3A	3000	0.74
3	18-11-2008	Survey no 176, Hissa no 1 & 3 and Survey no 179, Hissa no 1	6600	1.63
4	23-01-2009	Survey no 177, Hissa no 2 & 3B	11102	2.74
5	23-01-2009	Survey no 166, Hissa No 2	4000	0.99
6	26-08-2010	Survey no 182, Hissa no 2 & Survey no 183, Hissa no 1	3200	0.79
7	28-05-2008	Survey no 166, Hissa no 1B	6700	1.66
8	29-01-2011	Survey no 166, Hissa no 3	202	0.05
9	15-12-2008	Survey no 177 Hissa no 4 & Survey no 180, Hissa no 3	4208	1.04
10	18-07-2008	Survey no 180 Hissa no 6B	305	0.08
11	25-03-2009	Survey no 176 Hissa no 2, Survey no 180 Hissa no 5B & Survey no 184 Hissa no B	10313	2.55
12	04-10-2010	Survey no 177 Hissa no 5	807	0.20
13	07-06-2008	Survey no 179 Hissa no 2 & Survey no 180 Hissa no 4	2100	0.52
14	03-06-2001	Survey no 214 Hissa no 5A	4405	1.09
15	29-06-2012	Survey no 182 Hissa no 5	200	0.05
16	11-06-2008	Survey no 180 Hissa no 2B & Survey no 182 Hissa no 6B	4205	1.04
17	16-04-2008	Survey no. 182 Hissa no. 3B	406	0.10
Total			62453	15.43

As per the email received from the bank personnel, the land area to be considered for valuation is 15.25 acres / 61714.56 sq.mtr, however the land area according to Sale Deeds provided to us comes out to be 15.43 acres / 62442.99 sq.mtr. This is as per the survey numbers mentioned in the deeds provided to us by the client as mentioned in the above table. We assume that these are the survey numbers which are mortgaged with the Bank. Bank to check this at their end from the above table.



The Bank/ customer has provided us the Commencement Certificate and the Approved Map based on which on the total land measuring 1,04,750 sq.mtr (25.88 acres), different university blocks are constructed as mentioned in the table below:

ALL BUILDINGS				
S. No.	Buildings	Floors	Height proposed (in mtr.)	Built-up area (in sq.mtr.)
1	Building I (College)	G + 4 Storey	19.4	21,204
2	Building II (Hostel)	1st to 6th Storey	23	19,684
3	Building III (Architectural School)	G+1 Storey	9.2	2,530
4	Building IV (Hostel)	G+2 Storey	9.8	3,403
5	Building V (Hostel)	Stilt + 9 Storey	29.9	12,024
6	Building VI (Auditorium + Academic Block)	G + 7 Storey	29.6	27,867
TOTAL				86,711

As per discussion with the client and rough estimate as per visual observation only, we have considered that the buildings I, V and VI which appears to be constructed on the mortgaged land. In case required, Bank may seek help of land revenue department to check the correctness of boundaries.

The built-up area details which consist of buildings I, V, and VI is mentioned in the table below:

BUILDINGS CONSIDERED ON MORTGAGED LAND				
S. No.	Buildings	Floors	Height proposed (in mtr.)	Built-up area (in sq.mtr.)
1	Building I (College)	G + 4 Storey	19.4	21,204
2	Building V (Hostel)	Stilt + 9 Storey	29.9	12,024
3	Building VI (Auditorium + Academic Block)	G + 7 Storey	29.6	27,867
TOTAL				61,095

The built-up area considered for the valuation is 61,095 sq.mtr. / 6,57,619 sq.ft. for the buildings I, V, and VI only.

Since, only a portion of the property, on which a university is running, is mortgaged with the bank, therefore, the land portion considered for the valuation is merged with the other portion.

The subject property is located on Mumbai - Pune Expressway which is 120 ft. in width.

The subject property is well connected by university-operated as well as public transport options from major nearby locations and is approximately 10 km from the Panvel station. The university is 30 minutes' drive from the proposed Navi Mumbai International Airport.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property of which Bank/ customer asked us to conduct the Valuation for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report. Legal and ownership details are taken only as per the copy of the documents provided to us and further Bank is advised to corroborate it from latest legal opinion.

Even if any such information is mentioned in the report it is only referred from the information provided for which we do not assume any responsibility. Due care has been given while doing valuation assessment, but it doesn't contain any due-diligence or audit or verification of any kind other than the valuation computation of the property shown to us on site. Information/ data/ documents given to us by Bank/ client have been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

In case of discrepancy in the address/ property number mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or the client misled the valuer by providing the fabricated/ incorrect document or information, the valuation should be considered of the property shown to us at the site by the client of which the photographs are also attached. In case of any doubt, best would be to contact the concerned authority/ district administration/ tehsil level for the identification of the property if the property depicted in the photographs in this report is same with the documents pledged.

6.	Location of the property		
	6.1 Door No.	---	
	6.2 T. S. No. / Village	Village- Bhatan	
	6.3 Ward / Taluka	Taluka- Panvel	
	6.4 Mandal / District	District- Raigad	
	6.5 Postal address of the property	Amity University Mumbai, Bhatan Post - Somathne, Mumbai - Pune Expressway, Panvel, Bhatan Pada, Maharashtra (410206)	
	6.6 Latitude, Longitude & Coordinates of the site	18°55'50.9"N 73°09'47.3"E	
	6.7 Nearby Landmark	Amity University itself is a landmark.	
7.	City Categorization	Scale-C City	Semi Urban
	Type of Area	Rural area and most of the nearby land is lying barren	
8.	Classification of the area	Middle Class (Ordinary)	Semi Urban
		Within good village area	
9.	Local Government Body Category (Corporation limit / Village Panchayat / Municipality) - Type & Name	Semi Urban	Municipal Corporation (Nagar Nigam)
		Panvel Municipal Corporation	
10.	Whether covered under any prohibited/ restricted/ reserved area/ zone through State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area/ heritage area/ coastal area	No as per general information available on public domain	NA
11.	In case it is an agricultural land, any conversion of land use done	As per documents it is not an Agriculture land	
12.	Boundary schedule of the Property		
	Are Boundaries matched	Cannot comment, since there are different boundaries for different deeds.	
	Directions	As per Documents	Actually found at Site
	North	Different for different deeds	Vacant Land
	South	Different for different deeds	Vacant Land
East	Different for different deeds	Approach Road	

	West	Different for different deeds	Mumbai-Pune Highway				
13.	Dimensions of the site						
	Directions	As per Documents (A)	Actually found at Site (B)				
	North	Different for different deeds	Due to very large size, not measurable at site				
	South	Different for different deeds	Due to very large size, not measurable at site				
	East	Different for different deeds	Due to very large size, not measurable at site				
	West	Different for different deeds	Due to very large size, not measurable at site				
14.	Extent of the site	61714.56 sq.mtr / 15.25 acres	61714.56 sq.mtr / 15.25 acres				
15.	Extent of the site considered for valuation (least of 14A & 14B)		61714.56 sq.mtr / 15.25 acres (Plot Area)				
16.	Property presently occupied/ possessed by		Owner				
	If occupied by tenant, since how long?		NA				
	Rent received per month		NA				
II.	CHARACTERISTICS OF THE SITE						
1.	Classification of the locality		Already described at S. No. I (Point 08).				
2.	Development of surrounding areas		Semi-Urban Area				
3.	Possibility of frequent flooding / submerging		No				
4.	Proximity to the Civic amenities & social infrastructure like school, hospital, bus stop, market, etc.						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~8 km.	~8.5 km.	~10 km.	~12 km.	~11 km.	---	~50 km.
5.	Level of land with topographical conditions		on road level/ Plain Land				
6.	Shape of land		Irregular				
7.	Type of use to which it can be put		Appropriate for institutional use				
8.	Any usage restriction		No not as such since area is out of zoning limits				
9.	Is plot in town planning approved layout?/ Zoning regulation		No			---	
10.	Corner plot or intermittent plot?		It is not a corner plot				
11.	Road facilities						
	(a) Main Road Name & Width		Mumbai-Pune Expressway			~120 ft.	
	(b) Front Road Name & width		Internal Approach Road			~25 ft.	
	(c) Type of Approach Road		Bituminous Road				
	(d) Distance from the Main Road		Adjacent to Mumbai -Pune expressway				
12.	Type of road available at present		Bituminous Road				
13.	Width of road – is it below 20 ft. or more than		More than 20 ft.				
14.	Is it a land – locked land?		No				
15.	Water potentiality		Yes available from borewell/ submersible				

16.	Underground sewerage system	Yes
17.	Is power supply available at the site?	Yes
18.	Advantages of the site	Near Mumbai-Pune Expressway
19.	Special remarks, if any, like:	
	a. Notification of land acquisition if any in the area	No such information came in front of us and could be found on public domain
	b. Notification of road widening if any in the area	No such information came in front of us and could be found on public domain
	c. Applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	No
	d. Any other	NA

III. VALUATION OF LAND

1.	Size of plot	Please refer to Part B – Area description of the Property.
	North & South	
	East & West	
2.	Total extent of the plot	Please refer to Part C - Procedure of Valuation Assessment section.
3.	Prevailing market rate (Along with details/reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	
5.	Assessed / adopted rate of valuation	
6.	Estimated Value of Land	

IV. VALUATION OF BUILDING

1.	Technical details of the building			
a.	Type of Building (Residential / Commercial/ Industrial)	INSTITUTIONAL / INSTITUTIONAL LAND & BUILDING		
b.	Type of construction (Load bearing / RCC/ Steel Framed)	Structure	Slab	Walls
		RCC Framed structure	Reinforced Cement Concrete	Brick walls
c.	Architecture design & finishing	Interior		Exterior
		Plain ordinary finishing		Plain ordinary finishing
d.	Class of construction	Class of construction: Class B construction (Good)		
e.	Year of construction/ Age of construction	Start date: 2014 Completion date: 2019		4 years
f.	Number of floors and height of each floor including basement, if any	Please refer to the building sheet attached below		
g.	Plinth area floor-wise	Please refer to the building sheet attached below		
h.	Condition of the building	Interior		Exterior
		Good		Good
i.	Maintenance issues	Yes building requires some maintenance		
j.	Visible damage in the building if	Yes but not so significantly		

	any	
	k. Type of flooring	Please refer to the building sheet attached below
	a. Class of electrical fittings	Internal Ordinary quality fittings used
	b. Class of plumbing, sanitary & water supply fittings	Internal
2.	Map approval details	
	a. Status of Building Plans/ Maps and Date of issue and validity of layout of approved map / plan	Sanctioned by competent authority as per copy of Map provided to us
	b. Approved map / plan issuing authority	Maharashtra State Road Development Corporation Limited
	c. Whether genuineness or authenticity of approved map / plan is verified	To be checked from a legal expert
	d. Any other comments on authenticity of approved plan	No
	e. Is Building as per copy of approved Map provided to Valuer?	Yes
	f. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the approved plan	<input type="checkbox"/> Permissible alterations <input type="checkbox"/> Non permissible alterations
	g. Is this being regularized	Yes
V.	SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF	
1.	Foundation	Please refer to the building sheet attached below
2.	Basement	
3.	Superstructure	
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	
5.	RCC works	
6.	Plastering	
7.	Flooring, Skirting, dadoing	
8.	Special finish as marble, granite, wooden paneling, grills, etc	
9.	Roofing including weather proof course	
10.	Drainage	
11.	Compound wall	Yes (Cannot demarcate properly as the subject mortgaged property is merged with the other property which is part of the institution only.)
	Height	~10-15 ft.
	Length	Cannot say
	Type of construction	Brick Wall
12.	Electrical installation	Please refer to the details above
	Type of wiring	

	Class of fittings (superior / ordinary / poor)	
	Number of light points	
	Fan points	
	Spare plug points	
	Any other item	
13.	Plumbing installation	Please refer to the details above
	No. of water closets and their type	
	No. of wash basins	
	No. of urinals	
	No. of bath tubs	
	No. of water closets and their type	
	Water meter, taps, etc.	
	Any other fixtures	

***NOTE:**

1. For more details & basis please refer to **Part C - Procedure of Valuation Assessment section.**
2. Estimated Value is subject to the assumptions, limitations, basis of computation, caveats, information, facts came during valuation within the limited available time & cost.
3. **PART A - PNB format on opinion report on Valuation** is just the description of the asset as per the format requirement of the client. The real procedure of Valuation is discussed from **PART C – Procedure of Valuation Assessment** where all different aspect of Valuation as per the standards are described in detail.
4. This Valuation is guided by Valuation Terms of Service and Valuer's Important Remarks which can also be found at www.rkassociates.org.

PART C
AREA DESCRIPTION OF THE PROPERTY

1.	Land Area considered for Valuation	61,714.56 sq.mtr / 15.25 acres	
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out	
	Remarks & observations, if any	The subject property is an institutional property on which a university is being run situated at aforesaid address having total land area measuring 1,04,750 sq.mtr (25.88 acres) as per the copy of the Approved Map provided to us by the bank/client, out of which only 61714.56 sq. mtr / 15.25 acres (as per the email received from the bank personnel) is mortgaged with the bank as per the information provided by the bank personnel and the client for which the valuation is being done.	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Built-up Area	61,095 sq.mtr. / 6,57,619 sq.ft.
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out	
	Remarks & observations, if any	<p>The built-up area is considered as per the Commencement Certificate and the Approved Map provided to us by the bank/client.</p> <p>We have considered that the buildings I, V and VI are the one constructed on the mortgaged land.</p>	

Note:

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



PART D
PROCEDURE OF VALUATION ASSESSMENT

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		13 January 2022	4 August 2022	4 August 2022
ii.	Client	Punjab National Bank, LCB Branch, Barakhamba, New Delhi		
iii.	Intended User	Punjab National Bank, LCB Branch, Barakhamba, New Delhi		
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property		
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above.		
viii.	Manner in which the proper is identified	<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input type="checkbox"/>	Identified by the owner	
		<input checked="" type="checkbox"/>	Identified by the owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Cross checked from the boundaries/ address of the property mentioned in the documents provided to us	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification) due to very large size		

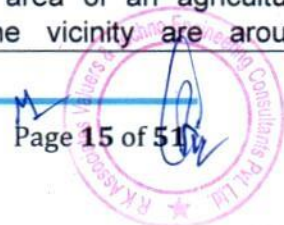
2.	ASSESSMENT FACTORS		
i.	Nature of the Valuation	Fixed Assets Valuation	
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category
		LAND & BUILDING	INSTITUTIONAL
			EDUCATIONAL INSTITUTION (SCHOOL/ COLLEGE/ UNIVERSITY)
iii.	Type of Valuation (Basis of Valuation as per IVS)	Classification	Income/ Revenue Generating Asset
		Primary Basis	Market Value & Govt. Guideline Value
		Secondary Basis	On-going concern basis



iv.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Normal Marketable State			
		Reason: Asset under free market transaction state			
v.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>	Considered for Valuation purpose	
		Institutional	Institutional	Institutional	
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
vii.	Class/ Category of the locality	Middle Class (Ordinary)			
viii.	Property Physical Factors	Shape	Size	Layout	
		Irregular	Large	Normal Layout	
ix.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Scale-B City	Ordinary	Near to Highway	Please refer to the building sheet attached below
		Semi Urban	Normal	Ordinary location within the locality	
			Within good village area	Not Applicable	
		Property Facing			
		East Facing			
x.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes from water connection as well as borewell/ submersible	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	

		Transport, Market, Hospital etc. are far away	Major Telecommunication Service Provider & ISP connections are available
xi.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Semi urban area	
xii.	Neighbourhood amenities	Average	
xiii.	Any New Development in surrounding area	NA	NA
xiv.	Any specific advantage/ drawback in the property	The subject property is located adjacent to Mumbai-Pune expressway	
xv.	Property overall usability/ utility Factor	Normal	
xvi.	Do property has any alternate use?	No	
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Since, only a portion of the property, on which the university is running, is mortgaged with the bank, therefore, the land portion considered for the valuation is merged with the other portion. Hence, we can say that the property is not clearly demarcated with the permanent boundary.	
xviii.	Is the property merged or colluded with any other property	Yes	
		Comments: Since, only a portion of the property, on which the university is running, is mortgaged with the bank, therefore, the land portion considered for the valuation is merged with the other portion of the total property as there is no separate demarcation provided between mortgaged and non-mortgaged land.	
xix.	Is independent access available to the property	Clear independent access is available	
xx.	Is property clearly possessable upon sale	Yes after construction of boundary or proper demarcation done between mortgaged and non-mortgaged land	
xxi.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value	
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	

xxii.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value			
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
xxiii.	Approach & Method of Valuation Used	Land & Building	Approach of Valuation	Method of Valuation	
			Market Approach	Market Comparable Sales Method for Land Valuation & Depreciated Replacement Cost Method for Building Valuation	
xxiv.	Type of Source of Information	Level 3 Input (Tertiary)			
xxv.	Market Comparable				
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	1	Name:	Swarajya Property	
			Contact No.:	+91- 86684 93177	
			Nature of reference:	Property Consultant	
			Size of the Property:	10 acres	
			Location:	Village Bhatan, Panvel (Near Amity University)	
			Rates/ Price informed:	Rs.9,00,000/- to Rs.10,00,000/- per gunta	
			Any other details/ Discussion held:	As per the discussion held with the above-mentioned property dealer, we came to know that the rates in the concerned area of an agricultural land in the vicinity are around Rs.9,00,000/- to Rs.10,00,000/- per gunta in the subject vicinity.	
			2	Name:	Mr. Praveen Malviya
				Contact No.:	+91- 79472 84605
				Nature of reference:	Property Consultant
				Size of the Property:	10 acres
				Location:	Village Bhatan, Panvel
				Rates/ Price informed:	Rs.10,00,000/- to Rs.12,00,000/- per gunta
				Any other details/ Discussion held:	As per the discussion held with the above-mentioned property dealer, we came to know that the rates in the concerned area of an agricultural land in the vicinity are around



			Rs.10,00,000/- to Rs.12,00,000/- per gunta in the subject vicinity
xxvi.	NOTE: The given information above can be independently verified to know its authenticity.		
xxvii.	Adopted Rates Justification	<p>During our micro market survey and discussion with local property dealers available in the vicinity we came to know following information:</p> <ol style="list-style-type: none">1. As discussed with the above-mentioned local market participants the rates will vary on the basis of size and shape of plot, facing, road width.2. The rates of land in the vicinity also depends upon how far is the property located from the main Mumbai-Pune expressway.3. The demand of the land in this locality is good and large land is average.4. The on-going market rate for the agricultural land located within this vicinity of subject land is ranging between Rs.9,00,000/- to Rs.12,00,000/- per gunta.5. As per the property dealer, the conversion of land from agricultural to non-agricultural would come around Rs.2,00,000/- to Rs.3,00,000/- per acres. <p>After considering all the facts such as size and shape of plot, facing, road width, etc. the rate for an agricultural land is between Rs.9,00,000/- to Rs.12,00,000/- per gunta (where, 1 gunta = 1,089 sq ft or 0.025 acres) and after converting the rate of land from gunta to acres, the rate of land would be around Rs.3,60,00,000/- to Rs.4,80,00,000/- per acre. Hence for the valuation purpose we have considered Rs.3,60,00,000/- per acre of an agricultural land and after adding the land conversion charges from agriculture to non-agriculture Rs.2,00,000/- the final rate comes out to be Rs.3,62,00,000/- per acre. Which seems to be reasonable in our opinion.</p>	
<p>NOTE: We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record.</p> <p>Related postings for similar properties on sale are also annexed with the Report wherever available.</p>			
xxviii.	Other Market Factors		
	Current Market condition	Normal Remarks: NA Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Sellability of this property is related to its current use only and therefore limited only to the selected type of buyers involved in such kind of activities. Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand Good	Supply Adequately available
		Remarks: Good demand of such properties in the market	

		Adjustments (-/+): 0%
xxix.	Any other special consideration	Reason: NA
		Adjustments (-/+): 0%
xxx.	Any other aspect which has relevance on the value or marketability of the property	<p>NA</p> <p>Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financier or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing.</p> <p>This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.</p>
		Adjustments (-/+): 0%
xxxi.	Final adjusted & weighted Rates considered for the subject property	Rs.3,62,00,000/- per acre
xxxii.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.
xxxiii.	Basis of computation & working	
	<ul style="list-style-type: none"> Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be 	

derived mostly based on the verbal information which has to be relied upon.

- Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.
- The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- Verification of the area measurement of the property is done based on sample random checking only.
- Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxiv.	ASSUMPTIONS
	<p>a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.</p> <p>b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.</p> <p>c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.</p> <p>d. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.</p> <p>e. Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend.</p> <p>f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.</p> <p>g. If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.</p>
xxxv.	SPECIAL ASSUMPTIONS
	NA
xxxvi.	LIMITATIONS
	Unavailability of the data & information pertaining to the subject property.

3.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs.4,500/- per sq.mtr	Rs.3,60,00,000/- to Rs.4,80,00,000/- per acres
b.	Rate adopted considering all characteristics of the property	Rs.4,500/- per sq.mtr	Rs.3,60,00,000/- per acre + Rs.2,00,000/- per acre (for conversion) = Rs.3,62,00,000/- per acre
c.	Total Land Area considered (documents vs site survey whichever is less)	61714.56 sq.mtr / 15.25 acres	61714.56 sq.mtr / 15.25 acres
d.	Total Value of land (A)	(61714.56 sq.mtr x Rs.4,500/- per sq.mtr)	15.25 acres x Rs.3,62,00,000/- per acre
		Rs.27,77,15,520/-	Rs.55,20,50,000/-

4.

VALUATION COMPUTATION OF BUILDING STRUCTURE

FOR THE BUILDINGS I, V, VI:

Sr. No.	Particular	Floor	Type of Structure	Area (in sq.mtr.)	Height (in mtr.)	Year of Construction	Total Life Consumed (in yrs.)	Total Economical Life (in yrs.)	Plinth Area Rate (in per sq. mtr.)	Gross Replacement Value (INR)	Depreciated Replacement Market Value (INR)
1	Building I (College)	G + 4 Storey	RCC Structure	21,204	19.4	2019	3	60	₹ 26,819	₹ 56,86,71,687	₹ 54,30,81,461
2	Building V (Hostel)	Stilt + 9 Storey	RCC Structure	12,024	29.9	2019	3	60	₹ 26,819	₹ 32,24,61,997	₹ 30,79,51,207
3	Building VI (Auditorium + Academic Block)	G + 7 Storey	RCC Structure	27,867	29.6	2019	3	60	₹ 26,819	₹ 74,73,75,342	₹ 71,37,43,452
TOTAL				61,095						₹ 1,63,85,09,026	₹ 1,56,47,76,120

REMARKS:

- The above structures are present within the compound of AMITY UNIVERSITY MUMBAI, BHATAN POST - SOMATHNE, MUMBAI - PUNE EXPRESSWAY, PANVEL, BHATAN PADA, MAHARASHTRA, as per the site survey done by the surveyor and the same has been considered in this valuation report.
- Built-up area has been considered on the basis of the Commencement Certificate and the Approved Map provided to us by the bank/ client.
- Structures valuation is done on the basis of 'Depreciated Replacement Cost Approach' method only.

- The Depreciated Replacement Market Value for the building valuation mentioned above is **Rs.156,47,76,120/-** and the same is included in the final value.

FOR THE BUILDINGS II, III, IV:

- Three more blocks are constructed but seems to be on the land that is not mortgaged with the bank. The value for the same is not included in the final valuation. However, as requested by the bank personnel, the Depreciated Replacement Market Value for the same is mentioned in the table below:

Sr. No.	Particular	Floor	Type of Structure	Area (in sq.mtr.)	Height (in mtr.)	Year of Construction	Total Life Consumed (in yrs.)	Total Economical Life (in yrs.)	Plinth Area Rate (in per sq. mtr.)	Gross Replacement Value (INR)	Depreciated Replacement Market Value (INR)
1	Building II (Hostel)	1st to 6th Storey	RCC Structure	19,684	23	2019	3	60	₹ 26,819	₹ 52,78,93,782	₹ 50,41,38,561
2	Building III (Architectural School)	G+1 Storey	RCC Structure	2,530	9.2	2019	3	60	₹ 26,819	₹ 6,78,41,515	₹ 6,47,88,647
3	Building IV (Hostel)	G+2 Storey	RCC Structure	3,403	9.8	2019	3	60	₹ 26,819	₹ 9,12,58,210	₹ 8,71,51,590
TOTAL				25,616						₹ 68,69,93,506	₹ 65,60,78,799

REMARKS:

- The above structures are present within the compound of AMITY UNIVERSITY MUMBAI, BHATAN POST - SOMATHNE, MUMBAI - PUNE EXPRESSWAY, PANVEL, BHATAN PADA, MAHARASHTRA, as per the site survey done by the surveyor and the same has been considered in this valuation report.
- Built-up area has been considered on the basis of the Commencement Certificate and the Approved Map provided to us by the bank/ client.
- Structures valuation is done on the basis of 'Depreciated Replacement Cost Approach' method only.

5.	VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY		
S.No.	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	---	---
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	---	---
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	---	---
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	For internal roads, landscaping, pavements, street lights, green area development, external area landscaping, land development, approach road, etc.	Rs.4,50,00,000/-
e.	Depreciated Replacement Value (B)	---	Rs.4,50,00,000/-
f.	Note: <ul style="list-style-type: none"> Value for Additional Building & Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above. Value of common facilities of society are not included in the valuation of Flat/ Built-up unit. 		

6.	CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET		
S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land Value (A)	Rs.27,77,15,520/-	Rs.55,20,50,000/-
2.	Building / Construction value (B)	Not found on public domain	Rs.156,47,76,120/-
3.	Additional Aesthetic Works Value (C)	---	Rs.4,50,00,000/-
4.	Total Add (A+B)	Rs.27,77,15,520/- (Land Value Only)	Rs.216,18,26,120/-
5.	Additional Premium if any	---	---
	Details/ Justification	---	---
6.	Deductions charged if any	---	---
	Details/ Justification	---	---



7.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs.216,18,26,120/-
8.	Rounded Off	---	Rs.216,00,00,000/-
9.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Two Hundred and Sixteen Crores Only
10.	Expected Realizable Value (@ ~15% less)	---	Rs.183,60,00,000/-
11.	Expected Distress Sale Value (@ ~25% less)	---	Rs.162,00,00,000/-
12.	Percentage difference between Circle Rate and Fair Market Value	---	
13.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Not Applicable	
14.	Concluding Comments/ Disclosures if any <ol style="list-style-type: none"> Out of the total land area 1,04,750 sq.mtr (25.88 acres), only 15.25 acres is mortgaged with the bank and the same has been considered for the valuation. Also, the mortgaged and the non-mortgaged land is not separately demarcated. The building area is considered as per the Commencement Certificate and the Approved Map provided to us. As per discussion with the client and rough estimate as per visual observation only, we have considered that the buildings I, V and VI which appears to be constructed on the mortgaged land. In case required, Bank may seek help of land revenue department to check the correctness of boundaries. Although, we have also provided the Depreciated Replacement Market Value for the buildings II, III, and IV, which according to us are not constructed on the mortgaged land, as the bank has asked to the provide the value of the same. We are independent of client/ company and do not have any direct/ indirect interest in the property. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end. 		

- i. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- j. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- k. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- l. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

15. IMPORTANT KEY DEFINITIONS

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

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

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

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

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

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



& prudently.

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

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

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

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

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

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

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

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

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

16. Enclosures with the Report:

- Enclosure: I – Google Map Location
- Enclosure: II - References on price trend of the similar related properties available on public domain
- Enclosure: III – Photographs of the property
- Enclosure: IV – Copy of Circle Guideline Rate
- Enclosure V: Important Property Documents Exhibit
- Enclosure VI: Annexure: Declaration From Valuer
- Enclosure VII: Annexure: Model code of conduct for valuers
- Enclosure VIII: Part D - Valuer's Important Remarks



IMPORTANT NOTES

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

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



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IF REPORT IS USED FOR BANK/ FIs

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

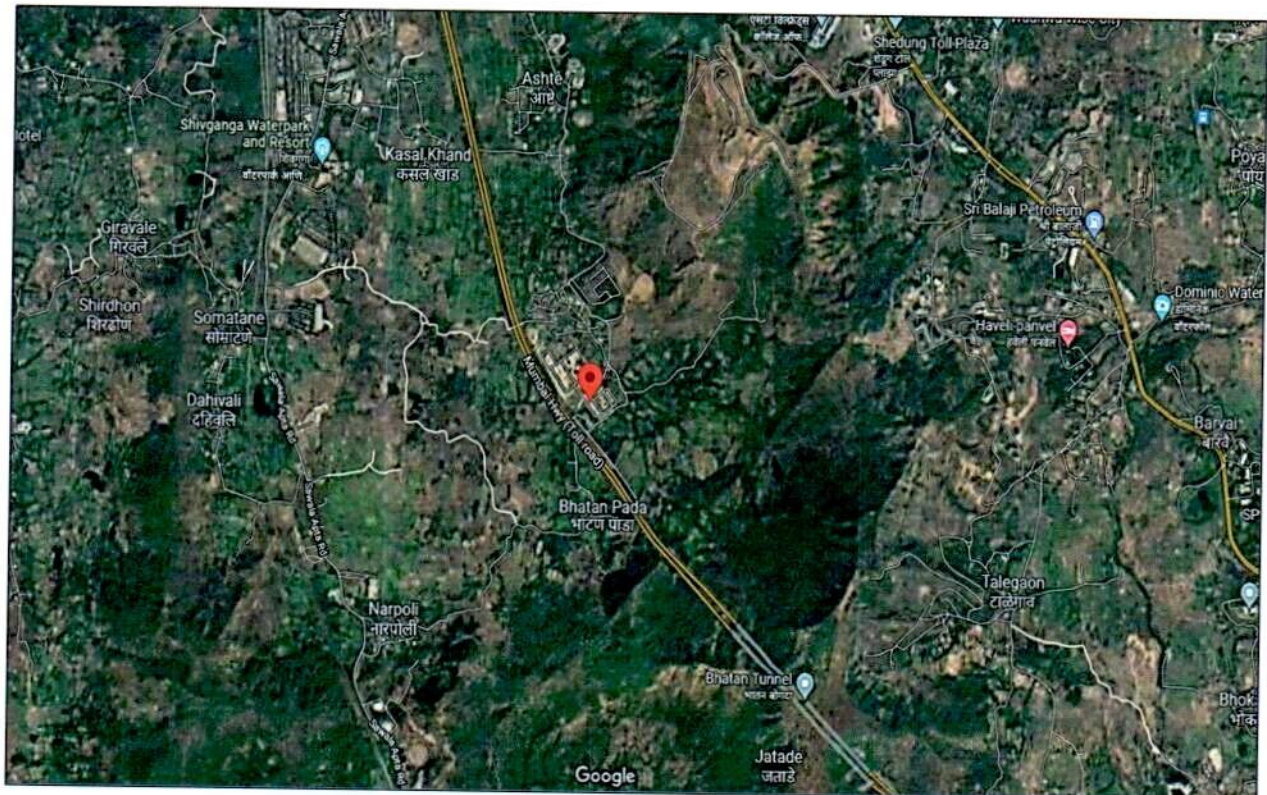
At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

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

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Abhishek Shanbhag & Dipesh Bedmutha	Manas Upmanyu	Rajani Gupta
		





ENCLOSURE: I – GOOGLE MAP LOCATION



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

realestateindia.com/navimumbai-property/farm-land-for-sale-in-panvel.htm

Buy ▾ Enter locality  Farm Land ▾ Budget ▾ Panvel




Farm Land for Sale in Panvel, Raigad
Owner : Subhash pathare

Built Up Area
261360 sq.ft (6 Acre)

Near navi mumbai agriculture land.its higher investment for future.


₹36 Cr.



Contact Owner View Phone No.

magicbricks.com/agricultural-land-for-sale-in-panvel-navi-mumbai-ppfs

Buy ▾ Panvel Add More Top Localities ▾ Purpose ▾ Budget ▾ Agricultural ... (x) Posted By ▾ 1 More Filters ▾



MB EXCLUSIVE

Agricultural / Farm Land for sale in Panvel

148 Guntha Agricultural Land is available for Sale in Panvel, Na...

Read more




Owner: Joenicie Kushero

₹18.50 Cr
₹1,148 per sqft

Contact Owner

Get Phone No.

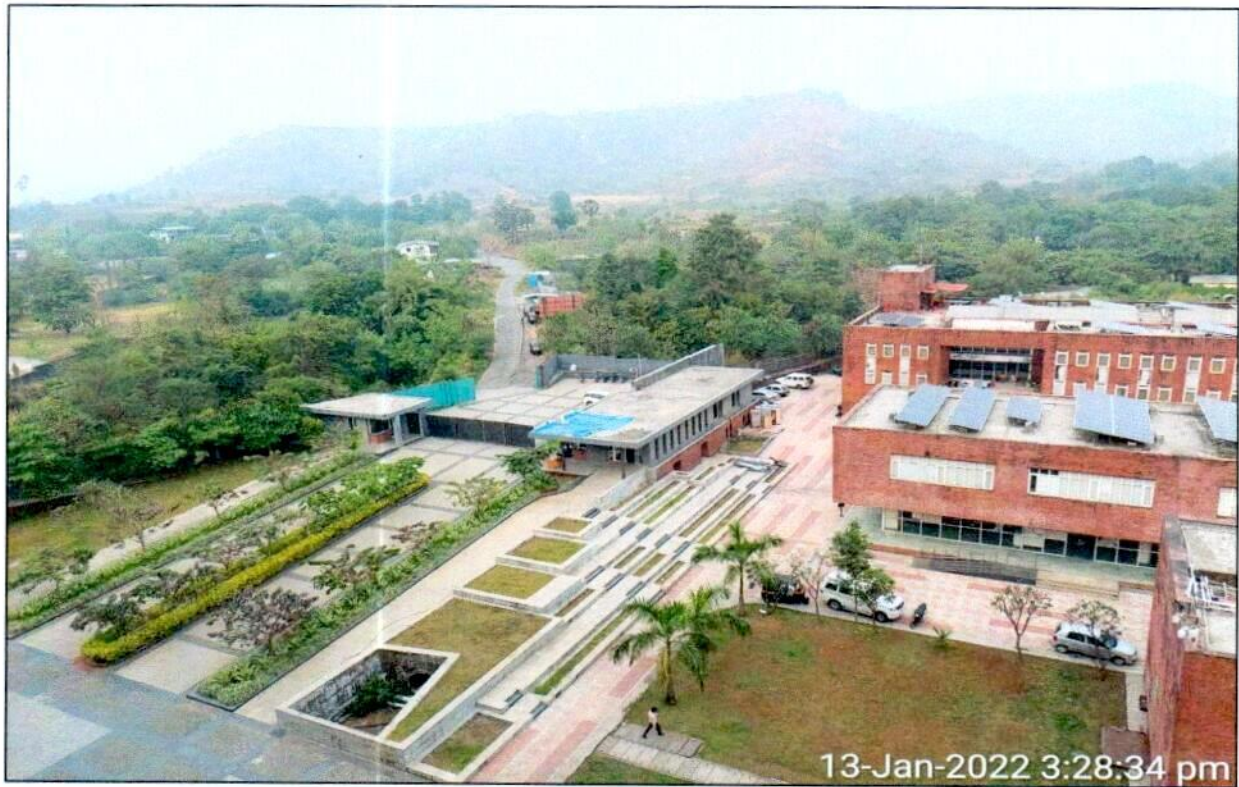
Share Feedback

 PLOT AREA
161200 sqft
  TRANSACTION
Resale
  BOUNDARY
Yes

Note: These references are at a distance from the subject property, since the property deals in the proximity of the subject property is not available on the public domain.s

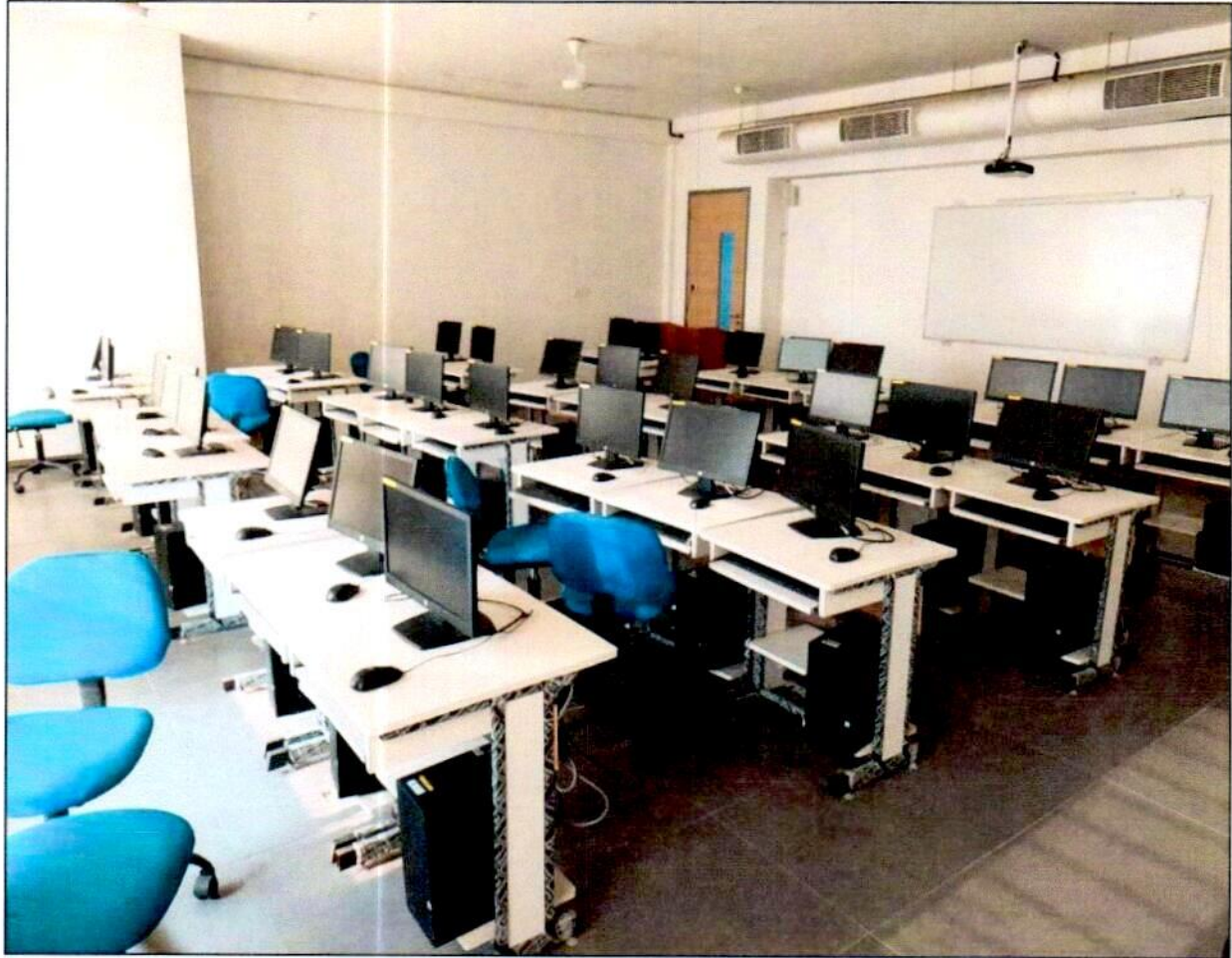


ENCLOSURE: III – PHOTOGRAPHS OF THE PROPERTY

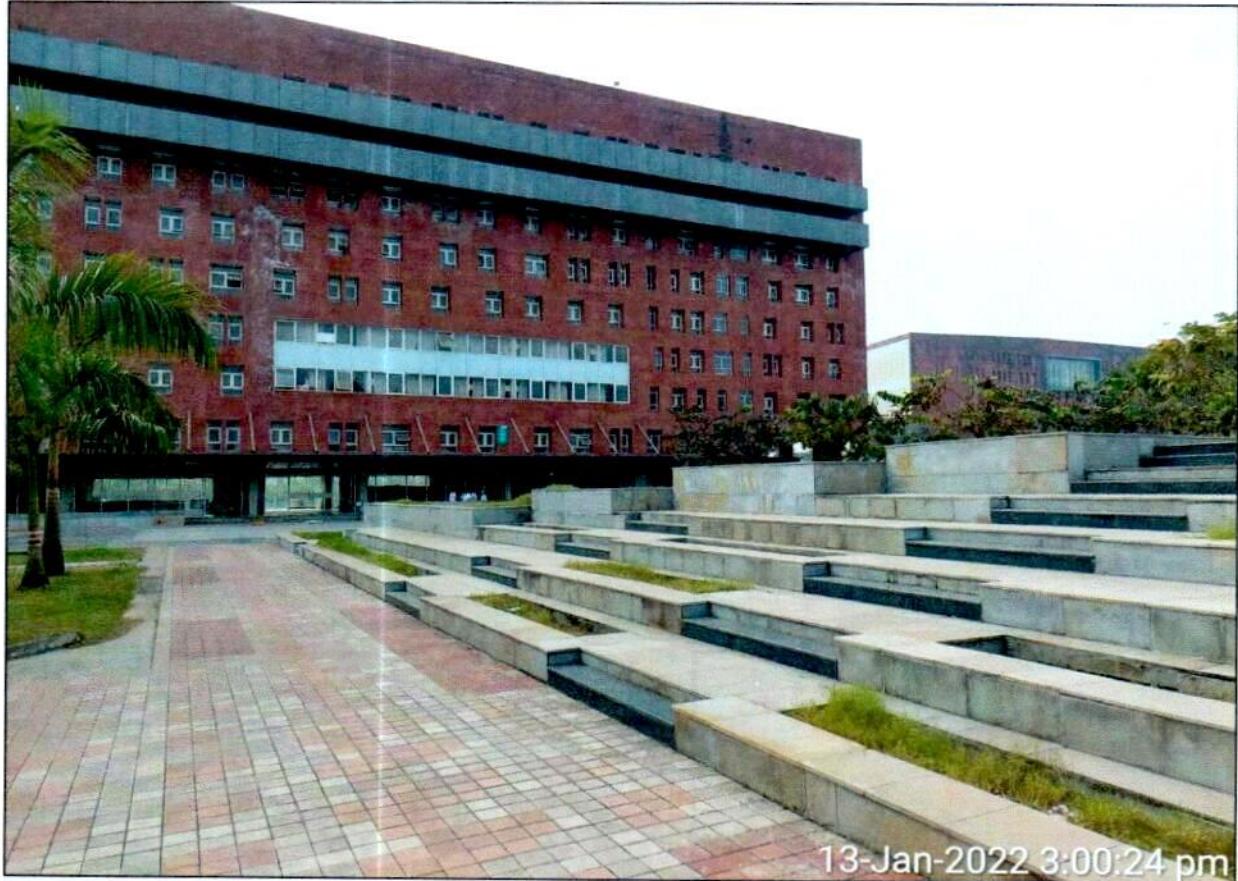






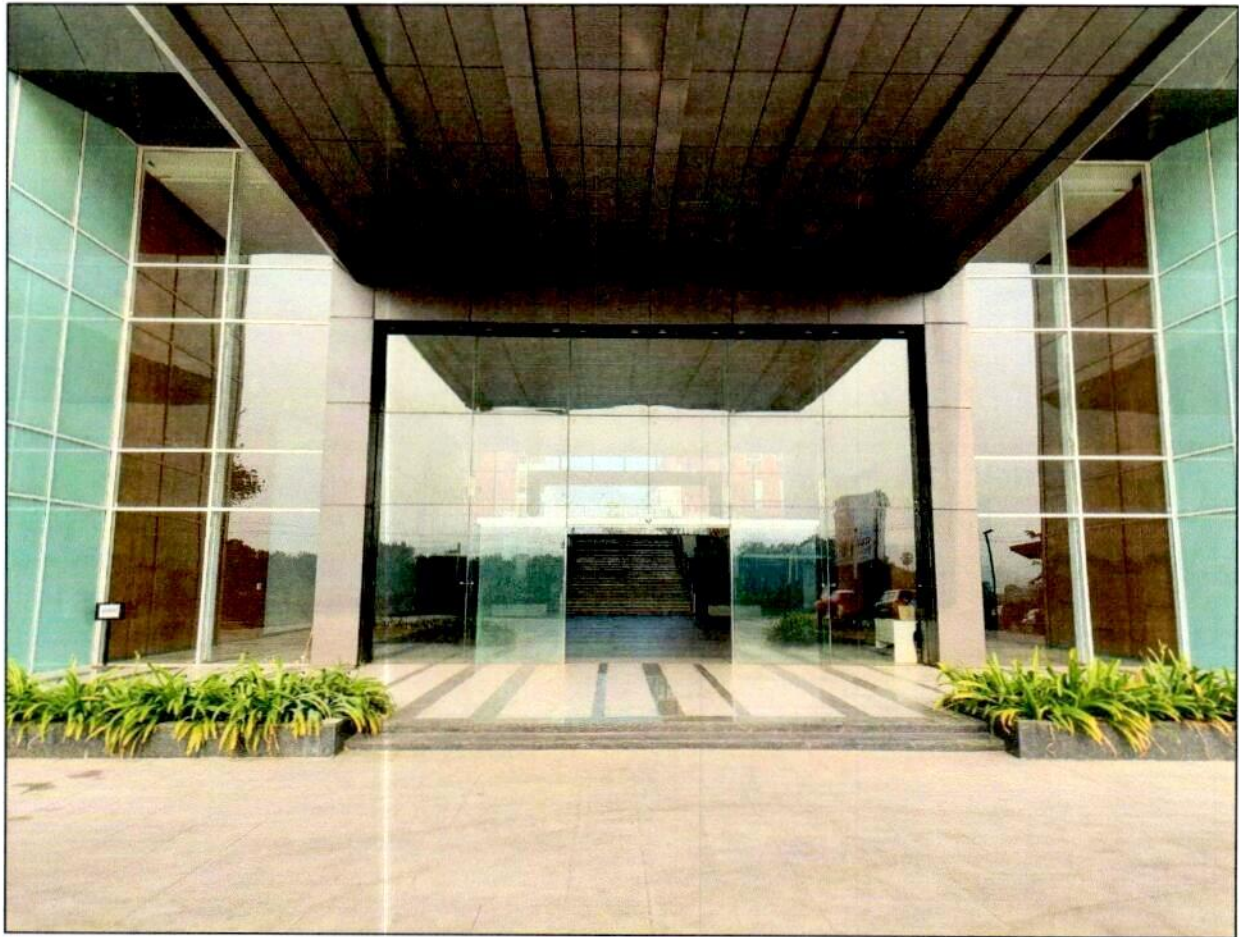


13-Jan-2022 3:18:29 pm

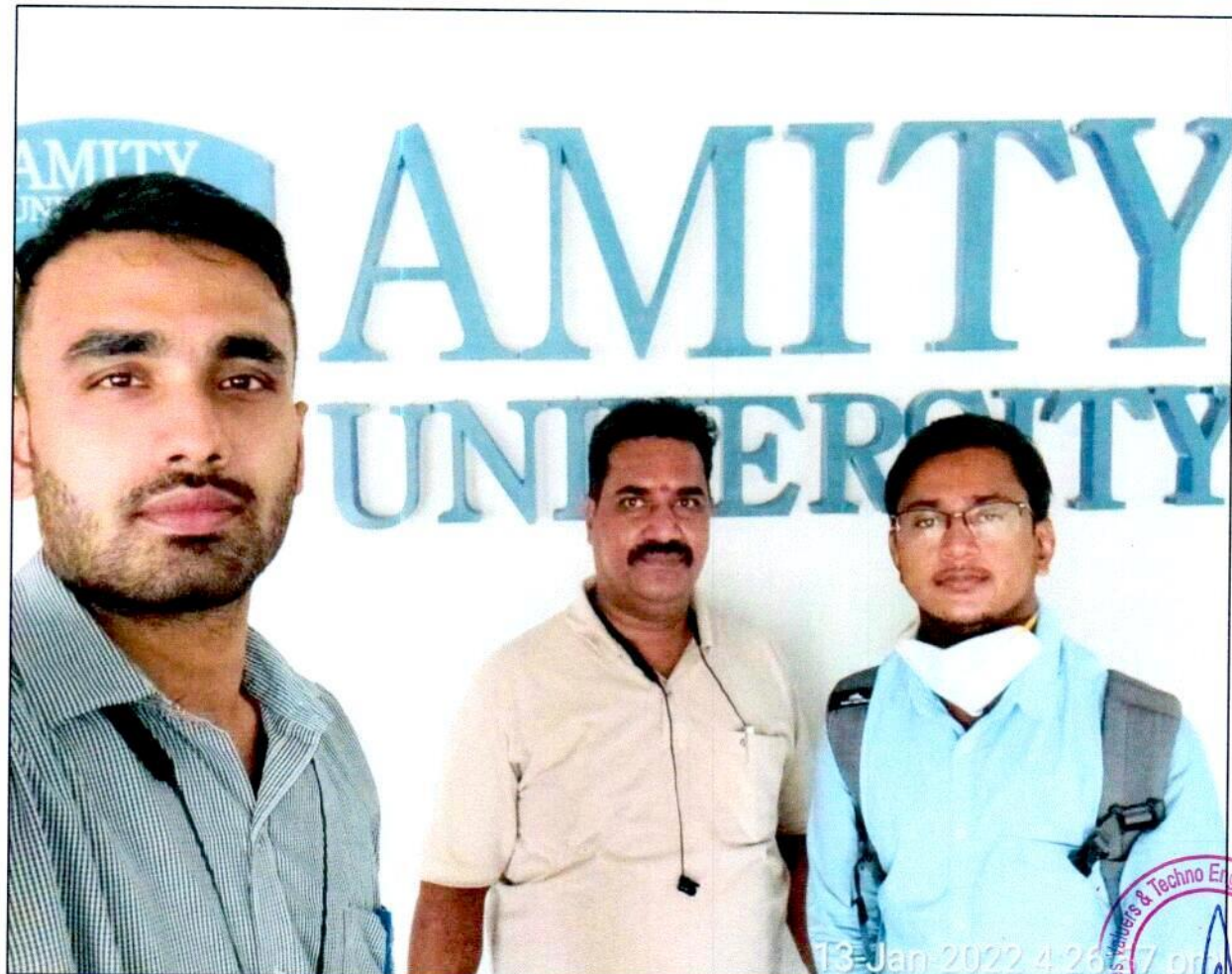





13-Jan-2022 3:19:26 pm



13-Jan-2022 4:15:27 pm




ENCLOSURE: IV – COPY OF CIRCLE RATE



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Department of Registration and Stamps, Government of Maharashtra

Market Price Rate Sheet

[Home](#)

[Valuation Rules](#)
[User Manual](#)

[Close](#)
[Feedback](#)

Year

20212022 ▼

Annual Statement of Rates

Selected District Raigad ▼

Select Taluka Panvel ▼

Select Village भाताण ▼

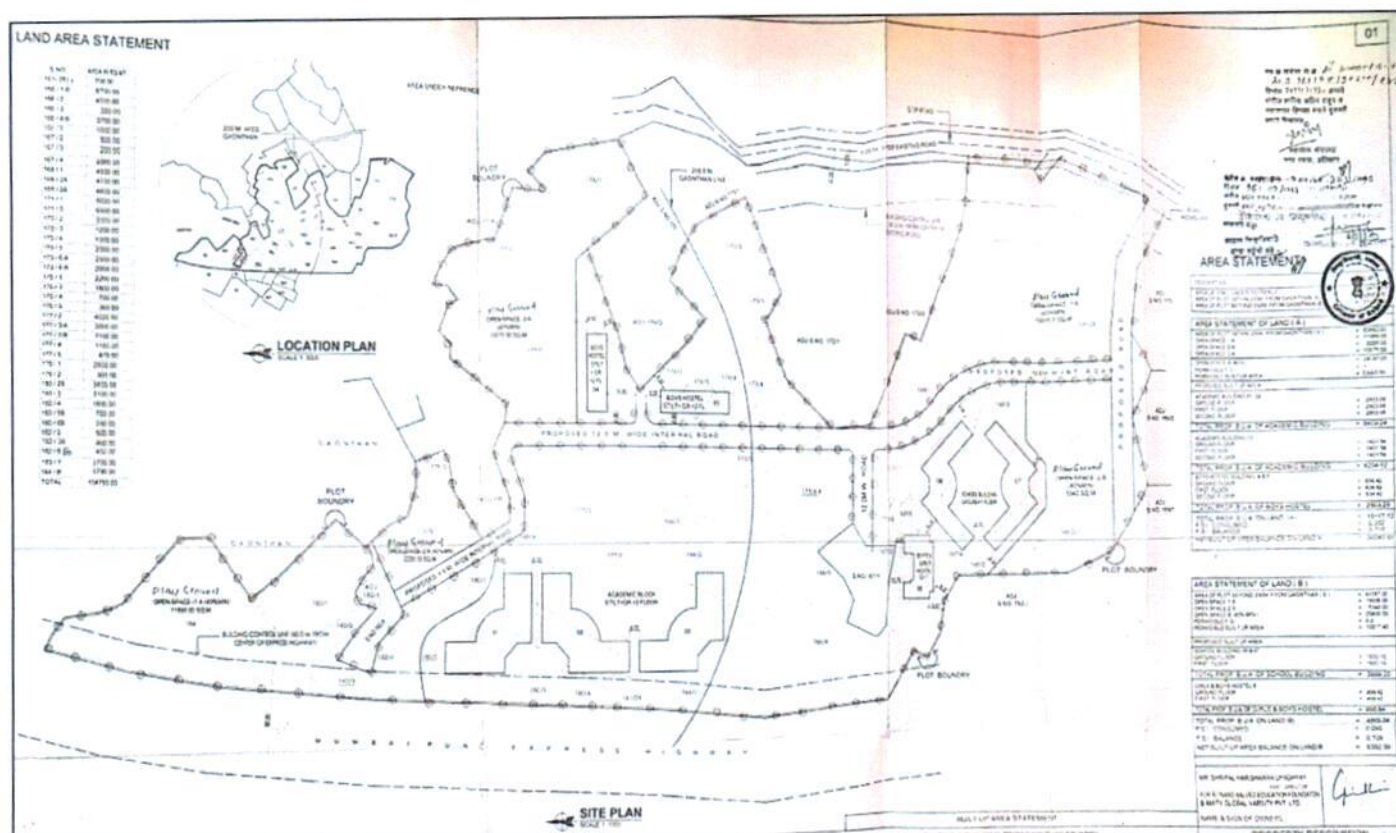
Vibhag Number 5

Assessment Type	Assessment Range	Rate Rs / -	Unit
Lands on highways	0-0.00	4500	Sq. M
Village income	0-0.00	5010	Sq. M
Mango - Orchard	0-0.00	0	Hector
Cashew - Orchard	0-0.00	0	Hector
Coconut - Orchard	0-0.00	0	Hector
Banana - Orchard	0-0.00	0	Hector
Flat	0-0.00	37300	Sq. M
Shops	0-0.00	54800	Sq. M
			1 2 3 4

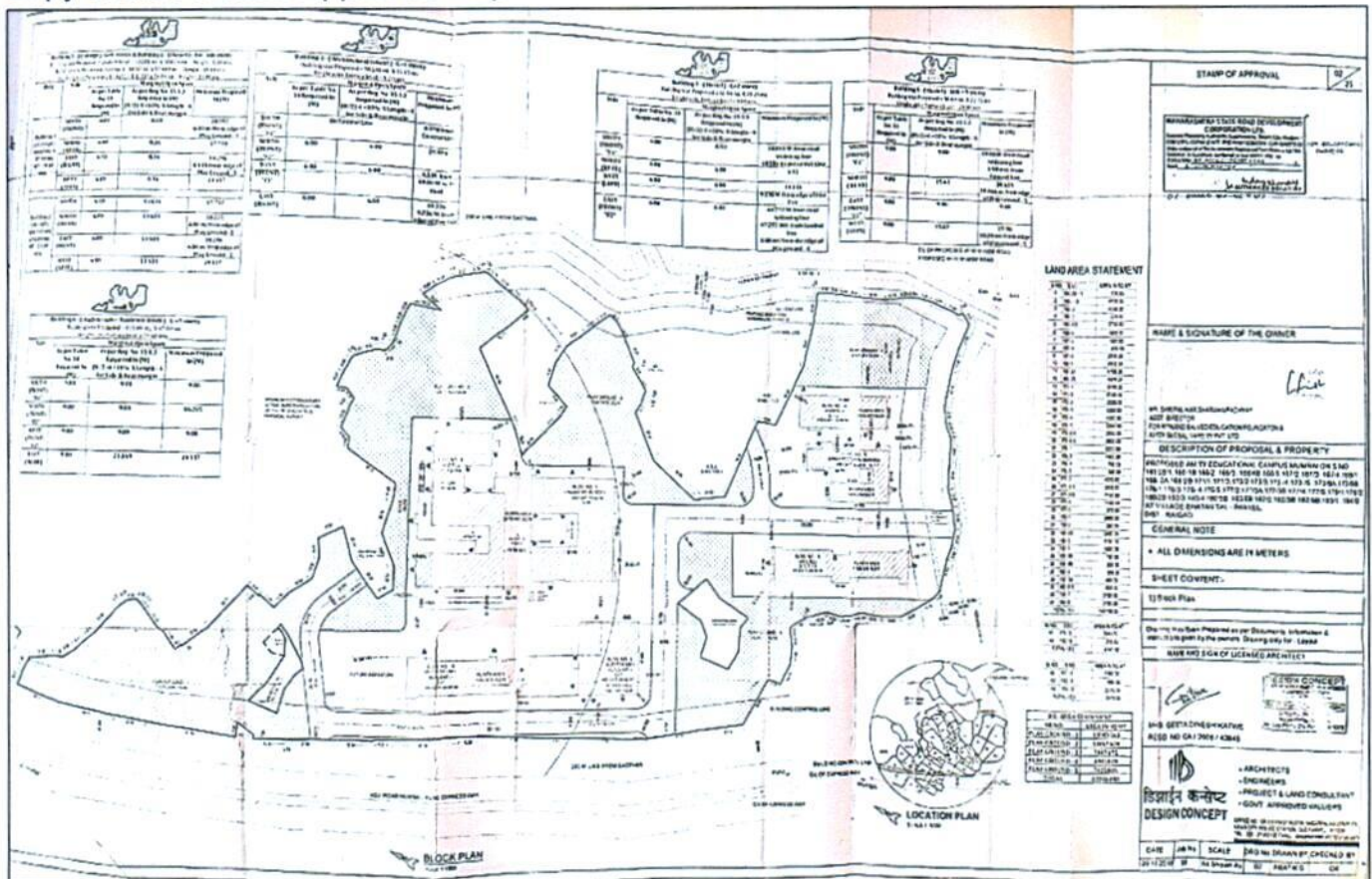
Language

English ▼

The screenshot shown below is a part of an old approved map, it is attached only for the purpose of showing the Khasra numbers. The mortgaged area is to the left of the curve shown below in the screenshot and is in the ownership of M/s. Ritnand Balved Education Foundation:



Copy of the Revised Approved Map



Commencement Certificate

Letter No. MSRDC/SPA/BP-47/CC/2018/ 1032.

Date: 21.12.2018

"Commencement Certificate"



Maharashtra State
Road Development Corp. Ltd.
(A Government of Maharashtra Undertaking)

To,
Mr. Shripal Upadhyay,
Project Director of M/s. Ritnand Balved Education Foundation,
New Delhi & Anity Global Varsity Pvt. Ltd.
Vill: Bhatan, Tal: Panvel, Dist: Raigad

With reference to your application received to MSRDC on 05/01/2017 for grant of 'Commencement Certificate' under section 44 of the Maharashtra Regional and Town Planning Act 1966 to carry out development work /construction of only Educational Campus for Built-up area 86710.685 sq.mt. on land bearing Survey no. 161/2/B/1, 166/1/B, 166/2, 166/3, 166/4/B, 166/5, 167/2, 167/3, 167/4, 168/1, 168/2/A, 168/2/B, 171/1, 171/3, 173/2, 173/3, 173/4, 173/5, 173/6/A, 173/6/B, 176/1, 176/3, 176/4, 176/5, 177/2, 177/3/A, 177/3/B, 177/4, 177/5, 179/1, 179/2, 180/2/B, 180/3, 180/4, 180/5/B, 180/6/B, 182/2, 182/3/B, 182/6/B, 183/1 and 184/B of Village-Bhatan, Taluka-Panvel, District-Raigad

This Commencement Certificate/building permit is granted under section 45 of the said Act, subject to the following terms and conditions:-

• General conditions:

- 1) This Building Permission is limited to an area of about 86710.685 sq.mt as indicated in the drawing enclosed herewith for Educational Purpose only.
- 2) The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
- 3) No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 4) This Commencement Certificate/building permit shall remain valid for a period of one year commencing from the date of its issue.
- 5) If the construction is not commenced within a period of one year, this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional and Town Planning Act 1966.
- 6) This permission is limited for the land bearing 161/2/B/1, 166/1/B, 166/2, 166/3, 166/4/B, 166/5, 167/2, 167/3, 167/4, 168/1, 168/2/A, 168/2/B, 171/1, 171/3, 173/2, 173/3, 173/4, 173/5, 173/6/A, 173/6/B, 176/1, 176/3, 176/4, 176/5, 177/2, 177/3/A, 177/3/B, 177/4, 177/5, 179/1, 179/2, 180/2/B, 180/3, 180/4, 180/5/B, 180/6/B, 182/2, 182/3/B, 182/6/B, 183/1 and 184/B of Village-Bhatan, Taluka-Panvel, District-Raigad and does not entitle you to develop any others land which does not vest in you.

1



Project Office : Special Planning Authority Expressway Smartcity Project - 1 Office No. - 204, 2nd floor Bldg. No. - 2 (A3)
Sector - 1, MBP Mahape, Navi Mumbai - 400 710. Tel. No. : 022- 27782900

Regd. Office : Nepean Sea Road, Besides Priyadarshini Park, Mumbai - 400 036.
Website : www.msrdc.net CIN : U45200MH1996SGC101586

7) This Building Permission is limited for following buildings (Indicated with No. of storeys and Height) and Built-up area, shown against it:

Sr. No.	Buildings	No. of Storey	Height proposed	Built-up area in sq.mts.
1.	Building I (College)	G+4 Storey	19.40	21203.981
2.	Building II - (Hostel)	1 st -6 th Storey	23.00	19683.501
3.	Building III (Architectural School)	G+1 Storey	9.20	2529.597
4.	Building IV (Hostel)	G+2 Storey	9.80	3402.732
5.	Building V - (Hostel)	Stilt + 9 Storey	29.9	12023.595
6.	Building VI - (Auditorium + Academic Block)	G + 7 Storey	29.6	27867.279
	Total			86710.685

8) The applicant /developer shall strictly adhere the conditions applicable in Standardised Development Control and Promotion Regulations, 2013 for Regional Plans in Maharashtra sanctioned vide GR No. TPS-1812/157/CR71/12/REC No: 34/12/RP/UD 13 DT.21.11.2013 as amended from time to time & the conditions applicable in Regional Plan for Mumbai Metropolitan Region sanctioned under Government Notification Urban Development Department No. TPS-1297/1094/CR-116/97/UD-12 dtd. 23.09.1999.

9) This permission is liable to be revoked by the MSRDC, as per the Regulation no. 10.2 of Standardised Development Control and Promotion Regulations, 2013 for Regional Plans in Maharashtra sanctioned vide GR No: TPS-1812/157/CR71/12/REC No: 34/12/RP/UD 13 DT.21.11.2013 as amended from time to time, if there is misrepresentation of material fact in the application/document submitted on the basis of which this Commencement Certificate is issued. Further, this Commencement Certificate shall be revoked, if any of the restrictions imposed by the MSRDC are contravened or not complied with.

10) This Commencement Certificate is based on the documents submitted by the Applicant / Developer. The responsibility of authenticity of the documents vests with the Applicant and his appointed licensed Architect/Engineer. This Commencement Certificate doesn't absolve the applicant any legal matter pending against him. The Authority shall not be held liable for any legal matter that may arise in future and the Applicant / Developer is solely responsible for settling for the same at his own cost.

11) The applicant shall pay to the Authority the costs, as may be determined by the Authority for provision and /or upgradation of infrastructure once the Authority finalises and demands for it.

12) The applicant/Developer shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labour Department, GoM from time to time, for labours working on site.

2






Friday, June 03, 2011

4 03:33 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 7997

गावाचे नाव भाताण

दिनांक 03/06/2011

दस्तऐवजाचा अनुक्रमांक पवली - 07472 - 2011

दस्ता ऐवजाचा प्रकार

अभिहस्तांतरणपत्र

(25-ब) पुढील हद्दीत असलेल्या स्थावर मालमतेच्या बाबतीत असेल तर

सादर करणाराचे नाव: रितनंद बलवेद एज्युकेशन फाऊंडेशन तर्फे श्रीपाल हरिशरण उपाध्याय - -

नोंदणी फी

:-

28600.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:-

560.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (28)

एकूण

रु.

29160.00

आपणास हा दस्त अंदाजे 4:18PM ह्या वेळेस मिळेल

दुय्यम निबंधक

पनवेल 1

बाजार मुल्य: 25000000 रु.

मोबदला: 28600000 रु.

भरलेले मुद्रांक शुल्क: 171600 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: -;

डीडी/घनाकर्ष क्रमांक: --; रक्कम: 28600 रु.; दिनांक: 03/06/2011

मूळ दस्त परत मिळाला

पक्षकाराची सही
मूळ दस्त परत दिला

वर्तुळ लिपीक
सह दुय्यम निबंधक, पनवेल-१

ENCLOSURE VI: ANNEXURE: DECLARATION FROM VALUER

I hereby declare that:

- a The information furnished in our valuation report dated 4/8/2022 is true and correct to the best of my knowledge and belief and we have made an impartial and true valuation of the property.
- 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 Our authorized Engineer/ surveyor Mr. Abhishek Shanbhag & Mr. Dipesh Bedmutha have personally inspected the property on 13/1/2022 the work is not subcontracted to any other valuer and is carried out by us.
- d We have not been convicted of any offence and sentenced to a term of imprisonment.
- e We have not been found guilty of misconduct in professional capacity.
- f 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.
- g 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.
- h I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- i I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable).
- j I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k Further, I hereby provide the following information.

S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	This is an institutional property located at aforesaid address, having total land area under mortgage is taken as 61,714.56 sq.mtr / 15.25 acres as per the documents/ information provided to us by the Bank/ client.
2.	Purpose of valuation and appointing authority	Please refer to Page No.01 of the Report.
3.	Identity of the Valuer and any other experts involved in the valuation	Survey Analyst: Mr. Abhishek Shanbhag & Mr. Dipesh Bedmutha Engineering Analyst: Mr. Manas Upmanyu L1 / L2 Reviewer: Er. Rajani Gupta
4.	Disclosure of Valuer interest or conflict, if any	No relationship with the borrower or any kind of conflict of interest.

5.	Date of appointment, valuation date and date of report	Date of Appointment:	18/11/2021
		Date of Survey:	13/1/2022
		Valuation Date:	4/8/2022
		Date of Report:	4/8/2022
6.	Inspections and/or investigations undertaken	Yes, by our authorized surveyors Mr. Abhishek Shanbhag & Mr. Dipesh Bedmutha bearing knowledge of that area on 13/1/2022. Property was shown and identified by owner's representative Mr. Rahul Patil (☎- +91- 89754 55252).	
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	Land value is calculated on the basis of 'Market Comparable Sales Approach' and building construction value is calculated on the basis of 'Depreciated Replacement cost Approach'.	
9.	Restrictions on use of the report, if any	<p>Value varies with the Purpose/ Date/ Market & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in the engagement letter. I/we do not take any responsibility for the unauthorized use of this report.</p> <p>During the course of the assignment, we have relied upon various information, data, documents provided by Bank/ client in good faith. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void.</p>	

		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: 4/8/2022

Place: Noida



Signature

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

ENCLOSURE VII: ANNEXURE: MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

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

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

Date: 4/8/2022

Place: Noida



PART E

ENCLOSURE VIII: VALUER'S IMPORTANT REMARKS

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

	<u>market transaction.</u>
14.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
15.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.
16.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
17.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
18.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
19.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
20.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
21.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
22.	Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
23.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
24.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
25.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.

26.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
27.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
28.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
29.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
30.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
31.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
32.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
33.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
34.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
35.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
36.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
37.	Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
38.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
39.	Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the

	data.
40.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
41.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
42.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
43.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.

