

File No.: RKA/FY18-19/MUM-228

Dated:12.02.2019

VALUATION REPORT

OF

COMMERCIAL PROPERTY

SITUATED AT

KIRAN GEMS DIAMOND OFFICE, TPS NO. 38 (NANA VARACHHA), F.P. NO. 59/1,
O.P. NO. 59/1, BLOCK NO. 94/B/2, NANA VARACHHA, SURAT-395006

OWNER/S



A/C: M/S. KIRAN GEMS PVT. LTD.

REPORT PREPARED FOR
STATE BANK OF INDIA, DIAMOND BRANCH, BHARAT DIAMOND BOURSE,
BKC, BANDRA EAST, MUMBAI

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

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

PART A

SUMMARY OF THE VALUATION REPORT

S.NO.	CONTENTS	DESCRIPTION			
1.	GENERAL DETAILS				
a.	Report prepared for	Bank			
b.	Name & Address of Organization	State Bank of India, Diamond Branch, Bharat Diamond Bourse, BKC, Bandra East, Mumbai			
c.	Name ofBorrower unit	M/s. Kiran Gems Pvt. Ltd.			
d.	Name of Property Owner	M/s. Kiran Gems Pvt. Ltd.			
e.	Address & Phone Number of the owner	Head Office:- FE-5011, Bharat Diamond Bourse, G Block, BandraKurla Complex, Bandra (E), Mumbai – 400051, India Contact No. +91 22 4050 4444			
f.	Type of the Property	Commercial Office Property			
g.	Type of Loan	Business Loan			
h.	Type of Valuation	Commercial Office Property Value			
i.	Report Type	Plain Asset Valuation			
j.	Date of Inspection of the Property	9 February 2019			
k.	Date of Valuation Report	12 February 2019			
l.	Surveyed in presence of	Owner's representative	Mr. Rajeshbhai ☎-9879251602		
m.	Purpose of the Valuation	Value assessment of the asset for creating collateral mortgage			
n.	Scope of the Report	Non Binding Opinion on General Prospective Valuation Assessment of the Property identified by Property owner or through its representative			
o.	Out-of-Scope of Report	i. Verification of authenticity of documents from originals or cross checking from any Govt. depts. is not done at our end. ii. Legal aspects of the property are out-of-scope of this report. iii. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. iv. Getting cizra map or coordination with revenue officers for site identification is not done at our end. v. Measurement is only limited upto sample random measurement. vi. Measurement of the property as a whole is not done at our end. vii. Drawing Map & design of the property is out of scope of the work.			
p.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.	
		Total05documents requested.	Total03documents provided.	-----	
		Property Title document	Approved Map		
		Approved Map	Occupation Certificate issued		

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			from SMC	
		Copy of TIR	Last Paid Property Tax Slip	
		Last paid Electricity Bill	None	
		Last paid Municipal Tax Receipt	None	
q.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	

2. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

a.



Snapshot of the Asset/ Property Under Valuation

This Valuation report is prepared for the commercial office property situated at the aforesaid address having total land area 3571.00 sq.mtr. (4270.88sq.yds.). However, net plot area as per approved layout plan is 3255 sq.mtr. (3892.94sq.yds.) after the deduction of 316.00 sq.mtr. of abeyance area.

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The ownership of the property has been taken from the copy of Occupation Certificate which is also cross verified with last paid property tax slip of the property. However, the land and covered area of the property has been taken from the approved layout plan, provided by the company itself.

The approved layout plan of the subject property are in the name of company M/s. Aakar Sports Club Pvt. Ltd. and further the company M/s. Kiran Gems Pvt. Ltd. had purchased the property from the concerned company and got final occupation certificate for the complete building in it's own name from Surat Municipal Corporation (SMC).

As per the approved layout plan, this industrial property is comprised of two levels of Basement, Ground plus five floors. The interior and exterior appearance of the property is good and company has installed glass façade to the outer wall of the building. The current use of the floors is tabulated below:-

CIVIL/STRUCTURES :- M/S. KIRAN GEMS PVT. LTD.								
S.No.	Floors	Floor Usage	Floor wise Height (ft.)	Year of construction	Type of construction	Structure condition	Area (in sq. mtr.)	Area (sq. fts.)
OFFICE BUILDINGS								
1	Upper Basement	Parking	11	2016-17	RCC framed pillar beam column structure on RCC slab	Good	2217.27	23867.14
2	Lower Basement	Parking	11	2016-17	RCC framed pillar beam column structure on RCC slab	Good	2217.27	23867.14
3	Ground Floor	Working Hall	11	2016-17	RCC framed pillar beam column structure on RCC slab	Good	1451.49	15624.13
4	First Floor	Working Hall	11	2016-17	RCC framed pillar beam column structure on RCC slab	Good	1451.49	15624.13
5	Second Floor	Working Hall	11	2016-17	RCC framed pillar beam column structure on RCC slab	Good	1451.49	15624.13
6	Third Floor	Working Hall	11	2016-17	RCC framed pillar beam column structure on RCC slab	Good	1451.49	15624.13
7	Fourth Floor	Working Hall	11	2016-17	RCC framed pillar beam column structure on RCC slab	Good	1451.49	15624.13
8	Fifth Floor	Working Hall	11	2016-17	RCC framed pillar beam column structure on RCC slab	Good	1451.49	15624.13
Total							13143.48	141479.05
Remarks:-								
1. All these building details has been related to Commercial office space situated at Kiran Gems Diamond Factory, Nana Varachha, Surat- 395006								
2. The covered area of the subject property has been taken on the basis of approved layout plan, which was also cross verified by our surveyor at the site by doing sample measurment of the building.								

Kiran Gems is a benchmark in terms of manufacturing, quality of diamonds, precision, diamond variety, and quantity and this industrial unit is being used for the Diamond Polishing by the company.

The location of the subject property is located amidst very well-known area of Nana Varachha, Surat, Gujarat. The subject property is approached by the 45 mtr wide road from the main highway i.e. Surat Kamrej Highway.

3. VALUATION SUMMARY

a.	Total Govt. Guideline Value	Rs.5,28,93,750/-
b.	Total Prospective Fair Market Value	Rs.55,00,00,000/-

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c.	Total Expected Realizable/ Fetch Value	Rs.46,75,00,000/-
d.	Total Expected Distress/ Forced Sale Value	Rs.41,25,00,000/-
e.	Valuation for the purpose of Insurance	Rs.21,00,00,000/-

4.	ENCLOSURES	
a.	Part B	Valuation Report as per SBI Format Annexure-II
b.	Part C	Area description of the Property
c.	Part D	Valuation Assessment of the Property
d.	Enclosure 1	Valuer's Remark - Page No.7
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No.7
f.	Enclosure 3	Google Map – Page No.9
g.	Enclosure 4	Photographs – Pages x
h.	Enclosure 5	Copy of Circle Rate – Pages x
i.	Enclosure 6	Survey Summary Sheet – Pages 02
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages x

PART B

SBI FORMAT OF VALUATION REPORT - ANNEXURE - II

Name & Address of Branch	State Bank of India, Diamond Branch, Bharat Diamond Bourse, BKC, Bandra East, Mumbai
Name of Customer (s)/ Borrower Unit	M/s. Kiran Gems Pvt. Ltd.

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	M/s. Kiran Gems Pvt. Ltd.
	Address & Phone Number of the Owner	Head Office:- FE-5011, Bharat Diamond Bourse, G Block, BandraKurla Complex, Bandra (E), Mumbai – 400051, India Contact No. +91 22 4050 4444
b.	Purpose of the Valuation	Value assessment of the asset for creating collateral mortgage
c.	Date of Inspection of the Property	9 February 2019
d.	Date of Valuation Report	12 February 2019
e.	Name of the Developer of the Property	NA
	Type of Developer	Property built from owner self resources

2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY		
a.	Location attribute of the property		
i.	Nearby Landmark	Angel Hospital, Aakar Club Road, Siddharth Nagar Society, Nana Varachha, Surat, Gujarat- 395006	
ii.	Postal Address of the Property	Kiran Gems Diamond Factory, TPS No. 38 (Nana Varachha), F.P. No. 59/1, O.P. No. 59/1, Block No. 94/B/2, Nana Varachha, Surat- 395006	
iii.	Area of the Plot/ Land	Total Plot Area= 3571.00 sq.mtr. Net Plot Area= 3255 sq.mtr.	
		Also please refer to Part-B Area description of the property.All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.	
iv.	Type of Land	Solid/ 1 - 1.5 ft. below road level	
v.	Independent access/ approach to the property	Clear independent access is available	
vi.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report	
		Coordinates or URL:21°13'32.3"N 72°53'42.0"E	
vii.	Details of the roads abutting the property		
	1. Main Road Name & Width	Surat Kamrej Highway	60 mtr wide road
	2. Front Road Name & width	Akar Club Road	45 mtr. wide road
	3. Type of Approach Road	Bituminous Road	

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	4. Distance from the Main Road	Approx. 01 km away from main road		
viii.	Description of adjoining property	Other Commercial Offices		
ix.	Plot No./ Survey No.	TPS No. 38 (Nana Varachha), F.P. No. 59/1, O.P. No. 59/1		
x.	Block/ Zone	Block No. 94/B/2	East Zone	
xi.	Sub registrar	Surat		
xii.	District	Surat, Gujrat		
xiii.	Any other aspect	<p>Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we have just cross verified the identification of the property with reference to the documents which client could provide to us for perusal as per our standard checklist of the documents requested from them. Method by which identification of the property is carried out is also mentioned in the report clearly. In case the property mentioned in the Valuation report is not the same on which security mortgage has been or has to be created then please inform the Valuer office immediately.</p> <p>Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</p> <p>Getting cizra map or coordination with revenue officers for site identification is out of scope of this assignment and has not been done and has not been done at our end.</p>		
	1. Identification of the property	<input type="checkbox"/>	Cross checked from boundaries or address of the property mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Company representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identified by owner/owner's representative	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	
	2. Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with permanent boundary		
	3. Is the property merged or colluded with any other property	No, it is an independent single bounded property -----		
	4. City Categorization	Scale-B City		Urban developing
	5. Characteristics of the locality	Good		Within Posh Commercial Market
	6. Property location classification	On Wide Road	2 Side Open	NA
	7. Property Facing	East Facing		

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b.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	13143.48 sq.mtr. (141479.05 sq.ft.)	
		Also please refer to Part C - Area description of the property. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.	
c.	Boundaries schedule of the Property		
i.	Are Boundaries matched	No, boundaries are not mentioned in the documents.	
ii.	Directions	As per Sale Deed/TIR	Actual found at Site
	East	NA	45 mtr wide road
	West	NA	12 mtr wide road
	North	NA	F. P. No. 58
	South	NA	F.P. No. 55/1

3.	TOWN PLANNING/ ZONING PARAMETERS		
a.	Master Plan provisions related to property in terms of Land use	Commercial	
	i. Any conversion of land use done	NA	
	ii. Current activity done in the property	Used as Independent Commercial Plotted Property	
	iii. Is property usage as per applicable zoning	Yes used as commercial as per zoning	
	iv. Any notification on change of zoning regulation	NA	
	v. Street Notification	Commercial	
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED
	i. FAR/ FSI	Please refer to area chart description	Please refer to area chart description
	ii. Ground coverage	-----do-----	-----do-----
	iii. Number of floors	-----do-----	-----do-----
	iv. Height restrictions	-----do-----	-----do-----
	v. Front/ Back/ Side Setback	-----do-----	-----do-----
c.	Status of Completion/ Occupational certificate	Obtained	Obtained
d.	Comment on unauthorized construction if any	None, as per visual observation	
e.	Comment on Transferability of developmental rights	As per regulation of SUDA	
f.	i. Planning Area/ Zone	Surat Master Plan-2025	
	ii. Master Plan currently in force	Surat Master Plan- 2025	
	iii. Municipal limits	Surat Municipal Corporation	
g.	Developmental controls/ Authority	Surat Urban Development Authority (SUDA)	
h.	Zoning regulations	Commercial	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	All adjacent properties are used for commercial purpose	
j.	Comment of Demolition proceedings if any	No	
k.	Comment on Compounding/ Regularization	No	

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	proceedings	
I.	Any other aspect	
	i. Any information on encroachment	No
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)

4. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY				
a.	Ownership documents provided	Copy of Last Paid Municipal Property Tax	Occupation Certificate	NA
b.	Names of the Legal Owner/s	M/s. Kiran Gems Pvt. Ltd.		
c.	Constitution of the Property	Free hold, complete transferable rights		
d.	Agreement of easement if any	Not Applicable		
e.	Notice of acquisition if any and area under acquisition	No		
f.	Notification of road widening if any and area under acquisition	No		
g.	Heritage restrictions, if any	No		
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	Not Known to us. The bank is advised to ask to the Company	-----	
j.	Comment on whether the owners of the property have issued any guarantee(<i>personal or corporate</i>) as the case may be	Not Known to us. The bank is advised to ask to the Company	-----	
k.	Building plan sanction:			
	i. Authority approving the plan	Surat Municipal Corporation (SMC)		
	ii. Name of the office of the Authority	Surat Municipal Corporation (SMC)		
	iii. Any violation from the approved Building Plan	None, as per visual observation		
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property		
m.	Whether the property SARFAESI complaint	Yes		
n.	i. Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	Property Tax Slip	
		Receipt number	Sr. No. 500/509	
		Receipt in the name of	Babubhai Shamji bhai Lakhani as a Director M/s. Kiran Gems Pvt. Ltd.	
		Tax amount	Rs.5,69,866/-	
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us		
	iii. Is property tax been paid for this property	Yes		
	iv. Property or Tax Id No.	Not provided		

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o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information available
p.	Qualification in TIR/Mitigation suggested if any	Cannot comment since no copy of TIR made available to us
q.	Any other aspect	<p>This is just a Valuation Report of the property identified to us by the owner/ owner representative based on the copy of the documents provided to us.</p> <p>Legal aspects or Title verification of the property are not done at our end.</p> <p>Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not carried out at our end and the copy of the documents provided to us by Bank/ customer has been relied upon in good faith..</p>
	i. Since how long owners owning the Property	Please refer to the copy of title deed
	ii. Year of Acquisition/ Purchase	Please refer to the copy of title deed
	iii. Property presently occupied/ possessed by	Legal Owner
	iv. Title verification	To be done by the competent Advocate
	v. Details of leases if any	NA

5.	ECONOMIC ASPECTS OF THE PROPERTY	
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	Yes
d.	Property Insurance details	Yes
e.	Monthly maintenance charges payable	NA
f.	Security charges, etc.	NA
g.	Any other aspect	NA

6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY	
a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Commercial area

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b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
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7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
a.	Description of the functionality & utility of the property in terms of :				
	i. Space allocation		Yes		
	ii. Storage spaces		Yes		
	iii. Utility of spaces provided within the building		Yes		
	iv. Car parking facilities		Yes		
	v. Balconies		NA		
b.	Any other aspect				
	i. Drainage arrangements		Yes		
	ii. Water Treatment Plant		No		
	iii. Power Supply arrangements	Permanent	Yes/ As per sanctioned load		
		Auxiliary	Yes, D.G sets		
	iv. HVAC system		NA		
	v. Security provisions		Yes/ Private security guards		
	vi. Lift/ Elevators		Yes		
	vii. Compound wall/ Main Gate		Yes		
	viii. Whether gated society		Yes		
	ix. Internal development				
Garden/ Park/ Land scraping		Water bodies	Internal roads	Pavements	Boundary Wall
NA		NA	NA	Yes	Yes

8.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply	Yes, by the local Municipal Corporation					
	ii. Sewerage/ sanitation system	Underground					
	iii. Storm water drainage	Yes					
b.	Description of other Physical Infrastructure facilities in terms of:						
	i. Solid waste management	Yes, by the local Municipal Corporation					
	ii. Electricity	Yes					
	iii. Road and Public Transport connectivity	Yes					
	iv. Availability of other public utilities nearby	Transport, Market, Hospital etc. available with in vicinity					
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	100 mtr.	500 mtr	100 mtr.	100 mtr.	6 Km.	NA	22 Km
	Availability of recreation facilities (parks, open spaces etc.)			Yes ample recreational facilities are available in the vicinity.			

9. MARKETABILITY ASPECTS OF THE PROPERTY:			
a.	Marketability of the property in terms of		
	i. Location attribute of the subject property	Normal	
	ii. Scarcity	It is tough to find similar kind of properties having same features on demand.	
	iii. Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.	
	iv. Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.	
b.	Any other aspect which has relevance on the value or marketability of the property		No
	i. Any New Development in surrounding area	None	NA
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA

10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
a.	Type of construction & design	RCC framed pillar beam column structure on RCC slab	
b.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
c.	Specifications		
	i. Class of construction	Class B construction (Good)	
	ii. Appearance/ Condition of structures	Internal -Good	
		External -Good	
	iii. Roof	Floors/ Blocks	Type of Roof
		UB+LB+G+5 Floors	RCC
	iv. Floor height	11 ft. each	
	v. Type of flooring	Ceramic Tiles, Kota stone	
	vi. Doors/ Windows	Aluminum flushed doors & windows, Wooden frame with glass panel windows	
	vii. Interior Finishing	Neatly plastered and putty coated walls, Designer false ceiling,	
	viii. Exterior Finishing	Simple plastered walls, Structural glazing,	
	ix. Interior decoration/ Special architectural or decorative feature	Simple plain looking structure.	
x. Class of electrical fittings	Internal/ Normal quality fittings		
xi. Class of sanitary & water supply fittings	Internal/ Normal quality fittings		
d.	Maintenance issues	No maintenance issue, structure is maintained properly	
e.	Age of building/ Year of construction	Approx. 02 years	Around year- 2017
f.	Total life of the structure/ Remaining life expected	Approx. 60-65 years	Approx. 60-65 years

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g.	Extent of deterioration in the structure	No deterioration came into notice through visual observation	
h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available	
i.	Protection against natural disasters viz. earthquakes etc.	Should be able to withstand moderate intensity earthquakes	
j.	Visible damage in the building if any	No visible damages in the structure	
k.	System of air conditioning	Some rooms are covered with windows AC	
l.	Provision of firefighting	With sprinkler including manual alarm system	
m.	Status of Building Plans/ Maps	Building plans are approved by the development authority	
	i. Is Building as per approved Map	Yes appears to be as per visual observation	
	ii. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	iii. Is this being regularized	No information provided	

11.	ENVIRONMENTAL FACTORS:		
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Cannot comment	
b.	Provision of rainwater harvesting	No	
c.	Use of solar heating and lighting systems, etc.	No	
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicular pollution are present in the atmosphere	

12.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:		
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure	

13.	VALUATION:		
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Sub-Point 'n' of Point 1 of Part D: Valuation Assessment Factors of the report.	
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the Sub-Point 'o' of Point 1 of Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report.	
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax	Please refer to Part D: Valuation Assessment Factors of the report and the screenshot annexure in	

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	Notification	the report.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Point 1, 2, 3 & 4 of the Part D: Valuation Assessment Factors of the report.
	i. Guideline Value	Rs.5,28,93,750/-
	1. Land	Rs.5,28,93,750/-
	2. Building	NA
	ii. Prospective Fair Market Value	Rs.55,00,00,000/-
	iii. Expected Realizable Value	Rs.46,75,00,000/-
	iv. Expected Forced/ Distress Sale Value	Rs.41,25,00,000/-
	v. Valuation of structure for Insurance purpose	Rs.21,00,00,000/-
e.	i. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation assessment factors.
	ii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in Point 'o' of Part D: Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.

14.	Declaration (Also see Enclosure: 1 Valuer's Remarks)	<ul style="list-style-type: none"> i. The information provided is true and correct to the best of my knowledge and belief. ii. The analysis and conclusions are limited by the reported assumptions, limiting conditions and the information came to knowledge during the course of the work. Please see the Assumptions Remarks & Limiting conditions described in Part D: Valuation assessment section of the Report. iii. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook. iv. No employee or member of R.K Associates has any direct/ indirect interest in the property. v. Our authorized surveyor by name of Mr. Kalpesh has visited the subject property on 9 February 2019 in the presence of the owner's representative. vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957. vii. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank. viii. We have submitted Valuation report directly to the Bank. ix. This valuation work is carried out by our Engineering team on the request from STATE BANK OF INDIA, DIAMOND BRANCH, BDB, BKC, BANDRA EAST, MUMBAI
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15.	VALUATION COMPANY DETAILS:		
a.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person

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b.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. G-183, Preet Vihar, Delhi-110092	2303/ 1988	
c.	Total Number of Pages in the Report with enclosures		
d.	Engineering Team worked on the report	SURVEYED BY: Mr. Kalpesh	
		PREPARED BY: AM Sachin Agrahari	
		REVIEWED BY: HOD Valuations	

16.	ENCLOSED DOCUMENTS:	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Enclosed with the report
b.	Building Plan	Enclosed with the report
c.	Floor Plan	Enclosed with the report
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Enclosed with the report
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<ul style="list-style-type: none">i. Part C: Area Description of the Propertyii. Part D: Valuation Assessment of the Propertyiii. Assumption, Remarks & Limiting conditionsiv. Valuer's Remark - Page No.7v. Google Map – Page No.9vi. Photographs – Pages xvii. Copy of Circle Rate – Pages xviii. Survey Summary Sheet – Pages 02ix. Copy of relevant papers from the property documents referred in the Valuation – Pages x

VALUATION REPORT

M/S KIRAM GEMS P. LTD., NANA VARACHHA, SURAT

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Land Area	3571.00 sq.mtr.	
	Net Plot Area	3255.00 sq.mtr.	
	Area adopted on the basis of	Approved Map since site measurement couldn't be carried out	
	Remarks & observations, if any	The total plot area of the subject property is as 3571sq.mtr. However, net plot area is 3255 sq.mtr after the deduction of 316 sq.mtr. 316.00 sq.mtr. of abeyance area.Hence, for the Valuation exercise we have taken net plot area.	
2.	Ground Coverage Area	Permissible (x% of Plot area)	1464.75 sq.mtr. (45%)
		Proposed(x%)	1451.49 sq.mtr.
		Present Status	1451.49 sq.mtr.
3.	FAR	Permissible	7323.75 sq.mtr. (225%)
		Proposed(x%)	6739.95 sq.mtr.
		Present Status	6739.95 sq.mtr
4.	Constructed Area considered for Valuation (As per IS 3861-1966)	Covered Area	13143.48 sq.mtr.
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out	
	Remarks & observations, if any	NA	

Note:

- 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.
- All area measurements are on approximate basis. 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, is taken as per property documents which has been relied upon.

VALUATION REPORT

M/S KIRAM GEMS P. LTD., NANA VARACHHA, SURAT

CIVIL/STRUCTURES :- M/S. KIRAN GEMS PVT. LTD.								
S.No.	Floors	Floor Usage	Floor wise Height (ft.)	Year of construction	Type of construction	Structure condition	Area (in sq. mtr.)	Area (sq. fts.)
OFFICE BUILDINGS								
1	Upper Basement	Parking	11	2016-17	RCC framed pillar beam column structure on RCC slab	Good	2217.27	23867.14
2	Lower Basement	Parking	11	2016-17	RCC framed pillar beam column structure on RCC slab	Good	2217.27	23867.14
3	Ground Floor	Working Hall	11	2016-17	RCC framed pillar beam column structure on RCC slab	Good	1451.49	15624.13
4	First Floor	Working Hall	11	2016-17	RCC framed pillar beam column structure on RCC slab	Good	1451.49	15624.13
5	Second Floor	Working Hall	11	2016-17	RCC framed pillar beam column structure on RCC slab	Good	1451.49	15624.13
6	Third Floor	Working Hall	11	2016-17	RCC framed pillar beam column structure on RCC slab	Good	1451.49	15624.13
7	Fourth Floor	Working Hall	11	2016-17	RCC framed pillar beam column structure on RCC slab	Good	1451.49	15624.13
8	Fifth Floor	Working Hall	11	2016-17	RCC framed pillar beam column structure on RCC slab	Good	1451.49	15624.13
Total							13143.48	141479.05
Remarks:-								
1. All these building details has been related to Commercial office space situated at Kiran Gems Diamond Factory, Nana Varachha, Surat- 395006								
2. The covered area of the subject property has been taken on the basis of approved layout plan, which was also cross verified by our surveyor at the site by doing sample measurment of the building.								

PART D

VALUATION ASSESSMENT OF THE PROPERTY

1.	ASSESSMENT FACTORS				
a.	Valuation Type	Land & Building Value			Commercial Office Property Value
b.	Scope of the Valuation	Non binding opinion on the assessment of Plain Asset Valuation of the property identified by the owner or through his representative			
c.	Property Use factor	Current Use		Highest & Best Use	
		Commercial		Commercial	
d.	Legality Aspect Factor (Refer sub clause I & j of Point 7)	Positive as per documents produced to us			
e.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Rectangle	Medium	On Road Level	Normal frontage
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Urban	Ordinary	2 side open	NA
			Property within Posh Commercial Market	On wide approach road	
				NA	
		Property Facing	East Facing		
g.	Any New Development in surrounding area	No new development		NA	
h.	Any specific advantage/ drawback in the property	None			
i.	Overall property usability Factor	Normal			
j.	Comment on Property Salability Outlook	Easily sellable			
k.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
l.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
m.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
n.	Methodology/ Basis of Valuation	Govt. Guideline Value:Jantri Rate of Gujarat			
		Market Value: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'			
		For knowing comparable market sales, significant local enquiries has been made from our side representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing the market scenario.			

VALUATION REPORT

M/S KIRAM GEMS P. LTD., NANA VARACHHA, SURAT

		Kindly please refer below section to know the name & contact numbers from whom enquiries have been made.
o.	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)	
	i.	Name: Mr. Abhay Jain
		Contact No.: +91-9375215782
		Nature of reference: Property Consultant
		Size of the Property: Not Specified
		Location: Nana Varachha, Surat
		Rates/ Price informed: Rs. 70,000/- to 80,000/-per sq.mtr.
		Any other details/ Discussion held: As per discussion with Mr. Abhay Jain, we came to know that demand of the property in this locality is very good due to the demand and supply gap.
	ii.	Name: Mr. KalpeshNathani
		Contact No.: +91-8866988215
		Nature of reference: Property Consultant
		Size of the Property: Not Specified
		Location: Nana Varachha, Surat
		Rates/ Price informed: Rs. 90,000/- to 1,00,000/-per sq.mtr.
		Any other details/ Discussion held: According to Mr. Kalpesh, no vacant lands are available for sale/ purchase in micro market. The demand of the property in this locality is very good due to its location.
	iii.	Name: NA
		Contact No.: NA
		Nature of reference: Interested Seller
		Size of the Property: NA
		Location: NA
		Rates/ Price informed: NA
		Any other details/ Discussion held: NA
p.	Adopted Rates	As per verbal conversation with local property dealer and conversation with local inhabitant, we came to know that demand of the property in this locality good due to demand and supply gap and also we came to know following points:- 1. No vacant lands area available for sale/ purchase in micro market. 2. The demand of the property in this location is good. 3. The market rate in this location is varying in between Rs. 80,000/- to 1,00,000/-per sq.mtr. Hence considering all the factors like size, shape, location and frontage of the property, we are on the view that market rate may vary in between Rs.80,000/- to 90,000/-per sq.mtr. and for the Valuation purpose we have taken market rate as Rs. 85,000/-per sq.mtr. which seems to be reasonable in our point of view.
	Justification	

2.	VALUATION OF LAND		
	Applicable		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value

VALUATION REPORT

M/S KIRAM GEMS P. LTD., NANA VARACHHA, SURAT

a.	Prevailing Rate range	Rs.16,250/-per sq.mtr.	Rs.80,000/- to 90,000/-per sq.mtr.
b.	Rate adopted considering all characteristics of the property	Rs.16,250/-per sq.mtr.	Rs.85,000/-per sq.mtr.
c.	Total Land Area considered <i>(documents vs site survey whichever is less)</i>	3255.00 sq.mtr. (3892.94sq.yds.)	3255.00 sq.mtr. (3892.94sq.yds.)
d.	Total Value of land (A)	3255.00 sq.mtr.x Rs.16,250/-per sq.mtr. Rs.5,28,93,750/-	3255.00 sq.mtr.x Rs.85,000/-per sq.mtr. Rs.27,66,75,000/-

3. VALUATION OF BUILDING STRUCTURE				
	Particulars		Govt. Circle/ Guideline Value	Depreciated Replacement Value
a.	Structure Construction Value	Rate range	No government circle rates is available for building	Please refer to attached sheet below
		Rate adopted	No government circle rates is available for building	Please refer to attached sheet below
		Covered Area	13143.48 sq.mtr. (141475.24sq.ft.)	13143.48 sq.mtr. (141475.24sq.ft.)
		Class of construction	Class B construction (Good)	Class B construction (Good)
		Valuation Calculation	No government circle rates is available for building	Please refer to attached sheet below
		Total Value	No government circle rates is available for building	Rs.21,92,92,523/-
b.	Depreciation percentage <i>(assuming salvage value % per year)</i>		NA	NA <i>(Above replacement rate is calculated after deducting the prescribed depreciation)</i>
c.	Age Factor		2000 onwards	0-2 years old construction
d.	Structure Type/ Condition		Pucca (1.0)	RCC framed structure/ Good
e.	Construction Depreciated Replacement Value(B)		No government circle rates is available for building	Rs.21,92,92,523/-

VALUATION REPORT

M/S KIRAM GEMS P. LTD., NANA VARACHHA, SURAT

CIVIL/STRUCTURES :- M/S. KIRAN GEMS PVT. LTD.										
S.No.	Floors	Floor Usage	Floor wise Height (ft.)	Year of construction	Type of construction	Structure condition	Area (in sq. mtr.)	Area (sq. fts.)	Rate Adopted (in per sq.ft.)	Current Depreciated Market Value
OFFICE BUILDINGS										
1	Upper Basement	Parking	11	2016-17	RCC framed pillar beam column structure on RCC slab	Good	2217.27	23867.14	Rs. 1,550.00	Rs. 3,69,94,063.49
2	Lower Basement	Parking	11	2016-17	RCC framed pillar beam column structure on RCC slab	Good	2217.27	23867.14	Rs. 1,550.00	Rs. 3,69,94,063.49
3	Ground Floor	Working Hall	11	2016-17	RCC framed pillar beam column structure on RCC slab	Good	1451.49	15624.13	Rs. 1,550.00	Rs. 2,42,17,399.42
4	First Floor	Working Hall	11	2016-17	RCC framed pillar beam column structure on RCC slab	Good	1451.49	15624.13	Rs. 1,550.00	Rs. 2,42,17,399.42
5	Second Floor	Working Hall	11	2016-17	RCC framed pillar beam column structure on RCC slab	Good	1451.49	15624.13	Rs. 1,550.00	Rs. 2,42,17,399.42
6	Third Floor	Working Hall	11	2016-17	RCC framed pillar beam column structure on RCC slab	Good	1451.49	15624.13	Rs. 1,550.00	Rs. 2,42,17,399.42
7	Fourth Floor	Working Hall	11	2016-17	RCC framed pillar beam column structure on RCC slab	Good	1451.49	15624.13	Rs. 1,550.00	Rs. 2,42,17,399.42
8	Fifth Floor	Working Hall	11	2016-17	RCC framed pillar beam column structure on RCC slab	Good	1451.49	15624.13	Rs. 1,550.00	Rs. 2,42,17,399.42
Total							13143.48	141479.05		Rs. 21,92,92,523.49
Remarks:-										
1. All these building details has been related to Commercial office space situated at Kiran Gems Diamond Factory, Nana Varachha, Surat- 395006										
2. The covered area of the subject property has been taken on the basis of approved layout plan, which was also cross verified by our surveyor at the site by doing sample measurement of the building.										
3. The Valuation of the subject structures has been done on the basis of 'Depreciated Replacement Cost approach'.										

4.	VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	@Rs.120/-per sq.ft.	Rs.1,69,77,485/-
b.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	@Rs.120/-per sq.ft.	Rs.1,69,77,485/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	@Rs.100/-per sq.ft.	Rs.1,41,47,904/-
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	Rs.58,00,000/-
e.	Depreciated Replacement Value (C)	NA	Rs.5,39,02,876/-

5.	CONSOLIDATED VALUE		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land (A)	Rs.5,28,93,750/-	Rs.27,66,75,000/-
b.	Structure Construction Value(B)	NA	Rs.21,92,92,523/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs.5,39,02,876/-

VALUATION REPORT

M/S KIRAM GEMS P. LTD., NANA VARACHHA, SURAT

d.	Total Add (A+B+C	Rs.5,28,93,750/-	Rs.54,98,70,399/-
e.	Additional Premium if any	----	----
	Details/ Justification	----	----
f.	Deductions charged if any	----	----
	Details/ Justification	----	----
g.	Total Prospective Fair Market Value[#]	----	Rs.54,98,70,399/-
h.	Rounded Off	----	Rs.55,00,00,000/-
i.	EXPECTED REALIZABLE VALUE[^](@ ~15% less)	----	Rs.46,75,00,000/-
j.	EXPECTED FORCED/ DISTRESS SALE VALUE[*](@ ~25% less)	----	Rs.41,25,00,000/-
k.	Valuation of structure for Insurance purpose	NA	Rs.21,00,00,000/-

6.	Concluding comments if any	<p>a. Valuation of the asset is done as found on as-is-where basis.</p> <p>b. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.</p> <p>c. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.</p> <p>d. As per the scope of the assignment, Value assessment is subject to <u>Assumptions, Remarks & Limiting Conditions mentioned in Point '7' below, R.K Associates Important Notes and Valuer's Remarks(Enclosure: 1)& other enclosed documents</u> with the Report which will remain part & parcel of the report. Without these enclosures/ documents report shall stand null & void.</p>
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(Rupees Fifty Five Crores Only)

7.	ASSUMPTIONS REMARKS LIMITING CONDITIONS
a.	Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.
b.	Forced, compulsion, constraint, obligatory sales transactions data doesn't forms part of the Fair Market Valuation exercise.
c.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
d.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
e.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a

VALUATION REPORT

M/S KIRAM GEMS P. LTD., NANA VARACHHA, SURAT

	running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation.
f.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
g.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
h.	All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.
i.	Legal aspects for eg. ownership rights, lien, charge, mortgage, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before requesting for the Valuation report. In case Valuation is obtained before taking legal scrutiny or opinion then it is expected from the Bank to inform back the Valuer timely about such change of rights on the property as soon as it comes into the notice of the Bank/ Financier which may affect their charge on the mortgage asset so that accordingly Valuation modification can be done only for that portion for which the Bank has complete charge/ rights.
j.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
k.	Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we can just cross verify the identification of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.
l.	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.
m.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then it is assumed that the Banker or the concerned organization has satisfied themselves with the approval of the Group Housing Society/ particular floor & building before allotting the Valuation case to the Valuer company.
n.	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 when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
o.	In case of Valuation of Plant & Machinery or equipment, condition of machines is evaluated by visual observation only. No technical/ mechanical testing of any kind has been carried out at our end to ascertain the condition and

VALUATION REPORT

M/S KIRAM GEMS P. LTD., NANA VARACHHA, SURAT

	efficiency of the machines. Valuation of Plant & Machinery is done on the basis of physical existence of the assets rather than their technical expediency.
p.	Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest, etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
q.	Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.
r.	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.
s.	At the outset, it is to be noted that Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formulae to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However our Valuation analysis can definitely help the stakeholders to make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.

R.K ASSOCIATES IMPORTANT NOTES:

1. **DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We ensure 100% accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.
2. **COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

IF REPORT IS USED FOR BANK/ FIs

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

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

ENCLOSURE: 1- VALUER'S REMARKS

1.	Fair Market Value[#] suggested by the competent Valuer is that prospective estimated amount of the subject asset/ property in his expert & prudent opinion without any prejudice after he has carefully & exhaustively evaluated all the facts & information related to the subject asset at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.
2.	Realizable Value[^] is the minimum prospective value of the property which it may be able to realize at the time of actual property transaction factoring in potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction. Realizable value may be 10-20% less of the Fair Market Value depending on the various salability prospects of the subject property.
3.	Forced/ Distress Sale Value[*] is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, having unclear title or any such sort of condition or situation. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the Fair Market Value based on the nature, size & salability prospects of the property. In this type of sale negotiation power of the buyer is always more than the seller and eagerness of selling the property is more than buying it. Therefore the Forced/ Distress Sale Value always fetches less value.
4.	Best rates are rationally adopted based on the facts of the case came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends.
5.	Construction rates are adopted based on present replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition, specifications based on the visual observation of the structure. No structural, physical tests have been carried out in respect of it.
6.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
7.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of any such situation.
8.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
9.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
10.	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.
11.	This report is having limited scope as per its fields to provide only the general basic idea of the value of the property prevailing in the market based on the documents/ data/ information provided by the client. The suggested value should be considered only if transaction is happened as free market transaction.
12.	The condition assessment and the estimation of residual economic life of the structure is based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
13.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the original has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
14.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as

VALUATION REPORT

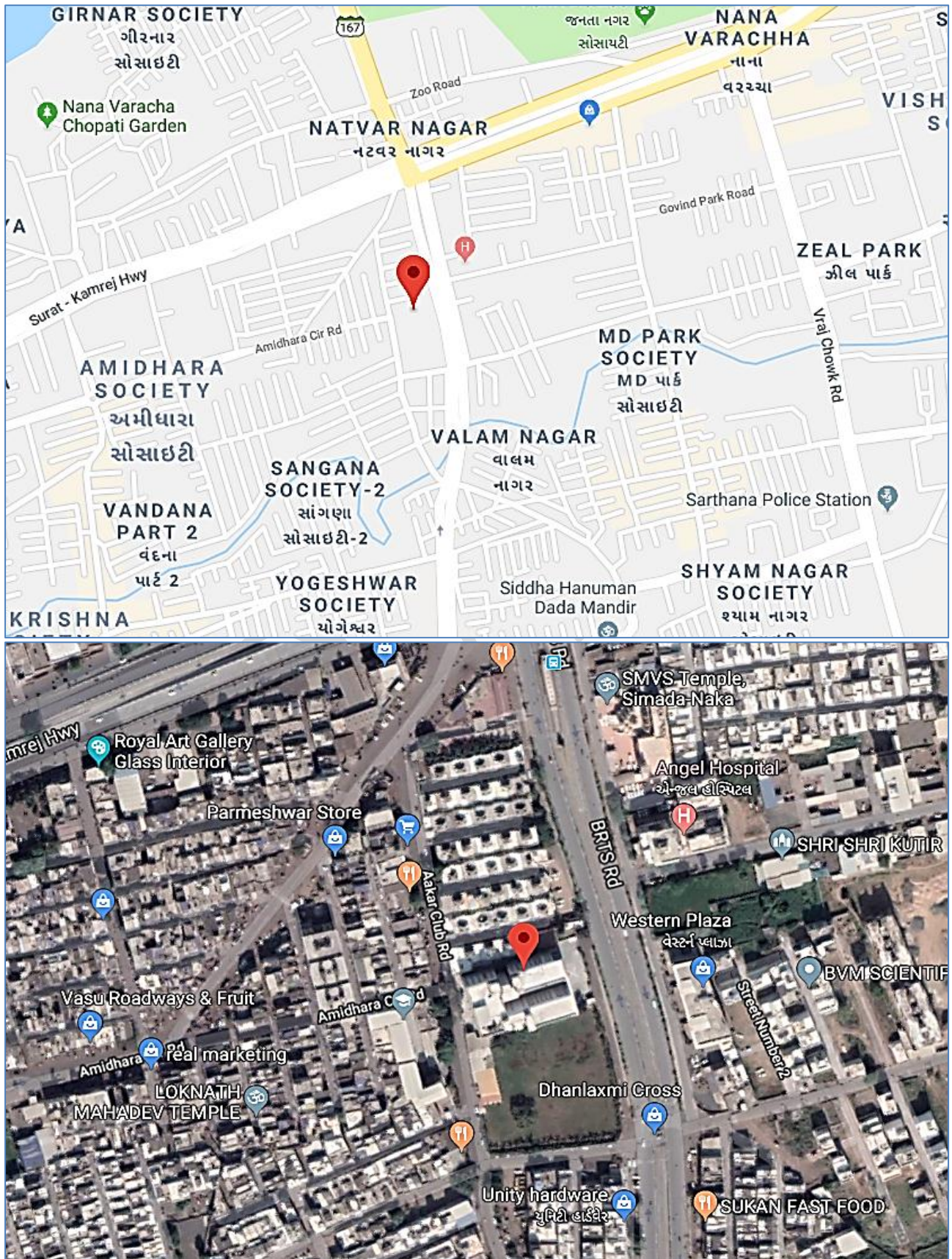
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	collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
15.	Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
16.	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.
17.	This report is prepared on the RKA V-L3 (Medium) Valuation format as per the client requirement, charges paid and the time allotted. This report is having limited scope as per its fields to provide only the general estimated basic idea of the value of the property prevailing in the market based on the information provided by the client. The Valuation assessed in this Valuation Report should hold good only if transaction is happened as per free market transaction. No detailed analysis or verification of the information is carried upon pertaining to the value of the subject property. No claim for any extra information will be entertained whatsoever be the reason. For any extra work over and above the fields mentioned in the report will have an extra cost which has to be borne by the customer.
18.	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 also before taking any business decision based on the content of this report.
19.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
20.	Defect Liability Period is 30 DAYS . We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
21.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at valuers@rkassociates.org in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.
22.	Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
23.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
24.	R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
25.	If this report is prepared for the matter under litigation in any Indian court, no official or employee of R.K Associates will be under any obligation to give in person appearance in the court as a testimony. For any explanation or clarification, only written reply can be submitted on payment of charges by the plaintiff or respondent which will be 10% of the original fees charged where minimum charges will be Rs.2500/-.

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ENCLOSURE: 3- GOOGLE MAP LOCATION



ENCLOSURE: 4- GOVERNMENT CIRCLE RATE

સુપરિટેન્ડન્ટ ઓફ સ્ટેમ્પ્સ . ગાંધીનગર . ગુજરાત રાજ્ય

Superintendent of Stamps, Gandhinagar, Gujarat State

Government of Gujarat

Jantri Rate

MarketValue

View Jantri Rate

District

SURAT

Taluka

SURAT_CITY

Village

NANAVARACHHA

Type

TP / FP

Survey No. / Extension

38

Show Jantri

TP No	Valuseon	FP No	Extension	Open Plots Price	Residential Flat Apartment	Office	Shop	Open Plots Price Industrial	Drinked	Drinked Bean Drink
TPS-38	39/23	38		16250	20250	23725	27375	16250	0	10625
TPS-20	39/7	38		13250	18250	23700	27250	13250	0	0

ENCLOSURE:5- PHOTOGRAPHS OF THE PROPERTY











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