

REPORT FORMAT: V-L2 (Medium - Bank) | Version: 11.0_2022

CASE NO. VIS (2022-23)-PL200-151-285

Dated: 29.08.2022

FIXED ASSETS VALUATION REPORT

OF

NATURE OF ASSETS	LAND & BUILDING
CATEGORY OF ASSETS	COMMERCIAL
TYPE OF ASSETS	COMMERCIAL LAND & BUILDING

SITUATED AT

CITY SURVEY NO. 1556, 1558, 1559, 1560, and 1568 OF VILLAGE DAHISAR,
BORIVALI, MUMBAI SUBURBAN DISTRICT, MUMBAI

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)

REPORT PREPARED FOR

- Techno Economic Viability Consultants (TEV)
- STATE BANK OF INDIA, CAG, NEW DELHI-110001

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.

- Agency for Specialized Account Monitoring (ASM)

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

- Project Techno-Financial Advisors

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

- Chartered Engineers

- Industry/ Trade Rehabilitation Consultants

- NPA Management

- Panel Valuer & Techno Economic Consultants for PSU Banks

CORPORATE OFFICE:

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

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

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

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

PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT
CITY SURVEY NO. 1556, 1558, 1559, 1560, and 1568 OF VILLAGE DAHISAR,
BORIVALI, MUMBAI SUBURBAN DISTRICT, MUMBAI

PART B

SBI FORMAT OF OPINION REPORT ON VALUATION

Name & Address of Branch	State Bank of India, CAG, New Delhi-110001
Name of Customer (s)/ Borrower Unit	M/s. Airports Authority of India
Work Order No & Date	Dated 4 th July, 2022

S.NO.	CONTENTS	DESCRIPTION						
1.	INTRODUCTION							
a.	Name of Property Owner	M/s. Airports Authority of India (as per copy of documents provided to us)						
	Address & Phone Number of the Owner	Address: M/s Airports Authority of India, Corporate Office at Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi-110003 (as per documents provided to us by the						
b.	Purpose of the Valuation	For Periodic Re-valuation of the mortgaged property						
c.	Date of Inspection of the Property	18 August 2022						
	Property Shown By	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Ashok Tripathi</td><td>Employee at Ms. Airport Authority of India.</td><td>(+91-7021328908)</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Ashok Tripathi	Employee at Ms. Airport Authority of India.	(+91-7021328908)
Name	Relationship with Owner	Contact Number						
Mr. Ashok Tripathi	Employee at Ms. Airport Authority of India.	(+91-7021328908)						
d.	Date of Valuation Report	29 August 2022						
e.	Name of the Developer of the Property	Govt. Authority developed property through contractor						
	Type of Developer	Govt. Authority developed property through contractor						

2. PHYSICAL CHARACTERISTICS OF THE PROPERTY

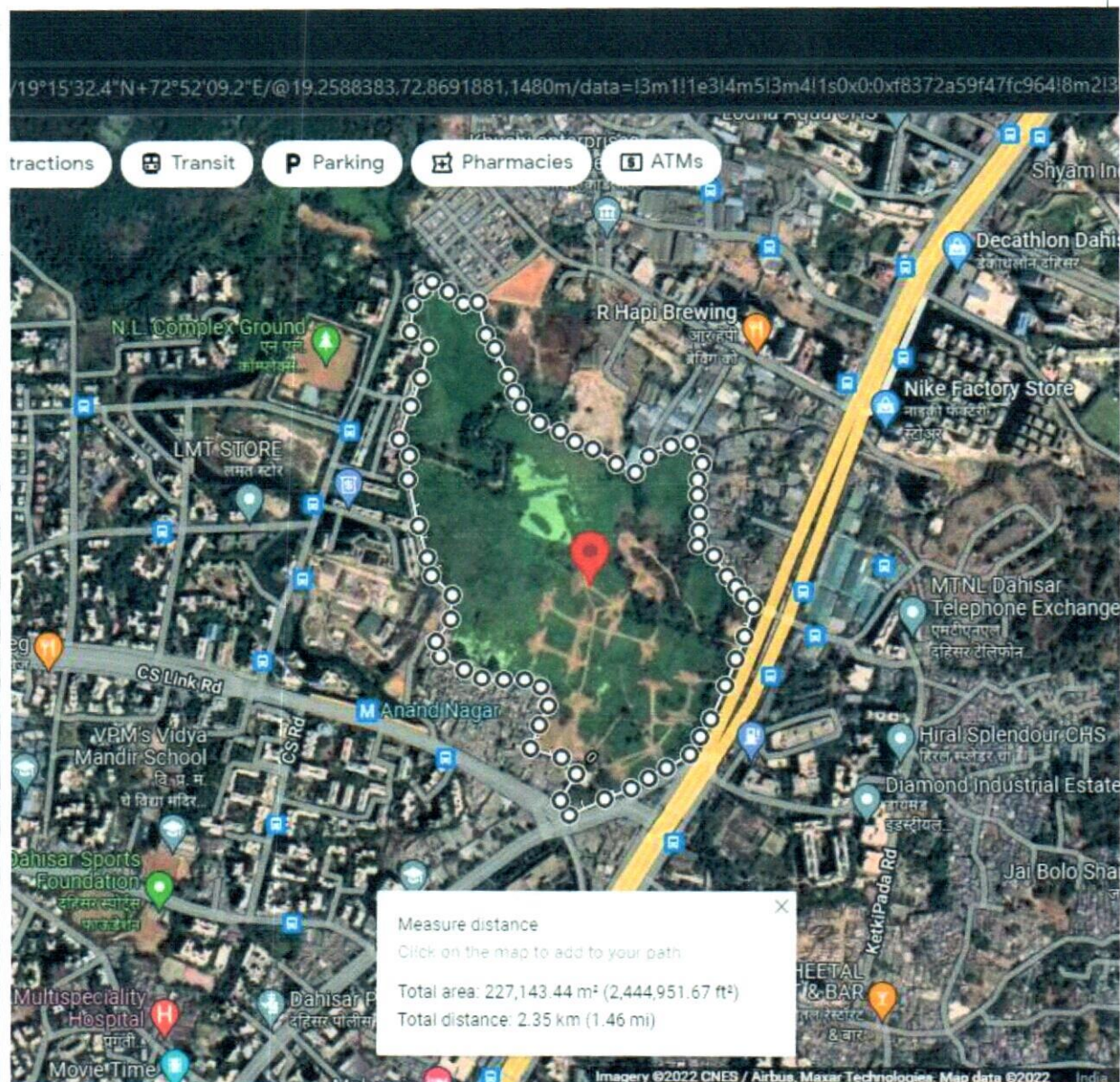
BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

This opinion on valuation is prepared for the large piece of land situated at the aforesaid address having total land area admeasuring 1,81,338 sq mtr.(44.81 acre). Details of 44.81 acres is as below. Kindly refer the attached sheet below:

M/s. Airport Authority of India			
Location	City Survey No.	Area in Square meter	Area in Acre
Village Dahisar, Borivalli, Mumbai Suburban District, Mumbai	1556	1,597	0.39
	1558	2,303	0.57
	1559	942	0.23
	1560	1,762	0.44
	1568	1,74,735	43.18
Total		1,81,338	44.81

As per the documents provided to us, this land parcel is owned by M/s Airport Authority of India (AAI). As per the site survey and the representative of AAI the total land is ~ 60 acre, out of which ~46 acres is owned by M/s Airports Authority of India and the remaining land area ~ 14 acre under the Government possession which is not demarcated. As per the TIR provided to us the area mortgaged with the Bank is 44.81 acres. Since the land parcel was large so physical measurement was not possible on site. However, for confirmation we have checked the site measurement through

google as per the site boundaries which we could understand and found approx... 56.12 acres / 2, 27,143.44 sq.mtr area of land. This area measurement is just for reference purpose and can't be equated with physical land measurement on site. Therefore for the valuation purpose we have only considered 44.81 acres. However it is not clear that out of this complete land which portion pertains to 44.81 acres. In front portion of the property slum/ shanties are located. It is not clear whether these shanties are present on AAI land or not.



During site visit of the subject property, we have observed two structures with ground floor construction only. The built-up area of first building admeasures 4585.43 sq. ft and built-up area of second floor construction admeasures 796.53 Sq. ft. Thus, total area of the built-up structures on the land admeasures 5381.96 sq.ft. All the covered built-up area and land area details have been considered from the documents provided to us only which has been reasonably cross verified as humanly possibly.

Most of the land parcel is vacant and at the time of survey long bushes were spread on the land due to which it was not possible to go deeper in the land.

The location of the subject property is City Survey No. 1556, 1558, 1559, 1560 and 1568 of Village Dahisar, Borivali, Mumbai Suburban District, Mumbai. The subject property is located adjacent to the Western Express Highway and it is ~ 1.2 Km away from the Sanjay Gandhi National Park. As per the location the highest and best use of this land in present times is for developing mixed use Real Estate Project.

The site has been identified to us by AAI official. In case of discrepancy in the address 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 client misled the valuer by providing the fabricated document, the valuation should be considered of the property shown to us at the site of which the photographs are also attached. Our responsibility will be only related to the valuation of the property shown to us on the site. For more confirmation, Bank may further engage district administration/ tehsil level to verify the identification of the property if it is the same matching with the document pledged.

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 are also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. 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.

a. Location attribute of the property

i.	Nearby Landmark	Dahisar Toll Naka, Anand Nagar Metro Station.	
ii.	Postal Address of the Property	City Survey No. 1556, 1558, 1559, 1560, and 1568 Of Village Dahisar, Borivali, Mumbai Suburban District, Mumbai	
iii.	Type of Land	Solid Land/ below road level. Marshy and water logged land in some pockets	
iv.	Independent access/ approach to the property	Clear independent access is available	
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report	
		Coordinates or URL: 19°15'32.4"N 72°52'09.2"E	
vi.	Details of the roads abutting the property		
	(a) Main Road Name & Width	Western Express Highway	~ 30 ft. wide
	(b) Front Road Name & width	S.V Road, Link Road	~ 30 ft. wide
	(c) Type of Approach Road	Bituminous Road	
	(d) Distance from the Main Road	On road	
vii.	Description of adjoining property	It is a mixed used area, commercial, residential & Industrial.	

viii.	Plot No. / Survey No.	City Survey No. 1556, 1558, 1559, 1560 and 1568		
ix.	Zone/ Block	Urbanisable Zone	---	
x.	Sub registrar	Borivali Taluka		
xi.	District	Mumbai Suburban		
xii.	Any other aspect	<p>Valuation is done for the property found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site.</p> <p>Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not covered in this Valuation services.</p>		
(a) 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 02 documents provided	Total 02 documents provided
		Property Title document	Copy of TIR	Dated:- 02/06/2022
		Last paid Municipal Tax Receipt	Property Tax Reciept	Panj No.4717
		Allottment Papers	None	---
		Agreement to Sell	None	---
		Last paid Electricity Bill	None	---
(b) Identification procedure followed of the property		<input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by owner's representative <input checked="" type="checkbox"/> Done from the name plate displayed on the property <input type="checkbox"/> Cross checked from boundaries or address of the property mentioned in the deed <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		
(c) Type of Survey		Half Survey (Approximate sample random measurement verification from outside only & photographs), since couldn't get access of inside.		
(d) Is property clearly demarcated by permanent/ temporary boundary on site		No demarcation done and mixed with other adjoining Lands which is not mortgaged with the Bank.		
(e) Is the property merged or colluded with any other property		<p>Yes</p> <p>As per the information provided to us by the representative the subject property is merged with other adjoining property which is under the possession of Government.</p>		

	(f) City Categorization	Metro City		Urban	
	(g) Characteristics of the locality	Good		Within main city	
	(h) Property location classification	Near to Highway	Corner Plot		None
	(i) Property Facing	South Facing			
b.	Area description of the Property <i>Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less, unless otherwise mentioned. Verification of the area measurement of the property is done only based on sample random checking.</i>	Land		Construction	
				Built-up Area	
		1,81,338 sq mtr. / 44.81 acre.		499 Sq. mtr. / 53,81 sq. ft	
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	----		SV Road Western Express Highway	
	West	----		Link Road	
	North	----		Toll Naka, Western Express Highway	
	South	----		SV Road	
3.	TOWN PLANNING/ ZONING PARAMETERS				
a.	Master Plan provisions related to property in terms of Land use		Urbaniasable as per MMRDA Draft Mumbai Metropolitan Regional Plan 2016-36		
	i. Any conversion of land use done		No information as per TIR		
	ii. Current activity done in the property		Used for Official purpose of AAI in the building constructed on the land. However mostly land is vacant.		
	iii. Is property usage as per applicable zoning		Yes appears to be, as per MMRDA Master Plan		
	iv. Any notification on change of zoning regulation		No information available in this regard		
	v. Street Notification		Mixed use		
b.	Provision of Building by-laws as applicable		PERMITTED		CONSUMED
	i. FAR/FSI		Approved Map not available		No information available
	ii. Ground coverage		Approved Map not available		53,81 sq. ft.
	iii. Number of floors		Approved Map not available		Ground Floor Only
	iv. Height restrictions		Approved Map not available		No information available
	v. Front/ Back/Side Setback		Approved Map not available		----

	vi. Status of Completion/ Occupational certificate	No information provided	No information provided
c.	Comment on unauthorized construction if any	No.	
d.	Comment on Transferability of developmental rights	Free hold, complete transferable rights	
e.	i. Planning Area/ Zone	District Planning Committee –Mumbai Suburban	
	ii. Master Plan Currently in Force	MMRDA Master Plan 2016-2036	
	iii. Municipal Limits	Brihanmumbai Municipal Corporation (BMC)	
f.	Developmental controls/ Authority	Brihanmumbai Municipal Corporation (BMC)	
g.	Zoning regulations	Urbanisable	
h.	Comment on the surrounding land uses & adjoining properties in terms of uses	It is a mixed used area, commercial & residential.	
i.	Comment of Demolition proceedings if any	Land is largely vacant except a structure and moreover a Govt. authority land.	
i.	Comment on Compounding/ Regularization proceedings	Land is largely vacant except a structure and moreover a Govt. authority land.	
j.	Any other aspect	---	
	i. Any information on encroachment	On front portion of the land slum/ shanties are present. We are not sure if these are present on the AAI land or not.	
	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 TIR	Property Card (not legible) None
b.	Names of the Legal Owner/s	M/s. Airports Authority of India	
c.	Constitution of the Property	Free hold, complete transferable rights	
d.	Agreement of easement if any	Not required	
e.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain	
f.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain. However a 1.5 Km road construction from Dahisar West to Bhayandar as Mira Road West as per news article https://indianexpress.com/article/cities/mumbai/mumbai-new-road-to-connect-dahisar-and-bhayandar-7698767/ . However no information came in front of us if the subject land is under acquisition.	
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	Yes	State Bank of India



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	NA
k.	Building plan sanction:		
i.	Authority approving the plan	Brihanmumbai Municipal Corporation (BMC)	
ii.	Name of the office of the Authority	Brihanmumbai Municipal Corporation (BMC)	
iii.	Any violation from the approved Building Plan	No approved map provided to us.	
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>)	Property Tax	Yes, last bill/ payment receipt attached
		Water Tax	No information available
		Electricity Bill	No information available
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	No such information came to knowledge on site	
	iii. Is property tax been paid for this property	Yes	
	iv. Property or Tax Id No.	Panj No.4717	
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Yes, as informed by owner/ owner representative.	
p.	Qualification in TIR/ Mitigation suggested if any	Legal opinion has to be given by Advocate/ legal expert.	
q.	Any other aspect	This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client and has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site. Legal aspects, Title verification, Verification of authenticity of documents from originals or cross checking from any Govt. depts. of the property have to be taken care by legal expert/ Advocate.	
	i. Property presently occupied/ possessed by	Owner (M/s Airports Authority of India)	

***NOTE:** Please see point 6 of Enclosure: VIII – Valuer's Important Remarks

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	Please ask to the company
d.	Property Insurance details	Please ask to the company
e.	Monthly maintenance charges payable	Please ask to the company
f.	Security charges, etc.	Please ask to the company
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.	Urban Developing area
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
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	No
b.	Any other aspect	
i.	Drainage arrangements	Yes
ii.	Water Treatment Plant	No
iii.	Power Supply arrangements	Permanent Auxiliary
		Yes Yes, D.G sets
iv.	HVAC system	No
v.	Security provisions	Yes
vi.	Lift/ Elevators	No
vii.	Compound wall/ Main Gate	Yes
viii.	Whether gated society	No
Internal development		
	Garden/ Park/ Land scraping	Water bodies
	No	Yes
		Internal roads
		No
		Pavements
		Yes
		Boundary Wall
		Yes
8.	INFRASTRUCTURE AVAILABILITY	
a.	Description of Aqua Infrastructure availability in terms of:	

Rocky

	i.	Water Supply	Yes from municipal connection				
	ii.	Sewerage/ sanitation system	Underground				
	iii.	Storm water drainage	Yes				
b. Description of other Physical Infrastructure facilities in terms of:							
	i.	Solid waste management	By Municipal Corporation				
	ii.	Electricity	Yes				
	iii.	Road and Public Transport connectivity	Yes				
	iv.	Availability of other public utilities nearby	Transport, Market, Hospital etc. available in close vicinity				
c. Proximity & availability of civic amenities & social infrastructure							
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~ 500 meter	~ 700 meter	~ 400 meter	~ 1.2 KM	~ 2 KM	~ 300 meter	~ 19 KM
	Availability of recreation facilities (parks, open spaces etc.)			No, It is a developing area and recreational facilities are planned to be developed nearby			
9. MARKETABILITY ASPECTS OF THE PROPERTY							
a. Marketability of the property in terms of							
	Location attribute of the subject property			Good			
	Scarcity			It is tough to find similar kind of properties having same features on demand.			
	Demand and supply of the kind of the subject property in the locality			Good demand of such properties in the market. However mainly builders and developers may be interested in such a vast and pricey land parcel.			
	Comparable Sale Prices in the locality			Please refer to Part D: Procedure of Valuation Assessment			
b. Any other aspect which has relevance on the value or marketability of the property				Property is located on main Highway.			
	i.	Any New Development in surrounding area	Yes, Metro Line Development.		Mumbai Metro Lines 2A And 7 Connecting Andheri And Dahisar To Begin Trials In October 2022 https://www.india.com/maharashtra/mumbai-metro-lines-2a-and-7-connecting-andheri-and-dahisar-to-begin-trials-in-october-5591566/ .		
	ii.	Any negativity/ defect/ disadvantages in the property/ location	Demand is related to the current use of the property only and only limited to the selected type of buyers.		No negativity as such.		

Rohit

10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY					
a.	Type of construction	Structure	Slab	Walls	
		RCC Framed structure	Reinforced Cement Concrete	Brick walls	
b.	Material & Technology used	Material Used		Technology used	
		Grade B Material		RCC Framed structure	
c.	Specifications				
	i.	Class of construction	RCC framed pillar beam column structure on RCC slab		
	ii.	Appearance/ Condition of structures	Internal - Class C construction (Simple/ Average)		
			External - Class C construction (Simple/ Average)		
	iii.	Roof	Floors/ Blocks	Type of Roof	
			Please refer to the building sheet attached	Please refer to the building sheet attached	
	iv.	Floor height	Please refer to the building sheet attached		
	v.	Type of flooring	Simple marble		
	vi.	Doors/ Windows	Wooden frame & panel doors		
	vii.	Interior Finishing	Simple Plastered Walls		
	viii.	Exterior Finishing	Simple Plastered Walls		
	ix.	Interior decoration/ Special architectural or decorative feature	Simple plain looking structure.		
	x.	Class of electrical fittings	Internal / Normal quality fittings used		
	xi.	Class of sanitary & water supply fittings	Internal / Normal quality fittings used		
d.	Maintenance issues	Yes, but not so significantly			
e.	Age of building/ Year of construction	No information provided to us by the company.			
f.	Total life of the structure/ Remaining life expected	Approx. 60-65 years	Can't comment since the year of construction not provided to us during the Survey.		
g.	Extent of deterioration in the structure	No major deterioration came into notice, only normal wear & tear			
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.	Since this is a RCC structure so should be able to withstand moderate intensity earthquakes. Comments are been made only based on visual observation and not any technical testing.			

j.	Visible damage in the building if any	No visible damages in the structure	
k.	System of air conditioning	No Aircondition installed	
l.	Provision of firefighting	No firefighting system installed	
m.	Status of Building Plans/ Maps	Cannot comment since no approved map provided to us on our request	
	i. Is Building as per approved Map	Cannot comment since no approved map given to us	
	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	Not known to us	
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 present	
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.	Plain looking simple structure	
13.	VALUATION		
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to the Part D: Procedure of Valuation Assessment 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 ‘xxv’ of Point 2 of Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.	
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to Point 3 of Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.	
d.	Summary of Valuation	For detailed Valuation calculation please refer to Part D: Procedure of Valuation Assessment of the report.	
	i. Guideline Value	Rs. 8, 57, 36, 79,552/- (Land Only).	
	1. Land	Rs. 8,57,36,79,552/-	
	2. Building	NA	

	ii. Indicative Prospective Estimated Fair Market Value	Rs. 19,31,00,00,000/-
	iii. Expected Estimated Realizable Value	Rs. 16,41,35,00,000/-
	iv. Expected Forced/ Distress Sale Value	Rs. 14,48,25,00,000/-
	v. Valuation of structure for Insurance purpose	NA
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 for determining the minimum valuation of the property for property registration purpose and Market rates are adopted based on prevailing 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 Sub-Point 'xxv' of Point 2 of Part D: Procedure of Valuation Assessment of the report and the screenshots of the references are annexed in the report for reference.
14.	Declaration	<p>a. The information provided by us is true and correct to the best of our knowledge and belief.</p> <p>b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks, the information came to knowledge during the course of the work and the property shown to us by the reported owner/ customer. Please see the Assumptions, Remarks & Limiting conditions described in the Report.</p> <p>c. Firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2009 issued by IBA and NHB, fully understood the provisions of the same and has tried to apply the same to the best of our ability as much as practically possible in the limited time available</p> <p>d. Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.</p> <p>e. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>f. Our authorized surveyor Shreyash Shetty has visited the subject property on 18/8/2022 in the presence of the owner's representative with the permission of owner.</p> <p>g. Firm is an approved Valuer of the Bank.</p> <p>h. We have submitted Valuation report directly to the Bank.</p> <p>i. This valuation work is carried out by our Engineering team on the request from State Bank of India, CAG, New Delhi-110001</p>

15. ENCLOSED DOCUMENTS		
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
b.	Building Plan	Not Available
c.	Floor Plan	Not Available
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	Not Available
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, Makaan.com etc.	No specific price trends available for this location on property search sites or public domain.
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 Property ii. Part D: Procedure of Valuation Assessment iii. Part E: Valuer's Important Remarks iv. Google Map v. References on price trend of the similar related properties available on public domain, if available vi. Photographs of the property vii. Copy of Circle Rate viii. Important property documents exhibit
i.	Total Number of Pages in the Report with enclosures	55



PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Land Area considered for Valuation	1,81,338 sq mtr (44.81 acres)	
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out	
	Remarks & observations, if any	As per the documents provided to us, this land parcel is owned by M/s Airport Authority of India (AAI). As per the site survey and the representative of AAI the total land is ~ 60 acre, out of which ~46 acres is owned by M/s Airports Authority of India and the remaining land area ~ 14 acre under the Government possession which is not demarcated. As per the TIR provided to us the area mortgaged with the Bank is 44.81 acres. Since the land parcel was large so physical measurement was not possible on site. However, for confirmation we have checked the site measurement through Google as per the site boundaries which we could understand and found approx... 56.12 acres / 2, 27,143.44 sq.mtr area of land. This area measurement is just for reference purpose and can't be equated with physical land measurement on site. Therefore for the valuation purpose we have only considered 44.81 acres. However it is not clear that out of this complete land which portion pertains to 44.81 acres. In front portion of the property slum/ shanties are located. It is not clear whether these shanties are present on AAI land or not.	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Covered Area	5381.96 sq.ft (499.99 sq.mtr)
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	NA	

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
		18 August 2022	29 August 2022	29 August 2022
ii.	Client	State Bank of India, CAG, New Delhi-110001		
iii.	Intended User	State Bank of India, CAG, New Delhi-110001		
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 than as specified above.		
viii.	Manner in which the proper is identified	<input type="checkbox"/>	Identified by the owner	
		<input checked="" type="checkbox"/>	Identified by owner's representative	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input type="checkbox"/>	Cross checked from boundaries or address of the property mentioned in the deed	
		<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	
ix.	Type of Survey conducted	Half Survey (Approximate sample random measurement verification from outside only & photographs), since couldn't get access of inside.		

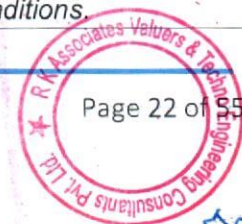
2. ASSESSMENT FACTORS					
i.	Nature of the Valuation	Fixed Assets Valuation			
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type	
		LAND & BUILDING	COMMERCIAL	COMMERCIAL LAND & BUILDING	
		Classification	Income/ Revenue Generating Asset		
iii.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Market Value & Govt. Guideline Value		
		Secondary Basis	Asset in use as per its utility		
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 (in consonance to surrounding use, zoning and statutory norms)	Considered for Valuation purpose	
		Commercial	Mixed Use (Residential cum Commercial)	Group Housing Society	
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	Not a Good Layout	
ix.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	On Wide Road	Ground Floor only
		Urban developing	Normal	Road Facing	
			Within urban developing zone	Near to Highway	
		Property Facing			
		South Facing			
x.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes from municipal connection	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
xi.	Social structure of the area (in terms of population, social stratification,	Medium Income Group			

	regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)						
xii.	Neighbourhood amenities	Average. Some high rise group housing societies are present but along with this slum/ shanties are also present.					
xiii.	Any New Development in surrounding area	<div>Metro Line Development</div> <div>Mumbai Metro Lines 2A And 7 Connecting Andheri And Dahisar To Begin Trials In October 2022 https://www.india.com/maharashtra/mumbai-metro-lines-2a-and-7-connecting-andheri-and-dahisar-to-begin-trials-in-october-5591566/ .</div>					
xiv.	Any specific advantage/ drawback in the property	Advantage: Yes, the subject property is near to Western Express Highway. Drawback: Nil					
xv.	Property overall usability/ utility Factor	Good					
xvi.	Do property has any alternate use?	Current use of the property under Govt. authority control is not using its full potential use. The usage of the property depends upon the owner. However, for our valuation purpose we have assumed a residential group housing society as its highest and best use as per its surrounding.					
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	No demarcation done and mixed with other adjoining Lands					
xviii.	Is the property merged or colluded with any other property	Yes Comments: As per the information provided to us by the representative the subject property is merged with other adjoining property which is under the Possession of Government.					
xix.	Is independent access available to the property	Clear independent access is available					
xx.	Is property clearly possessable upon sale	Yes					
xxi.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	<div>Fair Market Value</div> <div>Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.</div>					
xxii.	Hypothetical Sale transaction method assumed for the computation of valuation	<div>Fair Market Value</div> <div>Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.</div>					
xxiii.	Approach & Method of Valuation Used	<table> <tr> <th rowspan="2">Land</th><th>Approach of Valuation</th><th>Method of Valuation</th></tr> <tr> <td>Mixture of Market & Income Approach</td><td>Land Development Method & Market Comparable Sales Method</td></tr> </table>	Land	Approach of Valuation	Method of Valuation	Mixture of Market & Income Approach	Land Development Method & Market Comparable Sales Method
Land	Approach of Valuation	Method of Valuation					
	Mixture of Market & Income Approach	Land Development Method & Market Comparable Sales Method					
xxiv.	Type of Source of Information	Level 3 Input (Tertiary)					
xxv.	Market Comparable						
	1. Name:	Swapnil					

	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)	Contact No.:	+91- 8828525810	
		Nature of reference:	Property Consultant	
		Size of the Property:	Approx. 1000 sq. ft to 1200 sq. ft	
		Location:	carpet area for residential flat	
		Rates/ Price informed:	Near the subject property	
		Any other details/ Discussion held:	As per the discussion held with the above-mentioned property consultant of the nearby subject property, we came to know that the rates in the concerned area were around Rs.26,000 /- to Rs.30,000/- per sq. ft. on carpet area for residential flats.	
		2. Name:	Vinay Real Estate	
		Contact No.:	+91- 9867853525	
		Nature of reference:	Property Consultant	
		Size of the Property:	Approx. 700 sq. ft	
		Location:	Nearby Subject Property.	
		Rates/ Price informed:	Around Rs.24,000/- to Rs.28,000/- per sq. ft. on carpet area.	
		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 were around Rs.24,000/- to Rs.28,000/- per sq. ft. For residential flats.	
		NOTE: The given information above can be independently verified to know its authenticity.		
xxvi.	Adopted Rates Justification	Rs.27,000 per sq. ft on carpet area or lumpsum Rs.20,000/- per sq. ft on super area adjusting the loading factor 25% on carpet area to super area)		
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.				
Related postings for similar properties on sale are also annexed with the Report wherever available.				
xxvii.	Other Market Factors			
	Current Market condition	Normal		
		Remarks: ---		
		Adjustments (-/+): 0%		
	Comment on Property Salability Outlook	Due to large size of the property, it will have limited buyers. Only builders/ developers will be interested.		
		Adjustments (-/+): 0%		
	Comment on Demand & Supply in the Market	Demand	Supply	
		Good	Low	
		Remarks: Good demand of such properties in the market for Real Estate Project development.		
		Adjustments (-/+): 0%		
xxviii.	Any other special consideration	Reason: ---		
		Adjustments (-/+): 0%		
xxix.	Any other aspect which has	NA		

	relevance on the value or marketability of the property	<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> <p>Adjustments (-/+): 0%</p>
xxx.	Final adjusted & weighted Rates considered for the subject property	Rs.20,000/- per sq. ft. on Super Built up area
xxxi.	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 to be used in Land Development method.
xxxii.	BASIS OF COMPUTATION AND WORKING	
	<ul style="list-style-type: none"> The land parcel is very large and the FAR and its utility as per its location is not fully utilized. Currently it is used by Govt. authority for its own use considering which there cannot be any market value. However since the land is mortgaged with the Bank and if in the situation of the recovery, bank will put the subject land on sale then market participant will like to buy treating it for exploiting it for its highest and best use. The highest and best use of this land as per its location and zoning is mixed use development or Group Housing Society. Therefore, to estimate the valuation for this large land parcel we have assumed Group Housing development as its highest and best use as hypothetical assumption. Since direct comparable is not available for such kind of large land as per the utility we are assuming in the valuation, therefore we have used Land development method to estimate its minimum fetch value. However value arrived from the Land Development Method is compared with the land transactions taken place in Mumbai in different region to check if the per sq.mtr rate is within that range. Mixed use development is not considered since presently the land is not approved for it as such and without it, it would be difficult to calculate the whole scenario without proper plan. FAR/ FSI details are considered as per MMRDA Master Plan. Within the Land Development Method also DCF is used since any developer buying this land would be able to develop and sell the property in next 4-5 years. Therefore to cover absorption rate and value of money on the date of valuation generated in future years DCF is used. Since as per the method and approach we have considered above, the present office building erected on site will have no worth or utility for the buyer since it is assumed that it will be raged to develop the Group Housing Society as per the approved plan. Therefore for valuation purpose only scrap value @~10% is taken in the valuation. 	

- 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.



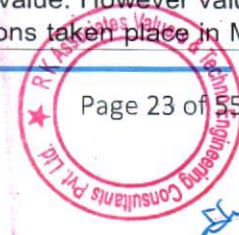
- Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- The condition assessment and the estimation of the residual economic life of the structure 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.

xxxiii. ASSUMPTIONS

- 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.
- Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- 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.
- 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. // We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- 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.
- 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.
- 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.

xxxiv. SPECIAL ASSUMPTIONS

- The land parcel is very large and the FAR and its utility as per its location is not fully utilized. Currently it is used by Govt. authority for its own use considering which there cannot be any market value. However since the land is mortgaged with the Bank and if in the situation of the recovery, bank will put the subject land on sale then market participant will like to buy treating it for exploiting it for its highest and best use. Therefore, to estimate the valuation for this large land parcel we have assumed Group Housing development as its highest and best use as hypothetical assumption. Since direct comparable is not available for such kind of large land as per the utility we are assuming in the valuation, therefore we have used Land development method to estimate its minimum fetch value. However value arrived from the Land Development Method is compared with the land transactions taken place in Mumbai in



different region to check if the per sq.mtr rate is within that range. Mixed use development is not considered since presently the land is not approved for it as such and without it, it would be difficult to calculate the whole scenario without proper plan.

- FAR/ FSI details are considered as per MMRDA Master Plan.
- Within the Land Development Method also DCF is used since any developer buying this land would be able to develop and sell the property in next 4-5 years. Therefore to cover absorption rate and value of money on the date of valuation generated in future years DCF is used.
- Other assumptions taken in the Land Development and DCF process is mentioned in the Valuation computation sheet.
- Since as per the method and approach we have considered above, the present office building erected on site will have no worth or utility for the buyer since it is assumed that it will be raged to develop the Group Housing Society as per the approved plan. Therefore for valuation purpose only scrap value @~10% is taken in the valuation.

xxxv. **LIMITATIONS**

Unavailability of credible and authentic market information.

Direct land comparable for such a land is not available and therefore we have considered land development method. As per our discussion with the property dealers and habitants of the subject location we have gathered thatthere is very less availability of larger plots (having similar size as our subject property).

Since currently land is not approved for the use we have considered therefore the FAR/ FSI has to be considered based on the MMRDA Master Plan and not as per any approved plan.



1.

VALUATION COMPUTATION OF LAND

ASSUMPTIONS FOR BASIC RESIDUAL LAND VALUE METHOD		
FAR/ FSI	-	0.60
Land Area	Acre	44.81
	sq mtr	1,81,339.80
Expected Built-up area as per maximum FAR	sq mtr	1,08,803.88
Expected Built-up area as per maximum FAR	Sq. ft.	11,71,154.06
Expected Saleable Area (Super Built-up area as per maximum FAR)	Sq. ft.	13,46,827.17
Basic Cost of Construction for high rise building in Mumbai	INR/sq.ft On SBUA	2,000.00
Consultancy Cost	% of COC	5%
Statutory approvals & NOCs	INR/ sq. ft	100.00
Admin Costs	Percentage of Construction Cost	5%
Sales & Marketing Costs	Percentage of Construction Cost	5%
Cost Escalation (YoY)	%	3.00%
Expected Developers Profit	% of NPV	15%
Residential Space Sale Rate	INR/sq.ft	20,000.00
Escalation in Sale Rate	YoY	3%
Note:		
1. As per Industry practice, we have considered 15% loading factor on builtup area to arrive at super area		
2. We have considered Rs 27,000/- per sq.ft on carpet area as per market information and accordingly converted Lumpsum Rs.20,000/- per sq.ft on super area basis adjusting the loading factor approximately 25% on carpet to super area rates.		

ABSORPTION RATE M/S. AIRPORT AUTHORITY OF INDIA SITUATED AT PROPERTY CITY SURVEY NO. 1556, 1558, 1559, 1560 AND 1568 OF VILLAGE DAHISAR, BORIVALI, MUMBAI SUBURBAN DISTRICT, MUMBAI					
Project Details	Unbooked Absorption				Total
	Apr-22	Apr-23	Apr-24	Apr-25	
	Mar-23	Mar-24	Mar-25	Mar-26	
Percentage absorption	30%	35%	30%	5%	100%
Area Absorption Rate (sq. ft.)	4,04,048.15	4,71,389.51	4,04,048.15	67,341.36	134682717%



PROJECT INFLOW MODEL				
PROJECT DETAILS	INVENTORY ABSORPTION			
	Apr-22	Apr-23	Apr-24	Apr-25
	Mar-23	Mar-24	Mar-25	Mar-26
Area Absorbed per annum (sq. ft.)	4,04,048.15	4,71,389.51	4,04,048.15	67,341.36
% Sale of captioned Project	30.0%	35.0%	30.0%	5.0%
% of Increment per year	0.0%	3.0%	3.0%	3.0%
Cost per sq. ft.	₹ 20,000.00	₹ 20,600.00	₹ 21,218.00	₹ 21,854.54
Inflow (in Crore)	₹ 808.10	₹ 971.06	₹ 857.31	₹ 147.17
Total Inflow (in Crore)	₹ 808.10	₹ 971.06	₹ 857.31	₹ 147.17

Important Notes:

1. As per market/ industry practice and our market study, we are of the view that company will monetize the unsold units of residential society (to be developed) in the micro market within Four years @ 30% in first year, 35% in the second year, 30% in the third year & rest 5% in the fourth year.
2. The average market rate for residential flats in the subject project is varying in between Rs.24,000/-per sq.ft. to Rs.30,000/-per sq.ft. on carpet area.After considering the loading factor we have adopted Rs. 20,000/- per sq.ft on super built-up area including other charges like PLC, IFMS Charges, Utility Charges and developer will charge additional parking charges. These rates are also the current prevailing market rate of the other projects present nearby.
3. As per the general real estate market scenario, the market rate for available inventory will increase @ 3% for selling of balance units in each year and in the fourth the developer will sold the remaining units with a premium of 8% since the project will be completed and ready to move.
4. The total Value of inventory to be sold each year as shown above is in Millions Rupees.
5. Market rates have been considered on super area but only built-up area is considered and not the super area in the calculation to arrive at the minimum fetch value.

PROJECT OUTFLOW				
Description	Total Proposed Cost	Total Cost Incurred as on date (as information provided by the company)	Yet to be Incurred	
Construction Cost	₹ 2,69,36,54,342.54	₹ -	₹ 2,69,36,54,342.54	
Consultancy Cost	₹ 13,46,82,717.13	₹ -	₹ 13,46,82,717.13	
Administrative Cost	₹ 13,46,82,717.13	₹ -	₹ 13,46,82,717.13	
Marketing Expenses	₹ 13,46,82,717.13	₹ -	₹ 13,46,82,717.13	
Approval Charges	₹ 13,46,82,717.13	₹ -	₹ 13,46,82,717.13	
Total	₹ 3,23,23,85,211.05	₹ -	₹ 3,23,23,85,211.05	



BASIC RESIDUAL LAND VALUE METHOD					
PROJECTIONS	YEAR	Apr-22	Apr-23	Apr-24	Apr-25
		Mar-23	Mar-24	Mar-25	Mar-26
Total Earnings Through Unbooked Residential Units & Parking		808.10	971.06	857.31	147.17
TOTAL INFLOW (in Crore) (A)		808.10	971.06	857.31	147.17
Construction Cost		80.81	94.28	94.28	-
Consultancy Cost		4.04	4.71	4.71	-
Administrative Expenses		4.04	4.71	4.71	-
Marketing Expenses		4.04	4.71	4.71	-
Approval Charges		13.47			-
TOTAL OUTFLOW (in Crore) (B)		106.40	108.42	108.42	0.00
NET CASH FLOW		701.70	862.64	748.89	147.17
NET PRESENT VALUE (NPV)		Residual Value of Land=Net Present Value-Estimated Profit			
DISCOUNT RATE					
DEVELOPERS PROFIT @ 15% OF NPV					
RESIDUAL VALUE OF LAND					

Note:

1. The above residual value of land is arrived based on the assumption taken during the course of the assessment.
2. The above value of the land admeasuring 44.81 acres assessed from Land Development Method has been compared from the land deals of similar nature taken place in Mumbai over the years. As per the above value, per acre land value comes out to be Rs.42,25,33,088/- and per sq.mtr comes out to be Rs.1,04,410/-. This appears to be within the range as per the in between the premium and the low location than the subject location.
3. Since we have arrived at minimum ftech value of this land, therefore value appears to be fine from market comparable and the land development method calculation.
4. The list of the comparable assessed is listed below for reference. These should not be contrued as same comparables hence can't be directly applied on the subject land under valuation.

**VALUATION ASSESSMENT
M/s AIRPORTS AUTHORITY OF INDIA**

S.No	Buyer Name	Location	Amount in Rupees	Area in acre	Per acre cost in Crore	Total Land area in sq.mtr	Rate per sq.mtr in INR	Date
1	Mahindra Life space	Kandivali Mumbai	₹ 3,65,00,00,000	9.24	₹ 39.50	37,393	₹ 97,612.13	10-Feb-22
2	Imperial Infra	Bandra Property	₹ 3,50,00,00,000	1.00	₹ 350.00	4,047	₹ 8,64,870.21	14-Nov-21
3	Nitin Patel of Delta	Navi Mumbai Palm beach Road	₹ 9,00,00,00,000	12.00	₹ 75.00	48,562	₹ 1,85,329.33	06-Aug-22
4	Obero Realty	Mumbai central LBS Marg	₹ 1,15,00,00,000	4.12	₹ 27.91	16,673	₹ 68,973.70	14-Jan-22
5	Avenur Super Mart Limited	Sector 36 Kharghar	₹ 40,49,00,000	1.22	₹ 33.27	4,925	₹ 82,213.20	30-Nov-21
6	Shapoorji Pallojni	Village Kanjur and Bhandup	₹ 5,21,00,00,000	500.00	₹ 1.04	20,23,425	₹ 2,574.84	31-Dec-20
7	Ashwin Sheth	Cinevista at Kanjur Marg suburb	₹ 2,60,00,00,000	5.00	₹ 52.00	20,234	₹ 1,28,495.00	10-Nov-20
8	On Auction	Reliance Centre Western Expressway Mumbai	₹ 10,50,00,00,000	5.30	₹ 198.26	21,432	₹ 4,89,921.61	Oct. - 2020
9	On Auction	Shree Ram Mill Mumbai (Part of Plot of Pallai Royal Stands.	₹ 47,42,00,000	0.75	₹ 63.00	3,046	₹ 1,55,679.58	16-Jul-19
10	Lodha Developers from Dlf	Central Mumbai	₹ 27,00,00,00,000	17.00	₹ 158.82	68,796	₹ 3,92,462.11	01-Jan-12
11	Golden Tobacco Company (Seller)	Near Mithi bai College Vile Parle	₹ 10,00,00,00,000	8.00	₹ 125.00	32,375	₹ 3,08,882.22	06-Nov-17
12	Bhushan Steel & Subhash Chandra Essel Group	Kharghar Navi Mumbai	₹ 15,30,00,00,000	250.00	₹ 6.12	10,11,713	₹ 15,122.87	20-Jan-13
13	Wadhwa Group	Ghatokpar Suburps	₹ 5,71,00,00,000	18.18	₹ 31.41	73,572	₹ 77,611.33	20-Jan-13
14	Developer	Garware Polyester at Vile Parle Land	₹ 1,60,00,00,000	4.59	₹ 34.85	18,580	₹ 86,114.10	19-Nov-13
15	Housing Development and Infrastructure Limited	Kailbur Engineering Limited at Bhandup	₹ 1,25,00,00,000	8.34	₹ 14.99	33,751	₹ 37,036.24	19-Nov-13
16	Runwal Group	South Mumbai	₹ 2,45,00,00,000	2.00	₹ 122.50	8,094	₹ 3,02,704.57	15-May-13
17	Obero Realty	Mumbai Thane Marg	₹ 4,04,00,00,000	18.28	₹ 22.10	73,976	₹ 54,612.00	23-May-22
18	Developer	Mumbai Central Subrup	₹ 1,15,00,00,000	4.20	₹ 27.38	16,997	₹ 67,659.91	23-May-21
19	Obero Realty	Thane Mumbai	₹ 8,90,00,00,000	60.00	₹ 14.83	2,42,811	₹ 36,654.02	01-Jan-19
20	Runwal Group	Thane Mumbai	₹ 4,71,00,00,000	20.96	₹ 22.47	84,822	₹ 55,528.06	01-Jan-20
21	Vitrous Retail South Asia	Thane Mumbai	₹ 7,00,00,00,000	20.00	₹ 35.00	80,937	₹ 86,487.02	01-Jan-19
22	Crompton Greaves	Mumbai LBS Marg	₹ 10,15,00,00,000	34.00	₹ 29.85	1,37,593	₹ 73,768.34	13-Aug-14
23	Gammon India LTD	Dombivli Mumbai	₹ 3,20,00,00,000	64.00	₹ 5.00	2,58,998	₹ 12,355.29	13-Aug-14
24	Obero Realty	Borivali Mumbai	₹ 11,55,00,00,000	25.00	₹ 46.20	1,01,171	₹ 1,14,162.87	01-Jul-14
25	Tata Housing	Thane	₹ 2,25,00,00,000	7.00	₹ 32.14	28,328	₹ 79,426.86	01-Jul-14
26	Aggarwal Holdings	Santacruz mumbai	₹ 3,32,80,00,000	1.72	₹ 193.49	6,961	₹ 4,78,120.94	13-Sep-22
27	Lodha Group	South Mumbai	₹ 6,00,00,00,000	8.00	₹ 75.00	32,375	₹ 1,85,329.33	30-Sep-12
28	Brookfield	Navi Mumbai	₹ 6,00,00,00,000	30.00	₹ 20.00	1,21,406	₹ 49,421.15	12-Aug-21
29	Mahindra Life space	Kandivali Mumbai	₹ 3,75,00,00,000	9.24	₹ 40.58	37,393	₹ 1,00,286.43	10-Feb-22
30	Raymond	Thane Mumbai	₹ 7,00,00,00,000	20.00	₹ 35.00	80,937	₹ 86,487.02	09-Oct-19

Note: Data fetched from public domain and taken as it is available.

2.

(B) VALUATION COMPUTATION OF BUILDING STRUCTURE

BUILDING VALUATION OF PROPERTY OF M/S AIRPORT AUTHORITY OF INDIA | SITUATED AT PROPERTY CITY SURVEY NO. 1556, 1558, 1559, 1560 AND 1568 OF VILLAGE DAHISAR, BORIVALI, MUMBAI SUBURBAN DISTRICT, MUMBAI

SR. No.	Details of Building	Type of Structure	Covered Area (In sq ft)	Year of Construction (Approximately)	Year of Valuation	Total Life Consumed (In year)	Total Economic Life (In year)	Plinth Area Rate (In per sq ft)	Gross Replacement Value (INR)	Depreciation (INR)	Depreciated Value (INR)	Detorati on	Depreciated Replacement Market Value (INR)
1	G1	RCC framed structure	4585.43	1990	2022	32	60	₹ 1,400	₹ 64,19,602	₹ 30,81,409	₹ 33,38,193	80%	₹ 6,67,639
2	G2	RCC framed structure	796.53	1990	2022	32	60	₹ 1,400	₹ 11,15,142	₹ 5,35,268	₹ 5,79,874	80%	₹ 1,15,975
TOTAL			5,381.96								₹ 39,18,067		₹ 7,83,613

Remarks:

1. All the details pertaining to the building area statement such as area, floor, etc has been taken from the documents provided to us by the bank.
2. The subject property is constructed with RCC Technology.
3. The valuation is done by considering the depreciated replacement cost approach.
4. We have taken the year of construction from information provided to us during the survey.
5. As per our site survey we have given 80% deterioration on the depreciated value, because the building needs some maintenance.
6. We have considered the covered area as per the measurement done during the site survey i.e 5381.96 sq.ft only.



3. VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY			
Sr. 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.)	----	----
e.	Depreciated Replacement Value (C)	---	----
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. 		



4.	CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land Value (A)	Rs.8,57,36,79,552/-	Rs.18,93,29,24,067/-
	Construction Value (B)	----	Rs.7,83,613/-
2.	Valuation Of Additional Aesthetic/ Interior Works in The Property (C)	----	NA
3.	Total Add (A+B+C)	NA	Rs.18,93,37,07,680/-
	Additional Premium if any	NA	Rs. 37,86,74,153/- (2% of Land Value)
4.	Details/ Justification	NA	The subject property is near to Western Express Highway and may fetch higher value if considered for mixed use development. Therefore premium is added for it on conservative basis.
5.	Deductions charged if any	NA	NA
	Details/ Justification	NA	NA
6.	Total Indicative & Estimated Prospective Fair Market Value	NA	Rs. 19,31,23,81,834/-
7.	Rounded Off	NA	Rs. 19,31,00,00,000/-
8.	Indicative & Estimated Prospective Fair Market Value in words	NA	Rupees One Thousand Nine Hundred Thirty-One Crore Only.
9.	Expected Realizable Value (@ ~15% less)	NA	Rs. 16,41,35,00,000/-
10.	Expected Distress Sale Value (@ ~25% less)	NA	Rs. 14,48,25,00,000/-
11.	Percentage difference between Circle Rate and Fair Market Value	NA	
12.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are	

		adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.
13.	Concluding Comments/ Disclosures if any	<p>a. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>c. 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.</p> <p>d. 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.</p> <p>e. 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.</p> <p>f. 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.</p> <p>g. 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.</p> <p>h. 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.</p> <p>i. 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.</p>
14.	IMPORTANT KEY DEFINITIONS	<p>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.</p> <p>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.</p>

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.

15. 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: VI - Declaration-cum-Undertaking
- Enclosure VII: Annexure: VII - Model code of conduct for valuers
- Enclosure VII: 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.

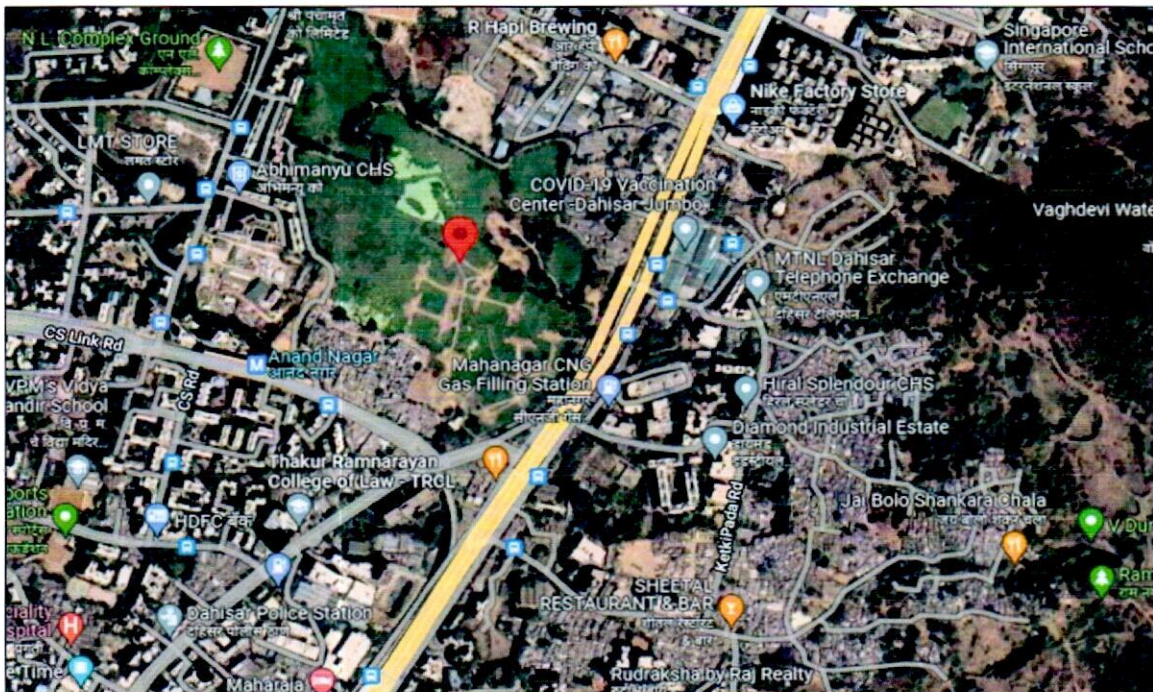
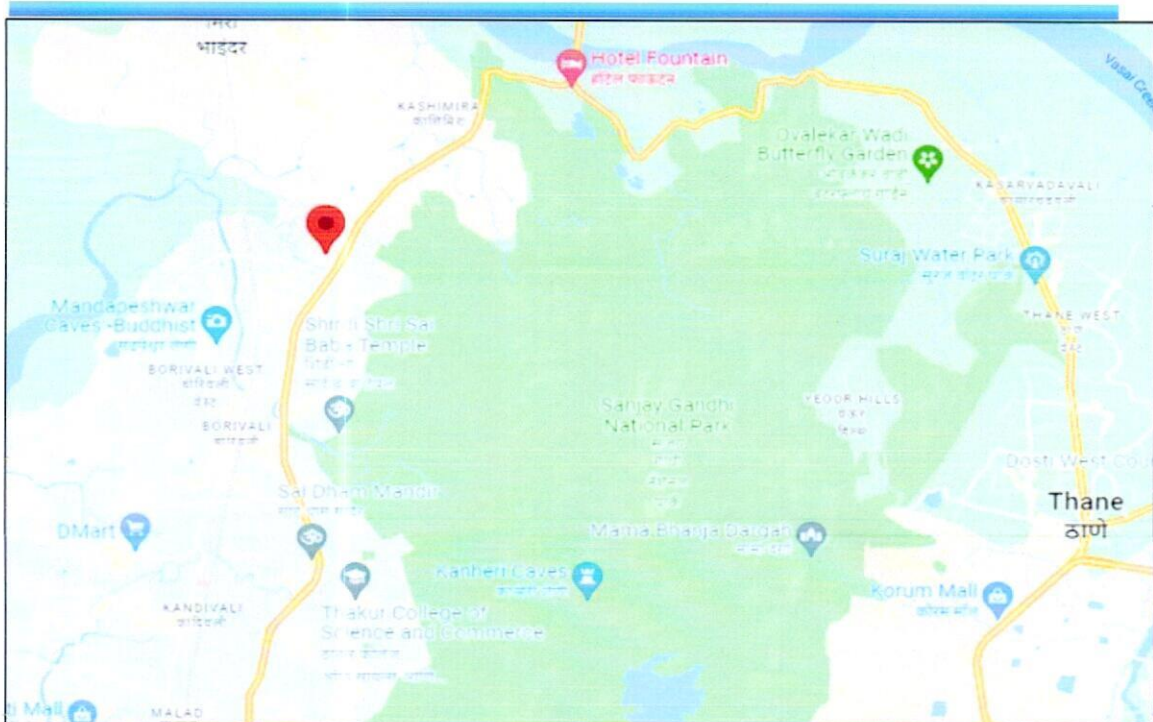
Valuation Terms of Services & Valuer's Important Remarks are available at

www.rkassociates.org for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Shreyash Shetty	Rahul Gupta	Senior VP Projects
		



ENCLOSURE: I – GOOGLE MAP LOCATION



Rohini

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



Verified

3 BHK Apartment in Dahisar (East)

Lodha Aqua 4.1

48 Places nearby 5 Religious Places 2 ATMs 27 Hospitals

₹ 1.9 Cr 1,395 sq. ft. 3 BHK

₹ 18,774/sq. ft. (130 sq. m.) Super built-up Area 3 Baths

✓ Gated Society


Come and take a look. A lovely, bright, spacious 3 bkh residential... [more](#)

READY TO MOVE RESALE

View Phone Number Contact Owner

2 people already contacted since last week

Posted on 20th Jun, 2022 by Owner
Jinesh



NORTHERN HILLS

₹1.44 Cr - 2.45 Cr EMI starts at ₹71.49 K

Northern Hills RERA ✓


By N Rose Developers

2, 3 BHK Flats for sale in Dahisar East


Dahisar East, Western Suburbs, Mumbai

Possession Starts Avg. Price
Dec. 2026 ₹20.00 K/sq.ft

*Northern Hills by N Rose Developers is a 61-storey tower and one ... [Read more](#)

 N Rose Developers
Developer + 5 more

View Phone Contact



₹89.0 L - 1.46 Cr EMI starts at ₹44.19 K

Ray RERA ✓


Marketed by PinUrHome

1, 2 BHK Flats for sale in Dahisar East

Dahisar East, Western Suburbs, Mumbai

Possession Starts Avg. Price
Oct. 2025 ₹21.71 K/sq.ft

At RAY, experience SOBO life with a colossal range of 20+ never b... [Read more](#)

 PinUrHome
Seller

View Phone Contact

ENCLOSURE: III – PHOTOGRAPHS OF THE PROPERTY









ENCLOSURE: IV – COPY OF CIRCLE RATE

DIVISION / VILLAGE : DAHISAR

Commence From 1st April 2022 To 31st March 2023

Type of Area	Urban	Local Body Type	Corporation Class A			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: The following are the properties shown in Dahisar Village.					


			Rate of Land + Building in ₹ per sq. m. Built-Up			
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
89	89/413A	47280	104900	138800	172900	104900

C. T. S. No. 1444, 1445, 1455B, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 3121A



ENCLOSURE V: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

Title Search Report

 KING STUBB & KASIVA ADVOCATES AND ATTORNEYS		61, 6 th floor, Atlanta Building, Jamnalal Bajaj Road, Nariman Point, Mumbai - 400021, India
		Date: 02.06.2022
To, State Bank of India, Corporate Accounts Group Branch- AMT-3, New Delhi.		
Kind Attention: Mr. Jaman Singh Rawat - Asst. General Manager.		
Subject: Title Search Report on and in respect of all that piece and parcel of land bearing City Survey No. 1556 admeasuring 1596.8 square meters i.e., 0.394 Acres, City Survey No. 1558 admeasuring 2302.8 square meters i.e., 0.469 Acres, City Survey No. 1559 admeasuring 941.8 square meters i.e., 0.2327 Acres, City Survey No. 1560 admeasuring 1762.0 square meters i.e., 0.435 Acre and Survey No. 81 i.e., City Survey No. 1568 admeasuring 174735 square meters i.e., 43.1779 Acre, of Village Dahisar, Borivali, Mumbai Suburban District, Mumbai. (said Property).		
Annexure-A		
Report of Investigation of Title in respect of immovable Property		
1.	a) Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Letter of Engagement dated 29.01.2022 bearing No. CAG/AMT-3/2021-22/342 (B) issued by State Bank of India, CAG, New Delhi.
	c) Name of the Borrower.	Airports Authority of India
2.	a) Name of the unit/concern/ company/person offering the property/ (ies) as security.	Airports Authority of India
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Airports Authority of India a body corporate duly constituted under the Airports Authority of India Act, 1994 (55 of 1994) having its corporate office at



	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	The security is offered by Airports Authority of India as the Borrower.
3.	Complete or full description of the immovable property (ies) offered as security including the following details.	All that piece and parcel of land bearing City Survey No. 1556 admeasuring 1596.8 square meters i.e. 0.394 Acres, City Survey No. 1558 admeasuring 2302.8 square meters i.e. 0.469 Acres, City Survey No. 1559 admeasuring 941.8 square meters i.e., 0.2327 Acres, City Survey No. 1560 admeasuring 1762.0 square meters i.e., 0.435 Acre and Survey No. 81 i.e. City Survey No. 1568 admeasuring 174735 square meters i.e 43.1779 Acre, of Village Dahisar, Borivali, Mumbai Suburban District, Mumbai.
	a) Survey No.	City Survey No. 1556 i.e. Survey No. 325/5, City Survey No. 1558 i.e., Survey No. 325/8, City Survey No 1559 i.e., Survey No. 325/6, City Survey No. 1560 i.e., Survey No. 325/4 and City Survey No. 1568 i.e., Survey No. 81 Hissa No. 1, Survey No. 81 Hissa No. 2 Part., Survey No. 81 Hissa No. 3 Part, Survey No. 81 Hissa No. 4, Survey No. 81 Hissa No. 5, Survey No. 81 Hissa No. 6 Part, Survey No. 81 Hissa No. 8, Survey No. 82 Hissa No. 1 Part, Survey No. 82 Hissa No. 2, Survey No. 82 Hissa No. 3, Survey No. 82 Hissa No. 4, Survey No. 82 Hissa No. 5, Survey No. 83 Hissa No. 1 to 8, Survey No. 84 Hissa No. 1 & 2, Survey No. 85 Hissa No. 1 to 12, Survey No. 86 Hissa No. 1 Part and 2 Part, Survey No. 87 Hissa No. 1, 2 Part and 3 part, Survey No. 88 Hissa No. 2

Property Card

[illegible]

सुविचारोपेक्षक				
संकलापक मूळ धारक		फोनी		
पट्टेदार				
इतर धार				
इतर जोर				
दि-	व्यवहार	खंड क्रमांक	वर्षान धारक (धा) पट्टेदार (प) किंवा धार (ध)	संस्थांकन
१३/१०/२००६	मा. अपर जिल्हाधिकारी व सहाय्य प्राधिकारी (ना.क्षे.क.प.) बृहन्मुंबई यांचे कार्यालय पत्र क्र. सी/मुमुलसी/डे -१३/ न.धु.अ. मुमुलसी/३५० दिनांक २६/९/२००५ च पत्र क्र.सी. मुमुलसी / डे -५ /९ (१) एस.आर.१८/ ३२१/१३/२४१ अन्वये लागू जमिनी (कामाल मयरीदा व निर्मितीयमान) अधिनियम १९७६ च्या कलम १० पोटाकलम (३) प्रमाणे अधिसूचना दिनांक १०/८/२००५ अन्वये न.धु.क्र. १५५४ होव १३५.० चौ.पि. हे दिनांक २५/९/०६ पासून महाराष्ट्र शासनाने संपादित केली असल्याने व ती उक्त वारखेपासून सर्वेभारा पासून मुक्त अशी महाराष्ट्र शासनाकडे निर्हीत झाली. सदर जमिनी बाबत कोणत्याही व्यवहार मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे पुर्व परवानगी शिवाय करता येणार नाही. धारक - महाराष्ट्र शासन			के.रमणु क्र.५२० प्रमाणे सही - न.धु.अ. बोरीकली
२/२०१०	मा. अपरजिल्हाधिकारी व स.प्रा (ना.क्षे.क.प.) बृहन्मुंबई यांचे कार्यालय अधिसूचना प्रकरण क्र. -मुमुलसी/ मुमुलसी/५(१) एस.आर - XVIII-३२१ XIII -३४१ दिनांक ३०/९/२००५ अन्वये दिनांक १३/१०/२००६ रोजीवी महाराष्ट्र शासनाचे नावाची नोंद कमी करून समाप्तकार पुढीलप्रमाणे कायम केला.			के.रमणु क्र.८५२ प्रमाणे सही - १९/१०/२०१० न.धु.अ. बोरीकली
१५/१२/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अधिलेख (म.राज्य) पुणे यांचे कार्यालय परिपत्रक क्र.ना.धु.१/ मिळालेला पत्रिक अक्षरी नोंद/ २०१५, पुणे दिनांक १६/०२/२०१५ च न.धु.अ. बोरीकली यांचे आदेशान्वये सदर मिळालेला पत्रिकेवर अक्षरी नऊशे पल्लवीस पुणेला मुन्य दस्ताक्षर झाली. क्षेत्राची नोंद केली.			के.रमणु क्र.२२९५ प्रमाणे सही - १५/१२/२०१५ न.धु.अ. बोरीकली
१९/०५/२०१७	मा. भारतीय विधान पत्तन प्राधिकरण यांचा दि.१६/०५/१७ चा पत्रावखे व जबाबान्वये मा. विशेष भूसंपादन अधिकारी क्र ३ मुंबई आणि मु.उ.जि.पांचातील एल वगु ३ आणि		धारक भारतीय विधानपत्तन प्राधिकरण	के.रमणु क्र.१४५५ प्रमाणे सही - १९/०५/२०१७ न.धु.अ. बोरीकली

ENCLOSURE VI: ANNEXURE: VI - DECLARATION-CUM- UNDERTAKING

- a Persons worked on this report are citizen of India.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c The information furnished in our valuation report dated 29/8/2022 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized Engineer/ surveyor Mr. Shreyash Shetty have personally inspected the property on 18/8/2022 the work is not subcontracted to any other valuer and is carried out by us.
- e Valuation report is submitted in the format as prescribed by the Bank.
- f We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- g We have not been removed/ dismissed from service/employment earlier.
- h We have not been convicted of any offence and sentenced to a term of imprisonment.
- i We have not been found guilty of misconduct in professional capacity.
- j I have not been declared to be unsound mind.
- k We are not undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- l We are not an undischarged insolvent.
- m No penalty is levied under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- n We have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o Our PAN Card number/ GST number as applicable is **AAHCR0845G/09AAHCR0845G1ZP**.
- p We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- q We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- r We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of our ability.
- s We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- t We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u Our Valuer is registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable).
- v Our Valuer is registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable).
- w Our CIBIL Score and credit worthiness is as per Bank's guidelines.


- x I am the authorized official of the firm / company, who is competent to sign this valuation report.
- y We have undertaken the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- z Further, we hereby provide the following information.

S. No.	Particulars	Valuer comment								
1.	Background information of the asset being valued	<p>The total land area admeasuring 1,81,338 sq mtr.(44.81 acre) consists of survey no. such as City survey No.1556 admeasuring 1596.8 sq. mtr (0.394 acre), City survey No. 1558 admeasuring 2302.8 sq. mtr (0.469 acre),City Survey No. 1559 admeasuring 941.8 sq. mtr, City Survey No. 1560 admeasuring 1762.0 sq mtr (.0435 acre) and City Survey No. 1568 admeasuring 1,74,735 sq. mtr (43.1779).</p> <p>In the subject property we could observed only two structures of Ground floor built up only, total area admeasuring 5381.96 sq. ft. The First building covered built-up area is 4585.43 sq. ft and second building covered built up area is admeasuring 796.53 only.</p>								
2.	Purpose of valuation and appointing authority	Please refer to Part-C of the Report.								
3.	Identity of the Valuer and any other experts involved in the valuation	Survey Analyst: Er. Shreyash Shetty Valuation Engineer: Er Rahul Gupta. L1/ L2 Reviewer: Senior VP Projects								
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower and no conflict of interest.								
5.	Date of appointment, valuation date and date of report	<table><tr><td>Date of Appointment:</td><td>4/7/2022</td></tr><tr><td>Date of Survey:</td><td>18/8/2022</td></tr><tr><td>Valuation Date:</td><td>29/8/2022</td></tr><tr><td>Date of Report:</td><td>29/8/2022</td></tr></table>	Date of Appointment:	4/7/2022	Date of Survey:	18/8/2022	Valuation Date:	29/8/2022	Date of Report:	29/8/2022
Date of Appointment:	4/7/2022									
Date of Survey:	18/8/2022									
Valuation Date:	29/8/2022									
Date of Report:	29/8/2022									
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Shreyash Shetty bearing knowledge of that area on 18/8/2022. Property was shown and identified by Mr. Ashok Tripathi (☎+91-7021328908)								
7.	Nature and sources of the information used or relied upon	Please refer to Part-C of the Report. Level 3 Input (Tertiary) has been relied upon.								
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Please refer to Part-C of the Report.								
9.	Restrictions on use of the report, if any	Value varies with the Purpose/ Date/ Market & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.								

		<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 This report. 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, and documents in good faith provided by Bank / client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void.</p> <p>This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as 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 which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p>
10.	Major factors that were taken into account during the valuation	Please refer to Part A, B & C of the Report.
11.	Major factors that were not taken into account during the valuation	Please refer to Part A, B & C of the Report.
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 refer to Part C of the Report and Valuer's Important Remarks enclosed herewith.

Date: 29/8/2022

Place: Noida

Signature 

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

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

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



- with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching or offering" convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

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

Information Management

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

Gifts and hospitality.

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



Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

Signature of the 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: 29/8/2022

Place: Noida



ENCLOSURE VIII

PART E

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.	Wherever any details are mentioned in the report in relation to any legal aspect of the property such as name of the owner, leases, etc. is only for illustration purpose and should not be construed as a professional opinion. Legal aspects are out of scope of this report. Details mentioned related to legal aspect are only based on the copy of the documents provided to us and whatever we can interpret as a non-legally trained person. This should be cross validated with a legal expert. We do not vouch any responsibility regarding the same
7.	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.
8.	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.
9.	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.
10.	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.
11.	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.
12.	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.
13.	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.
14.	This report is having limited scope as per its fields & format <u>to provide only the general basic idea of the value of the 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 market transaction.
15.	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.
16.	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.
17.	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.
18.	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.
19.	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.
20.	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.
21.	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.
22.	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.
23.	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.
24.	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.
25.	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.
26.	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

Rahul

	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.
27.	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.
28.	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.
29.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
30.	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.
31.	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.
32.	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.
33.	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.
34.	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.
35.	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.
36.	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.
37.	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.
38.	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.
39.	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.

Rohit

40.	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.
41.	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.
42.	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.
43.	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.
44.	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.



SURVEY SUMMARY SHEET

(TO BE ENCLOSED WITH VALUATION REPORT)

(Version 1.0) | Date of implementation: 10.04.2017

Every Valuation report at R.K Associates is prepared based on the thorough survey of the property carried out by our Engineering Surveyor. This Survey Summary Sheet is for the information of Banker/ concerned interested organization. Detailed Survey Form can also be made available to the interested organization in case it is required to cross check what information our surveyor has given in site inspection report based on which Valuation report is prepared.

1.	File No.	PL 200 - 151 - 285		
2.	Name of the Surveyor	Shreyash Shetty.		
3.	Borrower Name	Airports Authority of India.		
4.	Name of the Owner	Airports Authority of India.		
5.	Property Address which has to be valued	Receiving Station CS No. 1556, 1558, 1559, 1560 of Village Dahisar, Kothipada, Dahisar East, Mumbai		
6.	Property shown & identified by at spot	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside		
		Name	Contact No.	
		Mr. Ashok Tripathi.	70213 28908	
7.	How Property is Identified by the Surveyor	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done		
8.	Are Boundaries matched	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input checked="" type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents		
9.	Survey Type	<input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input checked="" type="checkbox"/> Half Survey (Measurements from outside & photographs) <input checked="" type="checkbox"/> Only photographs taken (No measurements)		
10.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely <input checked="" type="checkbox"/> Very Large Property.		
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input checked="" type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land		
12.	Property Measurement	<input type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement		
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input checked="" type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:		
14.	Land Area of the Property	As per Title deed	(As per Map Google)	As per site survey
		44.7086 Acres	58.3 - 8.6 Acres =	49.7 Acres.
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey
			5381.96 sq ft	5493.67 sq ft
16.	Property possessed by at the time of survey	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		
17.	Any negative observation of the	Demarcation not done properly. 2 trees merged		



Handwritten signature

	property during survey	
18.	Is independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	Yes, merged.
21.	Local Information References on property rates	Please refer attached sheet named 'Property rate Information Details.'

Endorsement:

1. Signature of the Person who was present from the owner side to identify the property:


Undertaking: I have shown the correct property and provided the correct information about the property to the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely responsible for this unlawful act.

- Name of the Person:
- Relation:
- Signature:
- Date:

In case not signed then mention the reason for it: ☐ No one was available, ☐ Property is locked, ☒ Owner/representative refused to sign it, ☐ Any other reason:

2. Surveyor Signature who did site inspection:

Undertaking: I have inspected the property and cross verified the property details at site to the extent of a. Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information with what is mentioned in the property documents provided to me by the Bank/interested organization. I have not come under influence of anyone during site inspection and have only recorded the true and factual details in the survey form which I come across during the site survey. I understand that giving any manipulative information in the survey form will lead to incorrect Valuation report which is an unlawful act and I'll be solely responsible for doing it.

- Name of the Surveyor: Shreyash Shetty.
- Signature: 
- Date: 18/8/22.



