

File No.: RKA/FY19-20/148

Dated: 22.07.2019

VALUATION ASSESSMENT

OF

COMMERCIAL OFFICE

SITUATED AT

OFFICE SPACE COMPRISING OF ENTIRE 12TH FLOOR, THE RUBY BUILDING,
F.P. NO. 29, C.S. NO. 231 & 1/231 OF MAHIM DIVISION, SENAPATI BAPAT
MARG, DADAR WEST, MUMBAI 400028

OWNER/S

M/S. ANGELIQUE INTERNATIONAL LIMITED

A/C: M/S. ANGELIQUE INTERNATIONAL LIMITED

REPORT PREPARED FOR

STATE BANK OF INDIA, OVERSEAS BRANCH, JAWAHAR VYAPAR BHAWAN,
NEW DELHI

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


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

PART A

SBI FORMAT OF REPORT ON VALUATION

Name & Address of Branch	State Bank of India, Overseas Branch, Jawahar Vyapar Bhawan, New Delhi
Name of Customer (s)/ Borrower Unit	M/s. Angelique International Limited

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	M/s. Angelique International Limited
	Address & Phone Number of the Owner	Registered office : 104-107, Hemkunt Towers, First Floor, 98 Nehru Place, New Delhi- 110019 (India) Tel : 011 26413873
b.	Purpose of the Valuation	For Periodic Re-valuation of the mortgaged property
c.	Date of Inspection of the Property	10 July 2019
d.	Date of Valuation Report	22 July 2019
e.	Name of the Developer of the Property	M/s. Mindset Estates Pvt. Ltd.
	Type of Developer	Private developer promoted

2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY
	<p>BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION</p>  <p><u>Snapshot of the Asset/ Property Under Valuation</u></p>

This Valuation report is prepared for the Commercial office situated at the aforesaid address having carpet area of 14305 sq.ft. along with 40 car parking spaces in the subject building.

The subject property was purchased via agreement for sale executed on 13/06/2014 between M/s. Ruby Mills Ltd (called the owner), M/s. Mindset Estates Pvt. Ltd. (called the developers) and M/s. Angelique International Limited (called the purchaser)

As per the agreement for sale M/s. Angelique International limited has purchased entire office space on 12th floor comprising of carpet area of 14305 sq.ft. with exclusive rights to use the areas adjacent to the premises enclosed on the three sides admeasuring 15603 sq.ft. which comes out to be total usable area of 29908 sq.ft on 12th floor along with 40 car parking space in the building.

The subject property is situated on 12th floor in a B+3 (podiums and lobby)+33 storied building which is known as "The Ruby". The Ruby is considered to be one of the very posh commercial office building of the subject locality and as per market feedback there are only large office spaces in this building.

The subject locality is a mixed usage area with both commercial office buildings and residential apartments and "The Ruby" and "The Kohinoor" are two famous buildings in the subject locality. As per the conversation with market participants of subject locality the prevailing rates for commercial offices is on carpet area and car parking space needs to be purchased separately. So for valuation purpose we have considered the prevailing rates on carpet area only and given additional value for car parking space.

As per the site survey the subject property is leased out to E & Y Company who are occupying this premises at present and running their operations there. The tenant company declined to give permission to our surveyor to take any photographs of the premises from inside as per their company policy and hence no photographs from inside were taken and only outside photographs are attached with the report.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation and found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site which has been relied upon in good faith. It doesn't contain any other recommendations of any sort.

a.	Location attribute of the property	
i.	Nearby Landmark	The Ruby Building itself is a landmark property
ii.	Postal Address of the Property	Office Space Comprising Of Entire 12th Floor, The Ruby Building, F.P. No. 29, C.S. No. 231 & 1/231 Of Mahim Division, Senapati Bapat Marg, Dadar West, Mumbai 400028
iii.	Area of the Plot/ Land	NA <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. Verification of the area measurement of the property is done only based on sample random checking.</i>
iv.	Type of Land	Solid Land
v.	Independent access/ approach to the	Clear independent access is available

	property			
vi.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 19°01'27.2"N 72°50'41.8"E		
vii.	Details of the roads abutting the property			
	i. Main Road Name & Width	Senapati Bapat Marg	80 ft.	
	ii. Front Road Name & width	Senapati Bapat Marg	80 ft.	
	iii. Type of Approach Road	Bituminous Road		
	iv. Distance from the Main Road	Approx. 10-20 mtr away from the main Road		
viii.	Description of adjoining property	It is a mixed used area, commercial & residential.		
ix.	Plot No./ Survey No.	F.P No. 29, C.S No. 231 & 1/231		
x.	Zone/ Zone	Mahim Divison	Dadar West	
xi.	Sub registrar	NA		
xii.	District	Mumbai		
xiii.	Any other aspect	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. Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services.		
	a) Identification of the property <i>(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.)</i>	<input checked="" type="checkbox"/>	From Schedule of the Property mentioned in the deed	
		<input type="checkbox"/>	Done from the name plate displayed on the property	
		<input type="checkbox"/>	Identified by the owner	
		<input checked="" type="checkbox"/>	Enquired from local residents/ public	
		<input checked="" type="checkbox"/>	Identified by owner's representative	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	
	b) Type of Survey	Only photographs taken (No sample measurement verification),		
	c) Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly		
	d) Is the property merged or colluded with any other property	No. It is an independent single bounded property -----		
	e) City Categorization	Metro City		Urban
	f) Characteristics of the locality	Very Good		Within good urban developed area
	g) Property location classification	Road Facing	Sea Link View	None
	h) Property Facing	West Facing		
	Covered Built-up area description <i>(Plinth/ Carpet/ Saleable Area)</i>	Approx. 14305 sq.ft (carpet area) + 40 car parking spaces <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. Verification of the area measurement of the property is done only based on sample random checking.</i>		

b.	Boundaries schedule of the Property		
i.	Are Boundaries matched	Yes from the available documents	
ii.	Directions	As per Sale Deed/TIR	Actual found at Site
	East	Senapati Bapat Marg	Senapati Bapat Marg
	West	J.K Sawant Marg	J.K Sawant Marg
	North	Partly by Bal Govindas Marg and Partly by R-Zone Final Plot Nos.30,34, 36 & O.P. No.41	Vijay Saw Mill Compound & Govind Das Road
	South	R-Zone Final Plot Nos. 28 & O.P. No.33	Indrayani Complex

3.	TOWN PLANNING/ ZONING PARAMETERS		
a.	Master Plan provisions related to property in terms of Land use	Mixed Usage Area	
	i. Any conversion of land use done	Yes, as per Title Deed	
	ii. Current activity done in the property	Commercial Office Purpose	
	iii. Is property usage as per applicable zoning	Yes used as commercial as per zoning	
	iv. Any notification on change of zoning regulation	No information available	
	v. Street Notification	Mixed use	
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED
	i. FAR/ FSI	Please refer to area chart description	Please refer to area chart description
	ii. Ground coverage	-----do-----	-----do-----
	iii. Number of floors	-----do-----	-----do-----
	iv. Height restrictions	-----do-----	-----do-----
	v. Front/ Back/ Side Setback	-----do-----	-----do-----
c.	Status of Completion/ Occupational certificate	Obtained as per agreement for sale	Obtained as per agreement for sale
d.	Comment on unauthorized construction if any	There would be no un-authorized construction since the Completion Certificate for the building is obtained by the builder as per Agreement for Sale	
e.	Comment on Transferability of developmental rights	As per regulation of M.M.R.D.A	
f.	1. Planning Area/ Zone	Mumbai Master Plan	
	2. Master Plan currently in force	Mumbai Master Plan 2034	
	3. Municipal limits	Municipal Corporation of Greater Mumbai	
g.	Developmental controls/ Authority	Mumbai Metropolitan Region Development Authority	
h.	Zoning regulations	Mixed Usage (Commercial & Residential)	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	It is a mixed used area, commercial & residential.	
j.	Comment of Demolition proceedings if any	Not in our knowledge	
k.	Comment on Compounding/ Regularization proceedings	Not in our knowledge	
l.	Any other aspect		

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

4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Agreement to Sell	Copy of TIR	None
b.	Names of the Legal Owner/s	M/s. Angelique International Limited		
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, as per general information available in the public domain		
f.	Notification of road widening if any and area under acquisition	No, as per general information available in thye public domain		
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, to State Bank of India	NA	
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	Municipal Corporation of Greater Mumbai with certificate No. EBBPC/939/GN/A Dated 15/07/2005		
	ii. Name of the office of the Authority	Municipal Corporation of Greater Mumbai		
	iii. Any violation from the approved Building Plan	It is assumed that there is no violation since the Completion Certificate for the building is obtained by the builder as per Agreement to Sell.		
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	No information available	
		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	Information not available. Please confirm from the owner.		
	iv. Property or Tax Id No.	Not provided		
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	None		
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. deptt. of the property have to be taken care by legal expert/ Advocate.
	i. Since how long owners owning the Property	5-years
	ii. Year of Acquisition/ Purchase	Year- 2014
	iii. Property presently occupied/ possessed by	Tenant
	iv. Title verification	Done by an advocate already
	v. Details of leases if any	No information provided to us

5.	ECONOMIC ASPECTS OF THE PROPERTY	
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	Yes
	a) Number of tenants	One
	b) Since how long lease is in place	No information provided on site
	c) Status of tenancy right	NA
	d) 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.	Commercial 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 :	
	a. Space allocation	Yes
	b. Storage spaces	Yes
	c. Utility of spaces provided within the	Yes

	building	
	d. Car parking facilities	Yes
	e. Balconies	No
b.	Any other aspect	
	a. Drainage arrangements	Yes
	b. Water Treatment Plant	No
	c. Power Supply arrangements	Permanent Auxiliary
		Yes as per sanctioned load
		Yes, D.G sets
	d. HVAC system	Yes
	e. Security provisions	Yes/ Private security guards
	f. Lift/ Elevators	Yes, 16 Lifts in the building
	g. Compound wall/ Main Gate	Yes
	h. Whether gated society	No
	i. Internal development	
	Garden/ Park/ Land scraping	Water bodies Internal roads Pavements Boundary Wall
	No	No No Yes Yes

8.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	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:						
	a. Solid waste management			Yes, by the local Authority			
	b. Electricity			Yes			
	c. Road and Public Transport connectivity			Yes			
	d. Availability of other public utilities nearby			Transport, Market, Hospital etc. available in close vicinity			
i.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	550 mtr	250 mtr	250 mtr	500 km	1 Km	---	8 Km
	Availability of recreation facilities (parks, open spaces etc.)			Yes ample recreational facilities are available in the vicinity.			

9.	MARKETABILITY ASPECTS OF THE PROPERTY:	
i.	Marketability of the property in terms of	
	i. Location attribute of the subject property	Very Good
	ii. Scarcity	Similar kind of properties are not easily available in this area.
	iii. Market condition related to demand and	High demand of such kind of properties but availability

	supply of the kind of the subject property in the area	is less	
	iv. Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.	
ii.	Any other aspect which has relevance on the value or marketability of the property	Good developed commercial area	
	i. Any New Development in surrounding area	No	NA
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	---

10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
a.	Type of construction & design	RCC framed pillar, beam, column structure on RCC slab	
b.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
c.	Specifications		
	a. Class of construction	Class A construction (Very Good)	
	b. Appearance/ Condition of structures	Internal -Very Good External - Very Good	
	c. Roof	Floors/ Blocks	Type of Roof
		B+3 (podiums & Lobby)+33 storied	RCC
	d. Floor height	10 to 12 ft	
	e. Type of flooring	Vitrified tiles	
	f. Doors/ Windows	Aluminum flushed doors & windows, Wooden frame & panel doors	
	g. Interior Finishing	Neatly plastered and putty coated walls,	
	h. Exterior Finishing	Glass facade	
	i. Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration.	
	j. Class of electrical fittings	Internal/ High quality fittings used	
	k. Class of sanitary & water supply fittings	Internal/ High quality fittings used	
d.	Maintenance issues	No maintenance issue, structure is maintained properly	
e.	Age of building/ Year of construction	Approx. 8 years	Around year-2011
f.	Total life of the structure/ Remaining life expected	Approx. 65-70 years	Approx. 60-65 years subject to proper and timely maintenance
g.	Extent of deterioration in the structure	No deterioration came into notice through visual observation	
h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available	
i.	Protection against natural disasters viz. earthquakes etc.	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	Fully centrally AC
l.	Provision of firefighting	Fire Hydrant System
m.	Status of Building Plans/ Maps	Sanctioned by competent authority with certificate No. EBBPC/939/GN/A Dated 15/07/2005
	1. Is Building as per approved Map	Yes, since Completion Certificate is obtained for the building from the concerned authorities
	2. 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
	3. Is this being regularized	NA

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.	Modern structure

13.	VALUATION:	
i.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Sub-Point 'n' of Point 1 of Part C: Valuation Assessment Factors of the report.
i.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the Sub-Point 'o' of Point 1 of Part C: Valuation Assessment Factors of the report and the screenshot annexure in the report.
i.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to Part C: Valuation Assessment Factors of the report and the screenshot annexure in the report.
i.	Summary of Valuation	For detailed Valuation calculation please refer to Points 1, 2, 3, 4, 5 & 6 of the Part C: Valuation Assessment Factors of the report.
	i. Guideline Value	Rs.67,50,88,128/- (built-up unit value)

	a. Land	NA
	b. Building	NA
	ii. Indicative Prospective Estimated Fair Market Value	Rs.68,37,00,000/-
	iii. Expected Estimated Realizable Value	Rs.61,53,30,000/-
	iv. Expected Forced/ Distress Sale Value	Rs.54,69,60,000/-
	v. Valuation of structure for Insurance purpose	Rs. 2,50,00,000/-
7.	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 Point 'o' of Part C: Valuation Assessment Factors 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 my knowledge and belief.</p> <p>b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks and the information came to knowledge during the course of the work. Please see the Assumptions, Remarks & Limiting conditions described in the Report.</p> <p>c. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.</p> <p>d. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>e. Our authorized surveyor AE Shreyas Shetty has visited the subject property on 10 July 2019 in the presence of the owner's representative.</p> <p>f. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.</p> <p>g. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by 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, Overseas Branch, Jawahar Vyapar Bhawan, New Delhi</p>
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15.	VALUATION COMPANY DETAILS:	
a.	Name & Address of Valuer company	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. G-183, Preet Vihar, Delhi-110092

b.	Engineering Team worked on the report	SURVEYED BY: AE Shreyas Shetty
		PREPARED BY: AE Jitender Sharma
		REVIEWED BY: HOD Valuations

16. 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 provided by the owner/ client
c.	Floor Plan	Not provided by the owner/ client
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 provided by the owner/ client
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	i. Part B: Area Description of the Property ii. Part C: Valuation Assessment of the Property iii. Part D: Summary of the Valuation Repo iv. Google Map v. Photographs vi. Copy of Circle Rate vii. Survey Summary Sheet viii. Valuer's Remark ix. Copy of relevant papers from the property documents referred in the Valuation
i.	Total Number of Pages in the Report with enclosures	38

PART B

AREA DESCRIPTION OF THE PROPERTY

1.	Land Area	NA	
	Area adopted on the basis of	Not Applicable	
	Remarks & observations, if any	NA	
2.	Ground Coverage Area	Permissible (x% of Plot area)	No information available to us
		Proposed (x%)	No information available to us
		Present Status	No information available to us
3.	FAR	Permissible	No information available to us
		Proposed (x%)	No information available to us
		Present Status	No information available to us
4.	Constructed Area considered for Valuation (As per IS 3861-1966)	Carpet Area	Carpet Area = 14305 sq.ft/ 1329 sq.mtr + 40 car parking space Built Up Area = 2130.96 sq. mtr. as per Agreement to Sell.
	Area adopted on the basis of	Agreement for sale provided to us by the client	
	Remarks & observations, if any	NA	

Note:

- e. 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.
- f. Verification of the area measurement of the property is done based on sample random checking only.
- g. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.
- h. Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.

PART C

VALUATION ASSESSMENT OF THE PROPERTY

a.	ASSESSMENT FACTORS				
a.	Valuation Type	Built-up Unit Value (sold-purchased as a seperate dwelling unit)		Commercial Office Value	
b.	Scope of the Valuation	Non binding opinion on the assessment of Plain Asset Valuation of the property is done for the property found as per the information given in the documents and/ or confirmed by the owner/ owner representative.			
c.	Property Use factor	Current Use		Highest & Best Use	
		Commercial		Commercial	
d.	Legality Aspect Factor	Assumed to be positive as per copy of documents & information produced to us. However Legal aspects of the property have to be taken care by Bank empanelled competent Legal expert/ Advocate. Verification of authenticity of documents from originals or cross checking from any Govt. depts. has to be taken care by Bank empanelled Legal expert/ Advocate.			
e.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Not Applicable	Not Applicable	Not Applicable	Not Applicable
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Metro City	Very Good	Road Facing	12th Floor
		Urban Developed	Within urban developed area	Sea Link View	
				None	
		Property Facing	West Facing		
g.	Any New Development in surrounding area	None		---	
h.	Any specific advantage/ drawback in the property	None			
i.	Overall property usability Factor	Good			
j.	Comment on Property Salability Outlook	Easily sellable			
k.	Comment on Demand & Supply in the Market	Good demand of such properties in the market.			
l.	Any other aspect which has relevance on the value or marketability of the property	Property is located in developed commercial area			
		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			

		<p>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 country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of World economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.</p>
m.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.
n.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.
o.	Methodology/ Basis of Valuation	Govt. Guideline Value: Govt. of Maharashtra, Department of Registration and Stamp
		Market Value: Market Comparable Sales approach
		<i>Valuation of the asset is done as found on as-is-where basis.</i>
		<i>Valuation is done based on the Valuation best practices, standard operating procedures and definitions prescribed by various organizations like IVSC, Income Tax of India, etc. as defined under.</i>
		<i>For knowing comparable market rates, significant discreet local enquiries have been made from our side representing ourselves as both buyer and seller for the similar properties in the subject area and thereafter based on this information and various factors of the property, a rate has been judiciously taken considering the market scenario.</i>
		<i>References regarding the prevailing market rates are based on the verbal/ informal/ secondary/ tertiary information collected during market survey in the subject area from the local people, property consultants, recent deals, demand-supply, internet postings which are relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.</i>
		<i>Market Rates are rationally adopted based on the facts of the property that came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends.</i>
		<i>The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market researches and does not split into formal & informal payment components.</i>
		<i>Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest, selling cost, marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.</i>
		<i>This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Fair Market Value. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.</i>
		<i>Construction rates are adopted based on the present market replacement cost of</i>

construction and calculating applicable depreciation & deterioration factor as per its existing condition & specifications based on only visual observation of the structure. No structural, physical tests have been carried out in respect of it.

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.

The condition assessment and the estimation of the residual economic life of the structure is only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.

Sale transaction method of the asset is assumed as free market transaction while assessing Indicative & Estimated Fair Prospective Market Value of the asset.

Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.

This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is not investigative in nature

Fair Market Value[#] suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him related to the subject asset at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.

Forced, under compulsion & constraint, obligatory sales transactions data doesn't indicate the Fair Market Value.

Realizable Value[^] is the minimum prospective estimated value of the property which it may be able to realize at the time of actual property transaction factoring in the potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction across the table. Realizable value may be 10-20% less than the Fair Market Value depending on the various salability prospects of the subject property and the needs of the buyer & the seller.

Forced/ Distress Sale Value^{*} is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, legal issues or any such condition or situation. In this type of sale, minimum fetch value is assessed which can be 25-40% less than the estimated Fair Market Value based on the nature, size & salability prospects of the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property is more than buying it. Therefore the Forced/ Distress Sale Value will always fetch significantly less value compare to the estimated Fair Market Value.

Liquidation Value is the amount that would be realized when an asset or group of assets are sold on a piecemeal basis that is without consideration of benefits (or detriments) associated with a going-concern business. Liquidation value can be either in an orderly transaction with a typical marketing period or in a forced transaction with a shortened marketing period.

Difference between Cost, Price & Value: Generally these words are used and understood synonymously. However in reality each of these has a completely

		<p><i>different meaning, premise and also having different definitions in the professional & legal terms. Therefore to avoid confusion, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.</i></p> <p><i>The Cost of an asset represents the actual amount spend in the construction/ actual creation of the asset.</i></p> <p><i>The Price is the amount paid for the procurement of the same asset.</i></p> <p><i>The Value is defined as the present worth of future rights in the property/ asset and depends to a great extent on combination of various factors such as demand and supply, market situation, purpose, situation & needs of the buyer & seller, saleability outlook, usability factor, market perception & reputation. needs of the buyer & seller, saleability outlook, usability factor, market perception & reputation.</i></p> <p><i>Therefore in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.</i></p>														
p.	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):															
	√	<table><tr><td>Name:</td><td>Innovest Realty LLP</td></tr><tr><td>Contact No.:</td><td>9819795588</td></tr><tr><td>Nature of reference:</td><td>Property Consultant</td></tr><tr><td>Size of the Property:</td><td>Not Specified</td></tr><tr><td>Location:</td><td>The Kohinoor and The Ruby, Dadar West, Mumbai</td></tr><tr><td>Rates/ Price informed:</td><td>Rs.40,000/- to Rs.50,000/- per sq.ft. on carpet area and Rs.10,00,000/- to Rs.12,00,000/- per parking space</td></tr><tr><td>Any other details/ Discussion held:</td><td>As per the discussion we came to know that The Ruby and The Kohinoor is considered to be posh commercial building in the subject vicinity. Only big commercial office space is available in The Ruby and the prevailing rates for commercial office space in The Ruby and The Kohinoor is between Rs.40,000/- to Rs.50,000/- per sq.ft depending on the office size, floor level, facing etc. The prevailing rate for parking space in this locality is between rs.10,00,000/- to Rs.12,00,000/- per sq.ft.</td></tr></table>	Name:	Innovest Realty LLP	Contact No.:	9819795588	Nature of reference:	Property Consultant	Size of the Property:	Not Specified	Location:	The Kohinoor and The Ruby, Dadar West, Mumbai	Rates/ Price informed:	Rs.40,000/- to Rs.50,000/- per sq.ft. on carpet area and Rs.10,00,000/- to Rs.12,00,000/- per parking space	Any other details/ Discussion held:	As per the discussion we came to know that The Ruby and The Kohinoor is considered to be posh commercial building in the subject vicinity. Only big commercial office space is available in The Ruby and the prevailing rates for commercial office space in The Ruby and The Kohinoor is between Rs.40,000/- to Rs.50,000/- per sq.ft depending on the office size, floor level, facing etc. The prevailing rate for parking space in this locality is between rs.10,00,000/- to Rs.12,00,000/- per sq.ft.
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Contact No.:	9869038429															
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Contact No.:	----															
Nature of reference:	----															
Size of the Property:	----															
Location:	----															
Rates/ Price informed:	----															

	Any other details/ Discussion held	----
<i>NOTE: The given information above can be independently verified to know its authenticity.</i>		
q.	Adopted Rates Justification	<p><i>As per the telephonic and verbal discussion with market participants of the subject locality we came to know the following information :</i></p> <ul style="list-style-type: none"> <i>Dadar West is considered to be a good mixed usage area and has both Residential Apartments and commercial Buildings.</i> <i>The Ruby and The Kohinoor are the two famous and posh commercial buildings in the subject locality.</i> <i>The prevailing rates for commercial office units in The Ruby and The Kohinoor is between Rs.40,000/- to Rs.50,000/- per sq.ft on carpet area.</i> <i>The Prevailing rates for car parking space in subject locality is between Rs.10,00,000/- to Rs.12,00,000/- per car space.</i> <p><i>As the subject property is a commercial office on 12th floor in The Ruby building and the entire floor was purchased by the owner along with all the amenities like lobby, balcony and corridor area. Also owner purchased 40 car parking in bulk. Thus for such a property the prevailing rate should be between Rs.40,000/- to Rs.50,000/- per sq.ft and for valuation purpose we have adopted rate of Rs.45,000/- per sq.ft on carpet area and Rs.10,00,000/- per car parking space.</i></p>

VALUATION OF LAND			
b.	<i>Not Applicable (Since this valuation is prepared for built up Dwelling Unit)</i>		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
i.	Prevailing Rate range	NA	NA
ii.	Rate adopted considering all characteristics of the property	NA	NA
iii.	Total Land Area considered (documents vs site survey whichever is less)	NA	NA
iv.	Total Value of land (A)	NA	NA
		NA	NA

VALUATION OF BUILT-UP DWELLING UNIT				
	Particulars		Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Built-Up Unit Value	Rate range	Rs.3,16,800/- per sq.mtr (on built-up area)	Office Unit : Rs.40,000/- to Rs.50,000/- per sq.ft (on carpet area) Car Parking : Rs.10,00,000/- to Rs.12,00,000/- per parking space
		Rate adopted	Rs.3,16,800/- per sq.mtr	Office Unit : Rs.45,000/- per sq.ft Car Parking : Rs.10,00,000/- per parking space

		Built-up Area	2130.96 sq.mtr (Please refer to the area description page for bifurcation)	14305 sq.ft (1329 sq.mtr) & 40 car parking space
		Class of construction	Class A construction (Very Good)	Class A construction (Very Good)
		Valuation Calculation	2130.96 sq.mtr x Rs.3,16,800/- per sq.mtr	14305 sq.ft x Rs.45,000/- per sq.ft = Rs.64,37,25,000/- 40 parking space x Rs.10,00,000/- per parking space = 4,00,00,000/-
		Total Value	Rs.67,50,88,128/-	Rs.68,37,25,000/-
b.	Depreciation percentage (assuming salvage value % per year)		NA	NA (Above replacement rate is calculated after deducting the prescribed depreciation)
c.	Age Factor		2000 onwards	5-10 years old construction
d.	Structure Type/ Condition		Pucca (1.0)	RCC framed pillar, beam, column structure on RCC slab/ Very Good
e.	Built-Up Unit Value (B)		Rs.67,50,88,128/-	Rs.68,37,25,000/-

d.	VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	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)	NA	-----

PART D CONSOLIDATED VALUATION ASSESSMENT OF THE PROPERTY

S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land (A)	NA	NA
2.	Built-up Units Value (B)	Rs.67,50,88,128/-	Rs.68,37,25,000/-
3.	Additional Building & Site Aesthetic Works Value (C)	----	-----
4.	Total Add (A+B+C)	Rs.67,50,88,128/-	Rs.68,37,25,000/-
5.	Additional Premium if any	----	----
	Details/ Justification	----	----
6.	Deductions charged if any	----	----
	Details/ Justification	----	----
7.	Total Indicative & Estimated Prospective Fair Market Value[#]	NA	Rs.68,37,25,000/-
8.	Rounded Off	----	Rs.68,37,00,000/-
9.	Expected Realizable Value[^] (@ ~10% less)	----	Rs.61,53,30,000/-
10.	Expected Forced Distress Sale Value[*] (@ ~20% less)	----	Rs.54,69,60,000/-
11.	Valuation of structure for Insurance purpose	NA	Rs. 2,50,00,000/-

12.	Concluding Comments & Disclosures if any	<p>a. This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct.</p> <p>b. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals, etc. has to be taken care by legal experts/ Advocates.</p> <p>c. This report only contains opinion based on technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations.</p> <p>d. This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.</p>
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(Rupees Sixty Eight Crores Thirty Seven Lakhs Only)

PART E

SUMMARY OF THE VALUATION REPORT

S.NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
a.	Report prepared for	Bank		
b.	Name & Address of Organization	State Bank of India, Overseas Branch, Jawahar Vyapar Bhawan, New Delhi		
c.	Name of Borrower unit	M/s. Angelique International Limited		
d.	Name of Property Owner	M/s. Angelique International Limited		
e.	Address & Phone Number of the owner	Registered office : 104-107, Hemkunt Towers, First Floor, 98 Nehru Place, New Delhi- 110019 (India) Tel : 011 26413873		
f.	Address of the property under Valuation	Office Space Comprising Of Entire 12th Floor, The Ruby Building, F.P. No. 29, C.S. No. 231 & 1/231 Of Mahim Division, Senapati Bapat Marg, Dadar West, Mumbai 400028		
g.	Type of the Property	Commercial Office		
h.	Type of Loan	Business Loan		
i.	Type of Valuation	Commercial Office value		
j.	Report Type	Plain Asset Valuation		
k.	Date of Inspection of the Property	10 July 2019		
l.	Date of Valuation Report	22 July 2019		
m.	Surveyed in presence of	Owner's representative	Mr. Prashant Gaikwad ☎ 9969860009	
n.	Purpose of the Valuation	For Periodic Re-valuation of the mortgaged property		
o.	Scope of the Report	Non binding opinion on indicative estimated prospective valuation assessment of the property identified by property owner or through its representative		
p.	Important Disclosures	i. Legal aspects of the property have to be taken care by legal expert/ advocate. ii. Verification of authenticity of documents from originals or cross checking from any Govt. depts. has to be taken care by legal expert/ advocate. iii. This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client which 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. iv. Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services. v. Measurement verification is only limited upto sample random measurement against the documents produced to us. vi. Drawing Map & design of the property is out of scope of the Valuation services.		
q.	Documents provided for perusal	Documents	Documents	Documents

		Requested	Provided	Reference No.
		Total 05 documents requested.	Total 03 documents provided	03
		Property Title document	Agreement to Sale	Dated: June 13, 2014
		Copy of TIR	Old Valuation Report	Dated: February 06, 2018
		Agreement to Sell	Copy of TIR	Dated: January 23, 2019
		None	None	---
		None	None	---
r.	Documents received from	Bank		
s.	Identification of the property	<input checked="" type="checkbox"/>	Cross checked from Schedule of the property mentioned in the deed	
		<input type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input checked="" type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	

2.	VALUATION SUMMARY	
a)	Total Govt. Guideline Value	Rs.67,50,88,128/-
b)	Total Indicative & Estimated Prospective Fair Market Value	Rs.68,37,00,000/-
c)	Total Expected Realizable/ Fetch Value	Rs.61,53,30,000/-
d)	Total Expected Distress/ Forced Sale Value	Rs.54,69,60,000/-
e)	Valuation for the purpose of Insurance	Rs. 2,50,00,000/-

3.	ENCLOSURES	
a.	Part A	Valuation Report as per SBI format
b.	Part B - Annexure-I	Area description of the Property
c.	Part C - Annexure-II	Valuation Assessment of the Property
d.	Part D - Annexure-III	Summary of the Valuation report
e.	Annexure - IV	Screenshot of the price trend references of the similar related properties available on public domain - Page No.24
f.	Annexure - V	Google Map -Page No. 25
g.	Annexure - VI	Photographs - Page No. 26,27
h.	Annexure - VII	Copy of Circle Rate – Page No.28
i.	Annexure - VIII	Survey Summary Sheet – Page 02
j.	Annexure - IX	Valuer's Remarks -Page No.29-30
k.	Annexure - X	Copy of relevant papers from the property documents referred in the Valuation Pages 06

R.K ASSOCIATES IMPORTANT NOTES:

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

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

COPYRIGHT FORMAT - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

IF REPORT IS USED FOR BANK/ FIs

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

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

**REFERENCES ON PRICE TREND OF THE SIMILAR RELATED PROPERTIES
AVAILABLE ON PUBLIC DOMAIN- ANNEXURE IV**

₹ 6.75 Crore Commercial Office/Space in Dadar (West)

1 Property Video & 15 Photos
1 Locality Video & 27 Photos

Plot Area : 1337 Sq.Ft. @ ₹ 50486/Sq.Ft.

★ Feedback

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

Description : Commercial office/space for sale Next to ramgopal street, dadar (West), dadar, mumbai south 1337 sq.Ft. (Plot area)... [read more](#)

Features:

Owner : apurva Posted : Apr 03, 2019

[View Phone Number](#) [Contact Owner FREE](#)

VERIFIED PROPERTY

PRIME

₹ 2.99 Cr

[See other Charges](#)

3 Photos

Office Space for Sale in Kohinoor Altissimo, Dadar West

Society: [Kohinoor Altissimo](#)

Carpet Area 805 sqft Floor 10 out of 56 Ready to Move

Unfurnished Property Age New Constru... Facing East

✓ Grade A+ Class Building

Ideal for: ✓ Private Office ✓ Private Company +1

An iconic 203 meter tall, diamond shaped tower, 3.9 meter floor t... [read more](#)

Agent Landbell Realty P...
Operating Since: 2007
10 Commercial Properties
[View Agent Profile](#)
100+ Buyers Served

Posted: Jul 15, '19

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

VERIFIED PROPERTY

₹ 1.90 Cr

13 Photos

Office Space for Sale in Dadar West

Carpet Area 412 sqft Floor 1 out of 2 Ready to Move

Furnished Property Age 15 to 20 year... Facing South - East

It is a 1st floor commercial office space is available for sale in a building of total 2 floors it is a go... [read more](#)

Owner Sapna Rohra

Posted: Jul 10, '19

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

MAGICBRICKS EXCLUSIVE

₹ 85 Lac

12 Photos

Office Space for Sale in Sunshine Tower , Dadar West [What's near by](#)

Society: [Sunshine Tower](#)

Carpet Area 150 sqft Floor 9 out of 40 Ready to Move

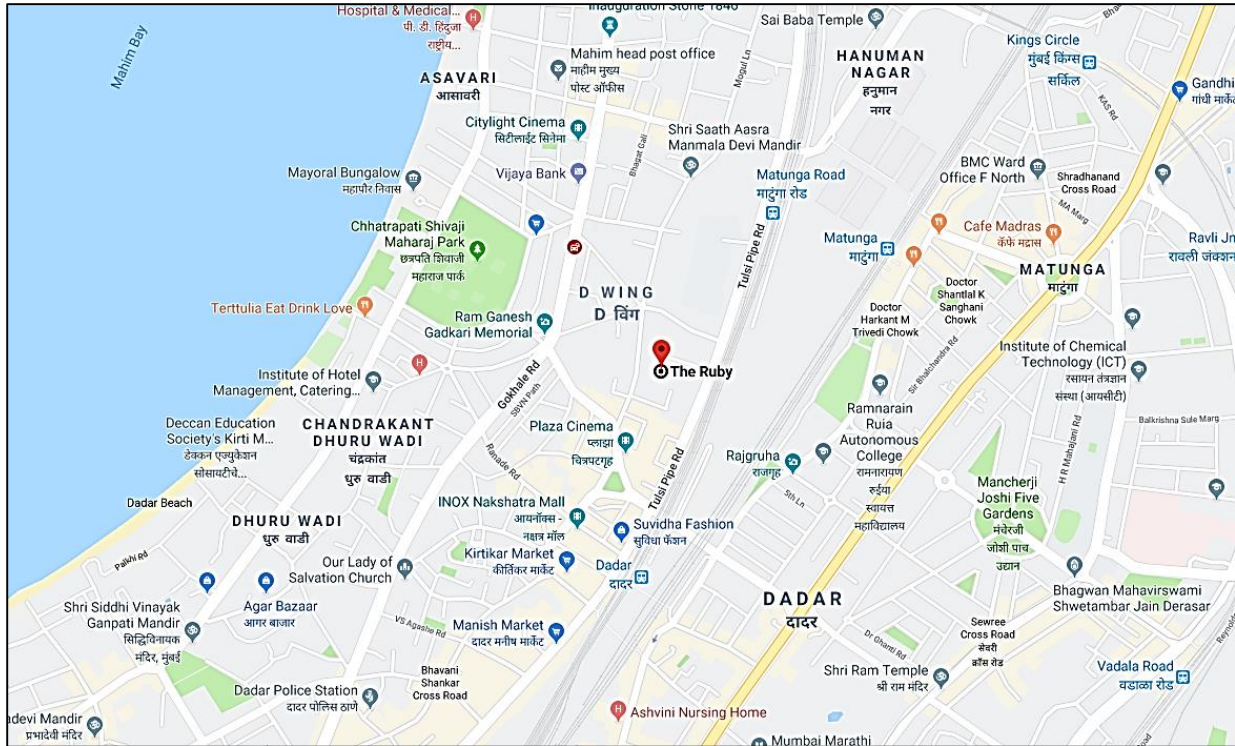
Building had got OC from BMC

Owner SanDEEP BHORE

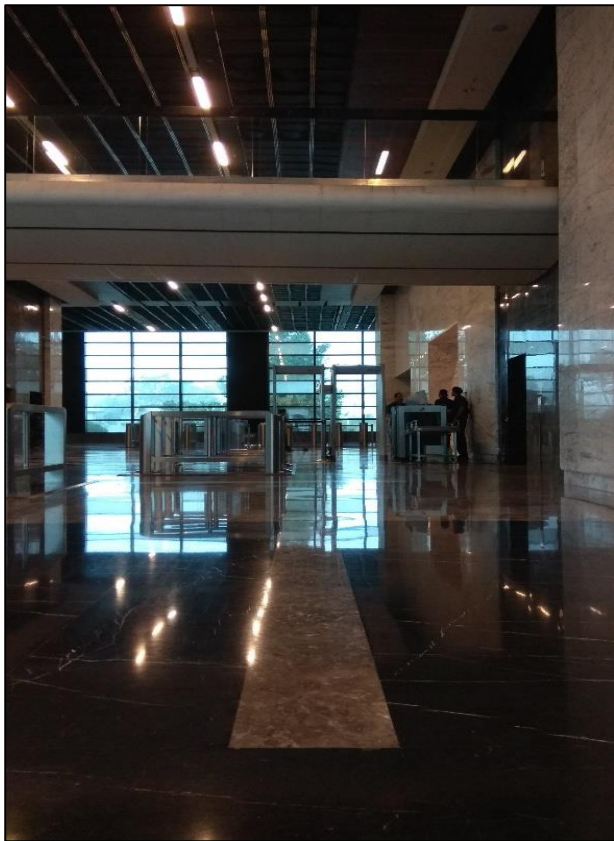
Posted: Jul 13, '19

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

GOOGLE MAP LOCATION- ANNEXURE V




PHOTOGRAPHS OF THE PROPERTY – ANNEXURE VI






COPY OF CIRCLE RATE - ANNEXURE VII



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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User Manual
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Year

20192020 ▼

Annual Statement of Rates

Selected District मुंबई(मेन) ▼

Select Village माहीम ▼

Search By ☒ Survey No ☐ Location

Enter Survey No 231 Search

Language

English ▼

उपविभाग	खुली चमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
17/112 -रस्ता : रानडे रोड, दादर रेल्वे पासून पश्चिमेकडे गोखले रोड पर्यंतचा रस्ता.	172100	317900	349700	616200	317900	चौरस मीटर	अंतीम प्लॉट नंबर
17/118-भुभाग : दक्षिणेस समुद्रापासून पांडुरंग नाईक रोड, लेडी जमशेटजी रोड, गडकरी चौक ते टिळक चौकापर्यंत पश्चिमेकडे समुद्र, उत्तरेस शितलादेवी मंदिर रोड, पुर्वेकडे पश्चिम रेल्वे लाईन यामधील भुभाग.	108600	248400	316800	346100	286400	चौरस मीटर	प्लॉट नंबर

VALUER'S REMARKS - ANNEXURE IX

a)	This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end.
b)	Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents, etc. have to be taken care by legal expert/ Advocate and same are not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report.
c)	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.
d)	Value varies with the Purpose/ Date/ Condition 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. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
e)	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 documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened <u>as free market transaction</u> .
f)	This Valuation report is prepared based on the facts of the property on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the country. In future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
g)	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation.
h)	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
i)	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just cross verified the identification of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.
j)	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.
k)	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and

	this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township must be approved in all respect..
l)	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
m)	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.
n)	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However our Valuation analysis can definitely help the stakeholders to make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
o)	This report is prepared on the RKA V-L3 (Medium) 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.
p)	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.
q)	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.
r)	Defect Liability Period is 30 DAYS . We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
s)	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at valuers@rkassociates.org in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.
t)	Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
u)	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
v)	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.