

*Urgent*

File No.	RKA/DNCRI/..... <i>DEL-148</i>
Date of Receiving	

**rk ASSOCIATES** REINFORCING YOUR BUSINESS

**CASE COLLECTION FORMAT  
(GENERAL SURVEY FORM)**

(Version 4.2) | Date of implementation: 9.02.2011 | Date of Revision: 04.01.2018

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	HOD Engg. Signature
File Received By	<i>Subhash Sir.</i>	NA	NA		NA
Survey	<i>Shreyash Shetty.</i>	<i>10/7/19.</i>	<i>10.7.19</i>	<i>17.7.19</i>	
Preparation	<i>Jitender</i>	<i>19.7.19</i>	<i>20.7.19</i>	<i>20.7.19 6:00pm</i>	

File Returned to HOD Engg. unprepared due to reason	<input type="checkbox"/> Survey not done properly, <input type="checkbox"/> Survey Form not properly filled, <input type="checkbox"/> Market survey for rates is not properly done, <input type="checkbox"/> Identification is not clearly done, <input type="checkbox"/> Measurement is not properly done, <input type="checkbox"/> Photographs not clearly taken, <input type="checkbox"/> Selfie/ Owner or owner representative photo not taken, <input type="checkbox"/> Owner/ owner representative signature not taken, <input type="checkbox"/> Google Map not taken, <input type="checkbox"/> Survey summary sheet not filled
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In case File is returned by the preparer - HOD Engg. comment & Signature	<input type="checkbox"/> Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own.  <input type="checkbox"/> Major defects in the survey. Survey has to be done again.
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**GENERAL DETAILS**

1.	Proposal or Ref. No.				
2.	Type of Service	<input checked="" type="checkbox"/> Valuation Report, <input type="checkbox"/> Estimate, <input type="checkbox"/> Other CE Certificates			
3.	Type of customer	<input checked="" type="checkbox"/> Bank	<input type="checkbox"/> PSU	<input type="checkbox"/> NBFC	<input type="checkbox"/> Corporate
		<input type="checkbox"/> Company	<input type="checkbox"/> Private client	<input type="checkbox"/> Direct client through Bank	
4.	Bank/ FI/ Organization Name & Address	<i>SBI, Overseas Branch, Jawahar Vyapar Bhawan, New Delhi.</i>			
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id	
		<i>Mr. Anshu Srivastava.</i>	<i>96543 83154.</i>		
6.	Case Type	<input type="checkbox"/> Case for Fresh Account		<input checked="" type="checkbox"/> Case for exiting account/ customer	
7.	Fees Details	Amount of Fees	Advance Amount if any	Payment will be paid by	
				<input checked="" type="checkbox"/> Bank	<input type="checkbox"/> Customer

**CASE DETAILS**

1.	Type of Property	<i>Commercial Office.</i>
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*CHECKED BY*  
*Approved in 5000/- per month case done*  
*last time approx 10,00,000/- per month*

Scanned by CamScanner

*Rate/mile 88,37,00,000/-*

2.	Owner/ Applicant Details	Name	Contact Number	Email Id
3.	Account Name	Angelique International Ltd.		
4.	Property Address	M/s. Angelique International Ltd.		
5.	Who will coordinate on site for the site survey	Name	Contact Number	
6.	Preferred time of survey	Date	Time	
7.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: <input type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Will Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter, <input type="checkbox"/> Agreement to Sell 2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. Any Other document: <input checked="" type="checkbox"/> TIR Report, <input checked="" type="checkbox"/> Old Valuation Report 4. No documents provided: <input type="checkbox"/>		
8.	Special Instructions if any:			
9.	I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately.			
Customer Signature:				

→ Address:- I.T Office Space, Entire 12<sup>th</sup> Floor, Private I.T. Park Building  
 'The Ruby', F.P. No-29, TPS-III, Mahim Division,  
 Senapati Bapat Marg, Dadar West, Mumbai-400028.



## IMPORTANT INSTRUCTIONS

1.	Please do not accept the case if you do not have proper documents.
2.	Firstly please take & study the current applicable ownership documents of the property which needs to get surveyed.
3.	Mark the <b>Owner/ Area/ Boundaries</b> mentioned in the ownership documents with bold florescent marker pen before moving for the survey. During site survey if any difference is found in the above fields from the ownership documents then please contact the owner immediately to know the reason for the difference.
4.	Identify the Property clearly by matching the boundaries and area mentioned in the property papers.
5.	Take Google Map location.
6.	Take one photograph of the property along with abutting road.
7.	Take nearby photographs of the Property.
8.	Check Jurisdiction Municipal Limits & Ward Name.
9.	Fill the details in the Survey form and tick the appropriate option clearly.
10.	In case customer is found providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.

S.No.	CHECKLIST	STATUS
1.	IS PURPOSE OF THE ASSIGNMENT UNDERSTOOD CLEARLY	<input checked="" type="checkbox"/>
2.	IS WORK ORDER/ EMAIL/ CESA FORM FORMALITY COMPLETED	<input checked="" type="checkbox"/>
3.	FOR PRIVATE CASE OR FOR FRESH CASE 50% ADVANCE IS RECEIVED	<input type="checkbox"/>
4.	IS DOCUMENT CHECKLIST PROVIDED TO THE CUSTOMER	<input checked="" type="checkbox"/>

S.NO.	CHECKLIST	STATUS
1.	Check nearby prominent landmark	<input checked="" type="checkbox"/>
2.	<b>DO CLEAR IDENTIFICATION OF THE PROPERTY</b>	<input checked="" type="checkbox"/>
3.	Match the boundaries of the property and its directions with the help of compass or sun direction	<input checked="" type="checkbox"/>
4.	Do sample measurement	<input checked="" type="checkbox"/>
5.	<b>CHECK IF ANY BUILDING VIOLATIONS DONE</b>	<input type="checkbox"/>
6.	Click multiple proper photographs of the property from inside-out	<input checked="" type="checkbox"/>
7.	Take selfie with the available representative	<input checked="" type="checkbox"/>
8.	Send Google Map location at maps@rkassociates.org	<input checked="" type="checkbox"/>
9.	Check municipal jurisdiction	<input checked="" type="checkbox"/>
10.	Check Main road name & width and its distance from the subject property	<input checked="" type="checkbox"/>
11.	Check Lane width on which property is located	<input type="checkbox"/>
12.	Check any defects or negativity in the property	<input type="checkbox"/>
13.	<b>CONFIRM PROPERTY RATES LOCALLY</b>	<input checked="" type="checkbox"/>
14.	<b>CHECK NEARBY DEVELOPMENT</b>	<input checked="" type="checkbox"/>

**\*FILE PREPARER TO START PREPARING THE FILES ONLY AFTER ENSURING THE STATUS OF ALL THE ABOVE POINTS IS COMPLETED. FOR ANY EXCEPTION PLEASE BRING IT INTO NOTICE OF SENIOR GENERAL MANAGER (OPERATIONS), OTHERWISE PENAL ACTION WILL BE TAKEN AGAINST THE FILE PREPARER.**

# GENERAL SURVEY FORM

## (FOR PROPERTIES OTHER THAN FLATS)

(Version 4.2) | Date of implementation: 9.02.2011 | Date of Revision: 04.01.2018

File No. RKA/DNCR/...../DA-148	Date: 10/7/19.	Time: 6:00pm
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### GENERAL DETAILS

1.	Name of the Surveyor	Shreyash Shetty.					
2.	Property shown by	<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 <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; text-align: center; border-bottom: 1px solid black;">Name</td> <td style="width: 50%; text-align: center; border-bottom: 1px solid black;">Contact No.</td> </tr> <tr> <td style="text-align: center;">Prashant Gaikwad.</td> <td style="text-align: center;">9969860009.</td> </tr> </table>		Name	Contact No.	Prashant Gaikwad.	9969860009.
Name	Contact No.						
Prashant Gaikwad.	9969860009.						
3.	Survey Type	<input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input checked="" type="checkbox"/> Only photographs taken (No measurements)					
4.	Reason for Half survey or only photographs taken <i>Large Property</i>	<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					
5.	How Property is Identified	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input type="checkbox"/> Identified by the owner/ owner representative, <input checked="" type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done					
6.	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 type="checkbox"/> Commercial Land & Building, <input checked="" type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input checked="" 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					
7.	Property Measurement	<input type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input checked="" type="checkbox"/> No measurement					
8.	Reason for no measurement <i>Didn't allow to click photos.</i>	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input checked="" 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 entire area <input type="checkbox"/> Any other Reason:					
9.	Purpose of Valuation	<input type="checkbox"/> Value assessment of the asset for creating collateral mortgage <input checked="" type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment					
10.	Type of Loan <i>Business Loan.</i>	<input type="checkbox"/> Housing Loan, <input type="checkbox"/> Housing Take Over Loan, <input type="checkbox"/> Home Improvement Loan, <input type="checkbox"/> Loan against Property, <input type="checkbox"/> Construction Loan, <input type="checkbox"/> Educational Loan, <input type="checkbox"/> Car Loan, <input type="checkbox"/> Project Loan, <input type="checkbox"/> Term Loan, <input type="checkbox"/> CC Limit enhancement, <input type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input type="checkbox"/> NA					
11.	Loan Amount						



**OWNERSHIP DETAILS**

1.	Legal Owner Name/s	M/s. Angelique International Ltd.
2.	Property Purchaser Name	Same as above.
3.	Property Address under Valuation	Refer Pg. No. 2.
4.	Present Residence Address of the Owner/ Purchaser	
5.	Property constitution	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold

**LOCATION DETAILS**

1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	East	West	North	South		
		Senapati Bapat Marg, Tulsi Pipe Road	J. K. Sawant Marg.	Vijay Saw Mill Compound, Bal Govind Das Road.	Indrayani Complex.		
2.	Property Facing	<input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input checked="" type="checkbox"/> West Facing, <input type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing					
3.	Landmark	The Ruby Building.					
4.	Ward Name/ No.						
5.	Zone Name						
6.	Main Road Name & Width	Name	Width	Distance from property			
		Senapati Bapat Marg.		10m-20m.			
7.	Approach Road Name & Width	Senapati Bapat Marg.					
8.	Location consideration of the Society	<input checked="" type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input checked="" type="checkbox"/> Within developing area, <input type="checkbox"/> Highly posh locality, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input type="checkbox"/> Average, <input type="checkbox"/> Poor					
9.	Location of the Flat	<input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input checked="" type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North- East Facing, <input type="checkbox"/> Sunlight facing <input checked="" type="checkbox"/> See Link View.					
10.	Characteristics of the Locality	<input checked="" type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
11.	Category of Society/ Locality	<input checked="" type="checkbox"/> High End, <input type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing, <input type="checkbox"/> EWS, <input type="checkbox"/> HIG, <input type="checkbox"/> MIG, <input type="checkbox"/> LIG					
12.	Utilities/ Facilities in the locality	<input checked="" type="checkbox"/> Lifts, <input type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input checked="" type="checkbox"/> 100% Power Backup					
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		550m	240m	230m	—	550m	7.6km
14.	Any new development in surrounding area						

15.	Jurisdiction limits	<input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits
16.	Jurisdiction Development Authority Name  M.M.R.D.A.	<input type="checkbox"/> DDA, <input type="checkbox"/> GDA, <input type="checkbox"/> NOIDA, <input type="checkbox"/> GNIDA, <input type="checkbox"/> YEIDA, <input type="checkbox"/> HUDA, <input type="checkbox"/> KMDA, <input type="checkbox"/> MDDA, <input type="checkbox"/> Any other Development Authority:  <input type="checkbox"/> Area not within any development authority limits
17.	Municipal Corporation Name  B.M.C.	<input type="checkbox"/> NDMC, <input type="checkbox"/> SDMC, <input type="checkbox"/> EDMC, <input type="checkbox"/> Ghaziabad Municipal Corporation, <input type="checkbox"/> Gurgaon Municipal Corporation, <input type="checkbox"/> Faridabad Municipal Corporation, <input type="checkbox"/> Kolkata Municipal Corporation, <input type="checkbox"/> Dehradun Municipal Corporation, <input type="checkbox"/> Area not within any municipal limits, <input type="checkbox"/> Any other Municipal Corporation/ Municipality:

PHYSICAL DETAILS			
1.	Land Area	As per Title deed	As per Map
		—	—
2.	Any conversion to the land use	Not known	
3.	Land Type	<input checked="" type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged, <input type="checkbox"/> Land locked	
4.	Shape of the Land	<input type="checkbox"/> Square, <input type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input checked="" type="checkbox"/> Irregular, <input type="checkbox"/> NA	
5.	Level of Land	<input type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input checked="" type="checkbox"/> Above road level, <input type="checkbox"/> NA	
6.	Frontage to depth ratio	<input type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA	
7.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents	
8.	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	
9.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries	
10.	Is the property merged or colluded with any other property	No.	
11.	Property possessed by at the time of survey F & Y Company.	<input type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input checked="" 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	
12.	Current activity carried out in the property	<input type="checkbox"/> Residential purpose, <input checked="" type="checkbox"/> Commercial purpose, <input type="checkbox"/> Godown, <input type="checkbox"/> Office, <input type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Any other use:	

BUILDING/ CONSTRUCTION/ UTILITY DETAILS			
1.	Construction Status	<input checked="" type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction	
2.	Covered Built-up Area  (Tick one on the basis of which valuation is to be calculated)	<input type="checkbox"/> Covered Area, <input type="checkbox"/> Floor Area, <input type="checkbox"/> Super Area, <input type="checkbox"/> Carpet Area	
		As per Title deed	As per Map
		As per site survey	
		Built-up = 29,908 Sq. Ft.	—
3.	Total Number of Floors in the Building	Basement + Podiums (3 Level) & Lobby + 53 Floors.	



4.	Floor on which property is situated	12 <sup>th</sup> Floor.	
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles		
6.	Building Type	<input checked="" type="checkbox"/> RCC Framed Structure, <input type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input type="checkbox"/> Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure	
7.	Roof	a. Make: <input type="checkbox"/> RBC, <input checked="" type="checkbox"/> RCC, <input type="checkbox"/> GI Shed, <input type="checkbox"/> Tin Shed, <input type="checkbox"/> Stone Patla b. Height: 10.05. c. Finish: <input checked="" type="checkbox"/> Simple plaster, <input type="checkbox"/> POP Punning, <input checked="" type="checkbox"/> POP False Ceiling, <input checked="" type="checkbox"/> Coved roof, <input type="checkbox"/> No plaster	
8.	Flooring	<input checked="" type="checkbox"/> Vitrified tiles, <input checked="" type="checkbox"/> Ceramic Tiles, <input checked="" type="checkbox"/> Simple marble, <input type="checkbox"/> Marble chips, <input type="checkbox"/> Mosaic, <input checked="" type="checkbox"/> Granite, <input type="checkbox"/> Italian Marble, <input type="checkbox"/> Kota stone, <input type="checkbox"/> Wooden, <input type="checkbox"/> PCC, <input type="checkbox"/> Imported Marble, <input type="checkbox"/> Pavers, <input type="checkbox"/> Chequered Tiles, <input type="checkbox"/> Brick Tiles, <input type="checkbox"/> No Flooring, <input type="checkbox"/> Under construction, <input type="checkbox"/> Any other type:	
9.	Appearance/ Condition of the Building	Internal - <input checked="" type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey External - <input checked="" type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction	
10.	Maintenance of the Building	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction	
11.	Interior decoration	<input checked="" type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey	
12.	Interior Finishing	<input checked="" type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Designer textured walls, <input type="checkbox"/> POP punning, <input type="checkbox"/> Coved roof, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey	
13.	Exterior Finishing	<input checked="" type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Architecturally designed or elevated, <input type="checkbox"/> Brick tile Cladding, <input type="checkbox"/> Structural glazing, <input type="checkbox"/> Aluminum composite panel cladding, <input type="checkbox"/> Glass façade, <input type="checkbox"/> Domb, <input type="checkbox"/> Porch, <input type="checkbox"/> Under construction	
14.	Kitchen	<input type="checkbox"/> Simple with no cupboard, <input checked="" type="checkbox"/> Ordinary with cupboard, <input type="checkbox"/> Normal Modular with chimney, <input type="checkbox"/> High end Modular with chimney, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey	
15.	Class of Electrical fittings	<input checked="" type="checkbox"/> External, <input checked="" type="checkbox"/> Internal <input checked="" type="checkbox"/> Ordinary fixtures & fittings, <input checked="" type="checkbox"/> Fancy lights, <input type="checkbox"/> Chandeliers, <input type="checkbox"/> Concealed lightning, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey	
16.	Class of Sanitary/ Plumbing & water supply fittings	<input checked="" type="checkbox"/> External, <input checked="" type="checkbox"/> Internal <input checked="" type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey	
17.	Water arrangements	<input type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply	
18.	Fixed Wooden Work	<input checked="" type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below Average, <input type="checkbox"/> No wooden work, <input type="checkbox"/> No survey	
19.	Age of Building/ Recent Improvements done	15 Years.	
20.	Maintenance of the Building	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor	
21.	Any defects in the building	<input type="checkbox"/> Maintenance issues, <input type="checkbox"/> Finishing issues, <input type="checkbox"/> Seepage issues, <input type="checkbox"/> Water supply issues, <input type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues, <input type="checkbox"/> Visible cracks in the building	
22.	Any violation done in the property	<input type="checkbox"/> Construction done without Map, <input type="checkbox"/> Construction not as per approved Map, <input type="checkbox"/> Extra covered without sanctioned Map, <input type="checkbox"/> Joined adjacent property, <input type="checkbox"/> Encroached adjacent area illegally	

23.	Boundary Wall (Only for individual property)	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex			
		Running Mtr.	Height	Width	Finish
24.	Lift/ elevators 16 Lifts	<input checked="" type="checkbox"/> Passenger/ <input type="checkbox"/> Commercial			
		Make: Mitsubishi-		Capacity: 20 Person 1350 kgs.	
25.	Power backup	<input type="checkbox"/> Inverter, <input checked="" type="checkbox"/> DG Set			
		Make:		Capacity:	
26.	Garden/ Landscaping	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input checked="" type="checkbox"/> Ordinary			
27.	Parking facilities	<input checked="" type="checkbox"/> Available within the property		<input type="checkbox"/> On Ground, <input checked="" type="checkbox"/> In Basement, <input type="checkbox"/> On stilt	
		<input type="checkbox"/> Not available within the property		<input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem	
28.	Special Comments if any				



## PROPERTY RATE INFORMATION DETAILS

Gather information on the basis of the factors like Area location, Property location, Floor level, Block, Position, Frontage, Width of lane/ road in front of the property, Nearby development

1.	Demand & Supply condition in the Market for such properties	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low	
2.	At what True rate Owner bought this Property	Year of purchase	
		Purchase Price	
3.	Minimum Rate in the locality		
4.	Maximum Rate in the locality		
5.	Local Information gathered during Site survey (Minimum 2 enquiries are must):		
	1. Name:	Innovest Realty LLP.	
	Contact No.	98197 95588.	
	Sale Purchase Rate		
	Rental Rate		
	Comments	According to him the current rates at The Ruby and Kohinoor is Rs. 45,000 to Rs. 50,000 per sq. Ft. Also said that the buildings have bigger Offices	
	2. Name:	around 15,000 sq. Ft, so even it is sold partly	
	Contact No.	then the area still would be around 4000 sq. Ft min.	
	Sale Purchase Rate	Higher Floor has a little more value.	
	Rental Rate	But generally it is around Rs. 45,000 - 55,000	
	Comments	Rs. per sq. Ft. on Carpet Area. (Rs. 40K - Rs. 50K) Parking - Rs. 10 lakh to 12 lakh	
	3. Name:	Raj Katar Estate.	
	Contact No.	98690 38429.	
	Sale Purchase Rate		
	Rental Rate		
	Comments	According to him rates are around Rs. 48,000 to 54,000 per sq. Ft on Carpet Area.	

Rs. 46K - 50K depending on size,  
Floor level

Rs. 10 lakh to 12 lakh for parking space

Surveyor Name: Shreyash Shetty.

Signature: Shreyash S.

Date: 10/7/19.

CASE NO.

UNDERTAKING BY THE CUSTOMER

I confirm that the property is inspected in front of me and I have provided all the information true related to the property to the best of my knowledge. I understand that any false or manipulative information provided by me will be considered as cheating with the professional organization since it will lead to incorrect valuation report and I'd be solely responsible for this unlawful act and will bear the charges for the changes/ modifications which have to undergo due to the false information. I also undertake that I haven't given any cash or in kind to any member of R.K Associates to influence the Value of the Property or favor any individual or organization and the same is not accepted or asked by the member of R.K Associates. Any such act will lead to cancellation of the material prepared by R.K Associates with forfeiting of the fees and I'll be completely responsible for its repercussions and legal actions taken for it.

IMPORTANT: We have not authorized any of our Surveyor to take Cash or kind from the customers in any situation. In case Surveyor or any member of R.K Associates asks for any money or kind from you then kindly please inform on number +91-9999597597. Our Valuation process is very stringent and have multiple check points to ensure correct & error free reports to keep the lending agency risk free. In case Surveyor claims that he would be able to arbitrary effect the Valuation figures unfairly or as per your requirement & need then he is making a false claim to you and we request you to complaint such act immediately on the number provided above.

Name:

Signature:

Mobile No.:

Date:

UNDERTAKING BY THE SURVEYOR

I confirm that I have carried out the Survey of the property properly as per the fair professional best practices and Valuation & Survey policy guidelines issued by the organization. I have not taken any cash or kind from the customer or given the customer any wrong or false information or have made any false claims for arbitrary providing the Property Valuation as per one's need or requirement by distorting the facts. In case at any point of time it is found that I have done any kind of fraudulent activity in this case and misled the company then I understand its legal consequences and appropriate penal action which company can take against me. Also in regard to it any monetary or reputation loss will be recovered from me by the company.

Surveyor Name: Shreyash Shetty.

Signature: Shreyash S.

Date: 10/7/19.



UNDERTAKING BY THE PREPARER

I confirm that this Valuation Report is prepared as per the fair professional best practices and Valuation & Survey Policy Guidelines issued by the organization. I also confirm that without any personal interest, partiality or prejudice I have worked on the Valuation work of this case. Rates adopted for the asset is based on various facts, information collected from the site came to my knowledge during the course of the assignment and I have taken all sincere efforts to review & confirm this data/ information from all different angles using my prudent approach without any biasedness or pressure. I have prepared the report based on true facts & information as per best of my knowledge & case facts. I understand that any false information provided by me will lead to the incorrect valuation report and I'd be solely responsible for it and will bear the losses which will be put on the Company in form of monetary or reputation loss by its client or statutory bodies.

I also undertake that I did not come into any influence by the customer, Bank representative (officer or agent), colleagues, coworkers or any other person to arbitrary change the Valuation figures or facts unethically or illegitimately which may put the public money at risk which is in the form of Bank deposits.

In case at any point of time in future I am found guilty of illegitimately distorting the facts in the Valuation or any other professional services which company offers in the market on being influenced by the customer or Bank representative (officer or agent) or for whatsoever may be the reason then I'd solely responsible of any such act and I understand that the Company shall take appropriate legal action against me which may include suspension from the current roles & responsibilities or termination from the employment with immediate effect.

I also undertake that I have not taken any cash, favor or in kind from the customer for favoring any individual or organization by unfair means.

I also undertake that I'll not prepare any report on incomplete Survey form which is not properly filled as per the Company guidelines and in case I am preparing it which is creating an incorrect report then I'd be responsible for its consequences.

**Preparer Name:**

**Signature:**

**Date:**



**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.	DEL-11,8						
2.	Name of the Surveyor	Shreyash Shetty						
3.	Borrower Name	M/s. Angelique International Limited.						
4.	Name of the Owner	M/s. Angelique International Limited.						
5.	Property Address which has to be valued	F.P. No. 29, TPS-III, T. Office, 8 <sup>th</sup> Floor, Entire 12 <sup>th</sup> Floor, Private I.T. Park Building 'The Ruby', Mahim Division, Senapati Bapat Marg, Dadar West, Mumbai-400028						
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 <table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Prashant Gaikwad</td> <td>99698 60009</td> </tr> </table>			Name	Contact No.	Prashant Gaikwad	99698 60009
Name	Contact No.							
Prashant Gaikwad	99698 60009							
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 type="checkbox"/> Identified by the owner/ owner representative, <input checked="" 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 checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input 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 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 <u>Large Property</u>						
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 type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input checked="" 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 type="checkbox"/> Sample measurement, <input checked="" 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	As per site survey				
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey				
16.	Property possessed by at the time of survey	<input type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input checked="" 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							



	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 type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	No.
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:

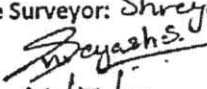
**Undertaking:** I have shown the correct property and provided the correct information about the property to the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely 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: 10/7/19.

*Shreyash → 11-6-19 as per the mail we have*  
~~M/S ACB India Ltd. Mr. Nehil - 886048744~~  
**Best MULYANKAN Consultants Ltd.**

OPERATING OFFICE : 1st, Floor, "ADITYA" Building, Opposite Flyover Apartment, Junction of J. S. Phadke Marg and Telli Galli, Andheri (East), Mumbai - 400 069, INDIA. Telefax : 2684 1836 / 2684 1839  
CIN : U70101MH1999PLC122465 Email : mulyankan@vsnl.com OR best@mtnl.net.in www.mulyankan.com  
REG. OFF : 307-A, BEST Commercial Complex, Opp. Rly. Station, Andheri (W), Mumbai - 58, India. Telefax.: 022 2628 5662



*21st Done*  
C-0317-M-06/02/2018-BT

*Nikunj - 9654158369*  
February 06, 2018

*148*  
Mr. Sitakanta Mohapatra  
State Bank of India  
Overseas Branch,  
Connaught Place,  
New Delhi.

**Re: Estimate the Market Value of an I.T Office space comprising of Entire 12<sup>th</sup> Floor, in the private I.T Park Building 'The Ruby', on Plot with F.P No 29, TPS III, Mahim division, Senapati Bapat Marg, Dadar West, Mumbai 400028 along with 40 car parking spaces owned by Angelique International Ltd.**

Sir,

In accordance with your request, we have prepared the Market Value Report for the I.T Office space comprising of Entire 12<sup>th</sup> Floor, in the private I.T Park Building 'The Ruby', on Plot with F.P No 29, TPS III, Mahim division, Senapati Bapat Marg, Dadar West, Mumbai 400028 along with 40 car parking spaces owned by Angelique International Ltd.

We hereby certify that Mr. Yogendra Chaudhari inspected the property on January 31, 2018 and that all data gathered in our surveys are from sources believed to be reliable.

The Purpose of this Valuation Report is to estimate the Market Value of the Commercial office on the date of Inspection.

The Function of this Report is to assist the End User - State Bank of India in taking an informed mortgage lending decision.

In estimating the market value we have made certain underlying assumptions and caveats that are set forth in this report. In our considered opinion the Market Value of the subject Commercial Office as on February 02, 2018 was ₹ 70,28,00,000/- (Rupees Seventy Crores Twenty Eight Lakhs Only)

Respectfully submitted,  
For Best MULYANKAN Consultants Ltd.

*S. P. Joglekar*  
S. JOGLEKAR, ASA, MRICS  
Principal Valuer CAT-1/461 of 2013  
mulyankan@vsnl.com OR best@mtnl.net.in

Provided By: *Overseas Bank C.P.*  
Person Name: *Anshu Srivastava N. Delhi*  
Contact No: *9654383154*  
Date: *21/5/19* Sign: *[Signature]*

## Continuation Sheet

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Angelique International Ltd.

I.T Office space comprising of Entire 12th Floor, in the private I.T Park Building 'The Ruby', on Plot with F.P No 29, TPS III, Mahim division, Senapati Bapat Marg, Dadar West, Mumbai 400028.



**MULYANKAN  
VALUATION**

### Format of Information

#### GENERAL:

Sr.	Particulars	Comments
<b>A</b>	<b>Introduction</b>	
1	Name of Property Owner/s	Angelique International Ltd.
2	Purpose of Valuation	To estimate the Market Value of the commercial office on the date of Inspection.
3	Date of Inspection	January 31, 2018
4	Date of Valuation Report	February 02, 2018
5	Name of Developer of the Property (in case of developer built properties)	N.A.
<b>B</b>	<b>Physical Characteristics of the Property</b>	
1	Location of the property	The Subject Property is situated within the confines of Mumbai Municipal Corporation 'G' - North Ward at Mahim.
2	Nearest Landmark	The subject building is itself landmark in the neighborhood.
3	Postal address of the property	Office Space comprising of the entire 12 <sup>th</sup> Floor, at The Ruby, F.P No 29, Senapati Bapat Marg, Dadar West, Mumbai 400028
4	Area of the plot/ land (supported by a plan)	N.A.
5	Type of Land: Solid, Rocky, Marsh Land, reclaimed land, Eater-logged, Land locked	NA
6	Independent Access / Approach to the Property, etc	The subject is well served by established local roads. The L.J. Road, T. H. Kataria Marg and the S.B. Road are the arterial roads that serve the subject neighborhood. Access to public transport is good. Taxis are easily available and the BEST buses that ply at regular interval along the arterial roads.
7	Google Map Location of the property with a neighborhood layout map	GPS Co-ordinates: 19.024375, 72.844951
8	Details of Roads abutting the property	Senapati Bapat Road
9	Description of adjoining properties	The locality is fully developed and has a mix of residential and commercial properties.
10	Plot No. / Survey No.	F.P. No 29, C. S. No. 231 & 1/231 of Mahim Division.
11	Ward/ Village/ Taluka	Village Mahim
12	Sub-Registry/ Block	NA
13	District	Mumbai
14	Any other aspect	NA



## Continuation Sheet



C-0317-M-06/02/2018-BT

Angelique International Ltd.

**MULYANKAN  
VALUATION**

I.T Office space comprising of Entire 12th Floor, in the private I.T Park Building 'The Ruby', on Plot with F.P No 29, TPS III, Mahim division, Senapati Bapat Marg, Dadar West, Mumbai 400028.

15	Plinth Area, Carpet Area and Saleable are to be mentioned separately and clarified	Carpet area as per the agreement is 14,305 SFT. The office is sold with exclusive rights to use the areas adjacent to the premises enclosed on three sides admeasuring 15,603 SFT. The total useable area as per agreement is 29,908 SFT.
	The trade practice followed is to quote the rates and enter into transactions based on the area as recorded in agreement. In this case built up area as recorded in agreement is 29,908 SFT and same is considered for valuation.	
16	Boundaries of the Plot	As detailed below
	East	Senapati Bapat Road
	West	Kohinoor Square
	North	Municipal Corporation Office
	South	BMC G North Ward Office
<b>C</b>	<b>Town Planning Parameters</b>	
1	Master plan provisions related to the property in terms of land use	Residential and commercial
2	FAR-Floor Area Rise / FSI-Floor Space Index permitted and consumed	N.A.
3	Ground coverage	Details not available
4	Comment on whether OC has been issued or not	Details not available, assumed to be available.
5	Comment on unauthorized constructions of any transferability of development rights if any, building by-laws provision as applicable to the property viz. setback, heights restrictions etc.	Details not available, assumed to be authorized without any violations.
6	Planning area/zone	Commercial and Residential
7	Development controls	Commercial and Residential
8	Zoning regulations	Commercial and Residential
9	Comment on surrounding land uses and adjoining properties in terms of usage.	Commercial and Residential area
10	Comment on demolition proceedings if any	Details not available
11	Comment on compounding/ regularization proceedings	Details not available
12	Any other aspect	N.A.
<b>D</b>	<b>Document Details AND Legal Aspects of the Property</b>	
1	Ownership documents	As mentioned in below in point 1a
a	Sale Deed, Gift Deed, Lease Deed	As mentioned below
	1. Agreement for sale dated 13 <sup>th</sup> June 2014 made between Ruby Mills Ltd (The Owner) AND Mindset Estates Pvt. Ltd (The Developers) And Angelique International Ltd. (The purchaser) for a consideration of ₹ 61,35,00,000/- (Ref. No. BBE-1, 5171/2014)	

## Continuation Sheet


**MULYANKAN  
VALUATION**

C-0317-M-06/02/2018-BT

Angelique International Ltd.

I.T Office space comprising of Entire 12th Floor, in the private I.T Park Building 'The Ruby', on Plot with F.P No 29, TPS III, Mahim division, Senapati Bapat Marg, Dadar West, Mumbai 400028.

	2. Leave & License Agreement dated 3 <sup>rd</sup> July 2014 made between Angelique International Ltd. (Licensor) and Ernest & Young Services Pvt. Ltd (Licensee)	
	3. Copy of Approved Plan	
b	TIR of the Property	N.A.
2	Names of Owner/s	Angelique International Ltd.
3	Ordinary status of freehold or leasehold including restriction on transfer	Land is Freehold
4	Agreements of easements if any.	NA
5	Notification for acquisition if any	NA
6	Notification for road widening if any	As per available information there are no notifications for road widening.
7	Heritage restrictions if any	Not applicable.
8	Comment on transferability of the property ownership	Please obtain legal opinion in this regard; property is valued supposing it is freely transferable.
9	Comment on existing mortgages/ charges/ encumbrances on the property if any	Lender / financial institution to obtain details.
10	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	Valuer is not aware about any such details.
11	Building plan sanction, Authority approving the plan - name of the office of the authority Any violation from the approved building plan	No
12	Whether property is agricultural land if yes, any conversion is contemplated	No
13	Whether the property is SARFAESI Compliant	Yes
14	a. All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on Dispute or Dues if any in payment of bills/ taxes to be reported	NA
15	Whether entire place of land on which the unit is set up / property is situated had been mortgaged or to be mortgaged	NA
16	Qualification in TIR / Mitigation suggested if any	NA
17	Any other aspect	NA



## Continuation Sheet


**MULYANKAN  
VALUATION**

C-0317-M-06/02/2018-BT

Angelique International Ltd.

I.T Office space comprising of Entire 12th Floor, in the private I.T Park Building 'The Ruby', on Plot with F.P No 29, TPS III, Mahim division, Senapati Bapat Marg, Dadar West, Mumbai 400028.

<b>E Economic Aspects of the Property</b>		
1	Reasonable letting value	NA
2	If property is occupied by tenant a) Number of Tenants b) Since how long (tenant wise) c) Status of tenancy right d) Rent Received per month (tenant wise) with a comparison of existing market rent	Given on L & L basis to M/s. Ernest & Young Services Pvt. Ltd. (It is used as an Office by the Audit Company) details as below; 1. Period - 91.5 months from 16 <sup>th</sup> June 2014 to 31 <sup>st</sup> January 2022 2. License fee - ₹ 62,29,524/-per month for first 19.5 months 3. Security Deposit (Interest free Refundable) - ₹ 5,60,65,713/-
3	Taxes and other outgoings	N.A.
4	Property insurance	N.A.
5	Monthly maintenance charges	N.A.
6	Security charges, etc.	N.A.
7	Any other aspect	The office is designed to accommodate Executive & officer's cabin, Training room, Admin Store room, IT Store room, Server room, conference room, staff working area, reception, pantry and the toilet blocks for the ladies & gents. The interior of the office premises is good.
<b>F Socio-cultural Aspects of the Property</b>		
1	Descriptive account of the location of the property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.	The subject building is constructed on the F.P. No 29, C. S. No. 231 & 1/231 of Mahim Division, Senapati Bapat Marg, Dadar West, Mumbai 400028 The locality is fully developed and has a mix of residential and commercial properties. The plot is about 0.5 kilometers from the Dadar and Matunga Railway Stations on WR railway track.
2	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
<b>G Functional and Utilitarian Aspects of the property</b>		
1	Space allocation	=== Not Applicable ===
2	Storage spaces	
3	Utility of spaces provided within the building	
4	Car Parking Facilities	
5	Balconies	
6	Any other aspect	



## Continuation Sheet


**MULYANKAN  
VALUATION**

C-0317-M-06/02/2018-BT

Angelique International Ltd.

I.T Office space comprising of Entire 12th Floor, in the private I.T Park Building 'The Ruby', on Plot with F.P No 29, TPS III, Mahim division, Senapati Bapat Marg, Dadar West, Mumbai 400028.

<b>H</b>	<b>Infrastructure Availability</b>	
1	Description of aqua infrastructure availability in terms of	
	a) Water supply	Yes
	b) Sewerage/sanitation	Yes
	c) Storm water drainage	Yes
2	Description of other physical infrastructure facilities viz	
	a) Solid waste management	N.A.
	b) Electricity	Available
	c) Roads & Public transportation connectivity	Available
	d) Availability of other public utilities nearby	Buses and Taxi
3	Social infrastructure in terms of	
	a) Schools	Available
	b) Medical facilities	Available
	c) Recreation facilities in terms of parks and open spaces	Available
<b>I</b>	<b>Marketability of the Property</b>	
1	Locational attributes	Mixed locality
2	Scarcity	There is no scarcity
3	Demand and supply of the kind of subject property.	Good Demand
4	Comparable sale prices in the locality.	The market survey carried out indicates that the asking prices for offices in IT Parks in the neighborhood range between ₹ 21,000/- to ₹ 25,000/- per SFT of Saleable area.
5	Any other aspects which has relevance on the value or marketability of the property.	NA
<b>J</b>	<b>Engineering and Technology Aspects</b>	
1	Type of construction	Basement + 3 levels podium & Lobby + 33 storied R.C.C. structure with 16 lifts
2	Materials and technology used	N.A.
3	Specifications	N.A.
4	Maintenance issues	N.A.
5	Age of the building	14 years
6	Total life of the building	60 Years
7	Extent of deterioration	Not applicable, building is in good condition
8	Structural Safety	N.A.
9	Protection against natural disasters viz. earthquakes	Not provided
10	Visible damage in the building if any	Nil
11	System of air-conditioning	N.A.

## Continuation Sheet



C-0317-M-06/02/2018-BT

Angelique International Ltd.

**MULYANKAN  
VALUATION**

I.T Office space comprising of Entire 12th Floor, in the private I.T Park Building 'The Ruby', on Plot with F.P No 29, TPS III, Mahim division, Senapati Bapat Marg, Dadar West, Mumbai 400028.

12	Provision for fire-fighting	NA
13	Copies of the plan elevation of the building to be included	Not provided
<b>K</b>	<b>Environmental Factors</b>	
1	Use of environment friendly building materials, Green building techniques, if any	Not applicable
2	Provision for rain water harvesting,	Not applicable
3	Use of solar heating and lighting systems, etc.	Not applicable
4	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	Not applicable
<b>L</b>	<b>Architectural and aesthetic quality</b>	
1	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.	Good quality structure
<b>M</b>	<b>VALUATION</b>	
1	Methodology of valuation - Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Valuation is based on market survey to ascertain the asking prices of office put on the market for sale in the vicinity of subject.
2	Prevailing Market Rate/ Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	The market survey carried out indicates that the asking prices for offices in IT Parks in the neighborhood range between ₹ 21,000/- to ₹ 25,000/- per SFT of Saleable area.
3	Guideline Rate obtained from Registrar's office/State Govt. Gazette/ Income Tax Notification	The official 2017-18 sub-registrar rate for office in new building in zone sub zone 17/118 of village Mahim, where the subject property is located is ₹ 3,16,800/- per SMT of BUA Reckoner rates are not reflective of Market. Market practice is to estimate value on saleable area with 50% loading on carpet, whereas reckoner considers built up area with 20% loading factor.



## Continuation Sheet

C-0317-M-06/02/2018-BT

Angelique International Ltd.

**MULYANKAN  
VALUATION**

I.T Office space comprising of Entire 22nd Floor, in the private I.T Park Building 'The Ruby', on Plot with F.P No 29, TPS III, Mahim division, Senapati Bapat Marg, Dadar West, Mumbai 400028.

4	<b>Summary of Valuation</b>	
A	Land Area	The total useable area as per agreement is 29,908 SFT.
	Rate Adopted for the subject property	₹ 23,500/- (Rupees Twenty Three Thousand Five Hundred Only) per SFT of Saleable Area.
	Land Value	NA
B	Value of Improvement / Structure	NA
5	<b>Fair Market value (FMV) of offices with saleable area of 29,908 SFT as on January 31, 2018</b>	<b>₹ 70,28,00,000/- (Rupees Seventy Crores Twenty Eight Lakhs Only)</b>
6	Realizable Value AND Forced/ Distress Sale value.	There is no standard/ linear relation to the discount offered to Fair Market Value when estimating the Realizable/ Distress Sale Value. It is purely a function of the marketability and the liquidity of the property, which depends largely on the location and present use. For the subject property, we have considered a discount to the FMV of 10% for Realizable Value and about 15% for Distress Sale Value
	Realizable Value	Realizable Value - ₹ 63,25,00,000/- (Rupees Sixty Three Crores Twenty Five Lakhs Only)
	Forced/ Distress Sale value.	Distress Sale Value - ₹ 59,74,00,000/- (Rupees Fifty Nine Crores Seventy Four Lakhs Only)
7	i. In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	Reckoner rates are not reflective of Market. Market practice is to estimate value on saleable area with 50% loading on carpet, whereas reckoner considers built up area with 20% loading factor.
	ii. Details of last two transactions in the locality/ area to be provided, if available.	As attached in Table-I
N	<b>Declaration</b>	
	I hereby declare that:	
	i. The information provided is true and correct to the best of my knowledge and belief.	
	ii. The analysis and conclusions are limited by the reported assumptions and conditions.	
	iii. I have read the Handbook on Policy, Standard 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	



## Continuation Sheet

C-0317-M-06/02/2018-BT

Angelique International Ltd.

I.T Office space comprising of Entire 12th Floor, In the private I.T Park Building 'The Ruby', on Plot with F.P No 29, TPS III, Mahim division, Senapati Bapat Marg, Dadar West, Mumbai 400028.



**MULYANKAN**  
**VALUATION**

	ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
iv.	I have no direct or indirect interest in the above property valued.
v.	My authorized representative by the name of <u>Mr. Yogendra Chaudhari</u> who is also a 'engineer', has inspected the subject property on <u>January 31, 2018</u>
vi.	I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category CAT/I/461 of 2013
vii.	I am/am not an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
viii.	I have not been depanelled or removed from any Bank/ Financial.
ix.	Institution/Government Organization at any point of time in the past.
x.	I have submitted the Valuation Report (s) directly to the Bank.

For Best MULYANKAN Consultants Ltd.

S. JOGLEKAR, ASA, MRICS

Principal Valuer, CAT/I/461 of 2013

mulyankan@vsnl.com OR best@mtnl.net.in

Date: 06.02.2018

Place: Mumbai

## Continuation Sheet


**MULYANKAN  
VALUATION**

C-0317-M-06/02/2018-BT

Angelique International Ltd.

I.T Office space comprising of Entire 12th Floor, in the private I.T Park Building 'The Ruby', on Plot with F.P No 29, TPS III, Mahim division, Senapati Bapat Marg, Dadar West, Mumbai 400028.

0	Enclosures	
1	Layout plan sketch of the area in which the property is located with latitude and longitude	NA
2	Building Plan	NA
3	Floor Plan	NA
4	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	Photograph attached
5	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	NA
6	Google Map location of the property	Google Map Attached
7	Price trend of the Property in the locality/ city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com	NA
8	Any other relevant documents/ extracts	NA

For Best MULYANKAN Consultants Ltd.

S. JOGLEKAR, ASA, MRICS

Principal Valuer, CAT/I/461 of 2013

mulyankan@vsnl.com OR best@mtnl.net.in

Date: 06.02.2018

Place: Mumbai

## Continuation Sheet



C-0317-M-06/02/2018-BT

Angelique International Ltd.

**MULYANKAN  
VALUATION**

I.T Office space comprising of Entire 12th Floor, in the private I.T Park Building 'The Ruby', on Plot with F.P No 29, TPS III, Mahim division, Senapati Bapat Marg, Dadar West, Mumbai 400028.

Table-1

Details of Sale Transactions as obtained from the office of Sub-Registrar

Sr. No.	Name of Parties (Seller & Purchaser)	Address	Date of Regd.	Registered Document No.	Paid Value in INR	Carpet Area in SFT	Saleable (Carpet+50% Loading) area in SFT	Rate Saleable /SFT in INR
<b>Details of Registered Transactions YEAR - 2017</b>								
1	Neela Samir Bhatia and other AND Y. V. Laxminarayan Pandit and other	Unit/Office no. B-402, 4th floor, Naman Midtown, Elphinston Road, Plot no. 616 (PT) of TPS IV, Mahim, Mumbai	30.06.2017	3263/2017 of Mumbai City 1	2,48,00,000	613	919	26,987
2	Devansh Corporation AND CPL Aromas Pvt. Ltd.	Office on 1C first Level, Benefice Bussiness House, N M Joshi Road, CTS no. 242 Part, Lower Parel, Mumbai.	31.03.2017	1500/2017 of Mumbai City 1	20,50,00,000	5,442	8,162	25,115
3	Multicare Services India Pvt Ltd AND Augmnet Products	Unit no. 1603, 16th floor, Lodha Supremus, Senapati Bapat Marg, Lower Parel, Mumbai	15.03.2016	2158/2016 of Mumbai 1	2,92,00,000	782	1,173	24,893
4	The Ruby Mills Ltd. And others AND The Laxmi vilas bank Ltd.	6th floor, North East Wing, The Ruby, J K Sawant Road, CTS no. 231, Dadar, Mumbai.	07.10.2017	4722/2017 of Mumbai City 1	39,82,00,000	11,453	17,180	23,178
5	Mahavir Investment and 8 Others AND Anjuman E Shiyate Ali and others	Unit no. B-2- 101, 1st floor, B wing, Marathon Innova IT Park, CTS no. 2/142, Lower Parel, Mumbai.	27.07.2017	3797/2017 of Mumbai City 1	21,75,78,750	6,867	10,301	21,122



## Continuation Sheet

### Annexure - I



#### A. DEFINITION OF MARKET VALUE & PROPERTY RIGHTS VALUED:

This exercise is to assess fair market value of the assets under reference as on the date of inspection recorded above.

##### 1. FAIR MARKET VALUE

The term Fair market value is defined as

*"Market value is the estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion"*

*(Source IVSC 2017)*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self- interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.
5. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions, granted by anyone associated with the sale.

##### 2. PROPERTY RIGHTS VALUED

The relevant property right valued are as stated in the Format of Information, The definitions of these rights are as under,

A leasehold interest is defined as follows

*"The right of the Lessee to use and occupy a property for a fixed term or in perpetuity subject to payment of rent or premium and to the observance of the covenants contained in the lease"*

A fee simple estate is defined as follows:

*"Absolute ownership unencumbered by any other interest or estate subject only to the four powers of government viz. Taxation, Eminent Domain, Police Power and Escheat"*

A Leased Fee Estate is defined as follows:

*"Leased fee estate means an ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others"*

## Continuation Sheet

### Annexure - I



#### B. UNDERLYING ASSUMPTIONS

For the purpose of this valuation it is assumed:

1. That the legal description is correct.
2. The title to the property is legally sufficient.
3. That there are no encumbrances or defects of title.
4. That the property is free and clear of all liens.
5. That the property will be efficiently managed and properly maintained.
6. That there are no structural conditions which are not apparent.
7. That there is no sub-surface soil conditions which would cause extraordinary development costs.
8. That the property was vacant, and available for immediate letting

The valuation is made subject to the following contingent conditions:

1. That no liability is assumed as a result of matters of legal character affecting the property such as title defects encroachments liens overlapping boundaries party wall agreements and easements.
2. This valuation is to be used in whole and not in part. No part of it shall be used in conjunction with any other valuation. The valuation is invalid if so used.
3. That no survey structural or sub-surface soil investigation was made of the property by the valuer.
4. Possession of this report or copy thereof does not carry with it the right of publication nor may it be used for any purpose by anyone but the applicant without the previous written consent of the valuer. Present worth of the purchasing power of the rupee.
5. This valuation was made for the purpose stated and should not be used for any other purpose.
6. Each finding prediction assumption or conclusion contained in the valuation report is the valuer's personal opinion and is not an assurance that an event will or will not occur. We assume that there are no conditions relating to the real estate sub-soil or structures located on the real estate which would affect valuer's analyses opinions or conclusions with respect to the real estate that are not apparent.
7. The data gathered in the valuation process (except data furnished by client) and the valuation report will remain property of the valuer. The valuer will not violate the confidential nature of the valuer-client relationship by improperly disclosing any confidential information furnished to him

Continuation Sheet

Annexure - I



**C. STATEMENT OF STANDARD LIMITING CONDITIONS**

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us. **Documents furnished to us are returned to the client along with the report. We cannot preserve them.**
3. Neither Best MULYANKAN Consultants Ltd, nor any individuals signing or associated with this report shall be required by reason of this report to give further consultation, to provide testimony, or appear in court or other legal proceedings, unless specific arrangements for such services have been made.
4. In no event shall the valuer be held responsible or liable for special, direct, indirect or consequential damages as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. This opinion of Value does not discharge the stake holders of any legal dispute arising with reference to the Valuation Report.
6. **If it is proved that there is an apparent negligence on the part of a valuer, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of ₹ 5,000/- (Rupees Five Thousand only). All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.**
7. Valuation Finding is subject to market conditions and is time frame related. Best MULYANKAN Consultants Ltd. is not responsible for changes in market conditions and no obligation is assumed to revise this report to reflect events or conditions which occur subsequent to the Valuation Date.
8. **Queries if any pertaining to this report after a period of three months would be difficult to be responded unless otherwise specifically informed to us at the time of placing an order.**
9. We hereby declare that, *"The information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity. We have personally inspected the assets. Our engagement in this assignment was not contingent upon developing or reporting predetermined results. Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report."*

For Best MULYANKAN Consultants Ltd.

S. JOGLEKAR

Principal Valuer

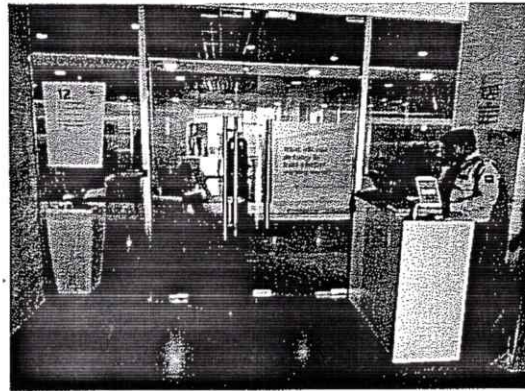
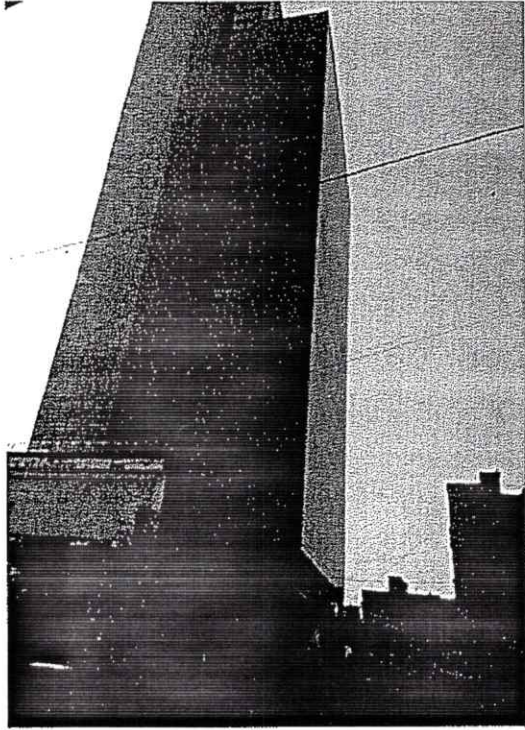
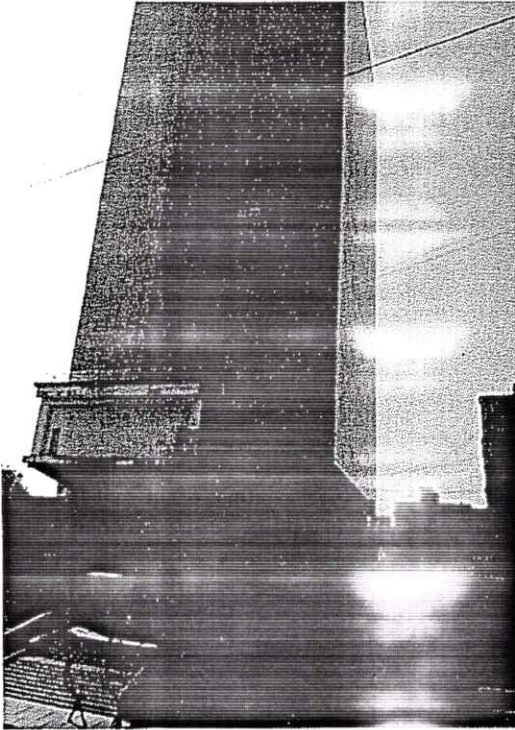
[mulyankan@vsnl.com](mailto:mulyankan@vsnl.com) OR [best@mtnl.net.in](mailto:best@mtnl.net.in)



**Angelique International Ltd.**

I.T Office space comprising of Entire 12th Floor, in the private I.T Park Building 'The Ruby', on Plot with F.P No 29, TPS III, Mahim division, Senapati Bapat Marg, Dadar West, Mumbai 400028.

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Integrated Legal solutions  
ADVOCATES

Mr. Nikunj - 9654158369

TITLE INVESTIGATION REPORT PERTAINING TO FOLLOWING  
PROPERTY OF **M/S Angelique International LTD.**

**PROPERTY-** Entire 12<sup>th</sup> Floor of carpet Area 14,305  
Sq.ft alongwith 40 Car Parking Space in the Property  
"The RUBY" at Dadar, Cadastral Survey No. 231 & 1/231  
of Mahim Division & Final Plot No. 29 of Town  
Planning Scheme-III of Mahim- Mumbai.

REGARDS,

Sudheer Pandey  
SUDHEER PANDEY

ADVOCATE

FOR

ILS ADVOCATES

MZ-09, ANSALS FORTUNE ARCADE, SECTOR-18, NOIDA, UP-  
201301

Provided By: Oyes Sew  
Person Name: Anshu  
Contact No: 9654303154  
Date: 21/5/19 Sign: \_\_\_\_\_

Carpet Area 14305  
1503



**Annexure B:** Report of Title in respect of immovable property

1.	<p>a) Name of the Branch/Business Unit/ Office seeking opinion.</p> <p>b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.</p> <p>c) Name of the Borrower</p>	<p>STATE BANK OF INDIA, Overseas Branch, AMT -II, Jwahar Vyapar Bhawan. Cannaught Place, New Delhi.</p> <p>Verbal Instruction</p> <p>M/s <b>M/S Angelique International LTD.</b></p>
2.	<p>A) Name of the unit/concern/ company/ person offering the Propert/ies as security</p> <p>B) Constitution of the unit/concern / person/ body / authority offering the property for creation of charge.</p> <p>C) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)</p>	<p>M/S Angelique International LTD.</p> <p>A Public Ltd. Company</p> <p>As Borrower/Guarantor</p>
3.	<p>Complete or full description of the immovable property/ (ies) offered as security including the following details.</p>	<p>Entire 12<sup>th</sup> Floor of carpet Area 14,305 Sq.ft alongwith 40 Car Parking Space in the Property "The RUBY" at Dadar, Cadastral Survey No. 231 &amp; 1/231 of Mahim</p>

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Date: 12/12/2017  
 Time: 12:00 PM  
 Place: Dadar, Mumbai



				Division & Final Plot No. 29 of Town Planning Scheme-III of Mahim- Mumbai.
				a. Survey No.  b. Door/ House No. ( Case of house property)  c. Extent/ area including plaint/built up area in case of house property.  d. Locations like name of the place, village, city, registration, Sub-district etc. Boundaries.
4.		a) Particulars of the documents scrutinized- serially and chronologically.  a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registered land revenue other authorities be examined.		Please see part1 of annexure 1  Copy of Original documents.
SI . NO .	Date	Name/Natur e of the Document.	Original/ Certified Copy/ Certified extract/	In case of copies, whether the original was

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				Photocopy etc.	scrutinized by the Advocate.
1.	13.06.2014	Agreement to Sell		Photocopy	NA
5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor ? (Please also enclose all such certified copies and relevant fee receipts along with the TIR).				<b>Yes.</b>
6.	A) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?				<b>NA</b>
	b) If such online/ computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.				<b>NA</b>
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?				<b>No.</b>
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?				<b>Joint Sub-Registrar Mumbai- City-1</b>
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/				<b>NA</b>

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	<p>district registrar/ registrar - general. If so, Please name all such officials ?</p> <p>C) Whether search has been made at all the offices named at (b) above ?</p> <p>d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?</p>	<p><b>NA</b></p> <p><b>NO.</b></p>
8.	<p>Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/ interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.</p> <p>In case of property offered as security for loan of Rs. 1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be use).</p>	<p>Please see part 2 of Annexure 1</p>
9.	<p>Nature of Title of the intended Mortgagor over the Property (Whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Alloottee etc.)</p>	<p><b>Freehold right.</b></p>
10	<p>If leasehold, whether;</p> <p>a) Lease Deed is duly stamped and registered</p> <p>b) Lessee is permitted to mortgage the Leasehold right.</p>	<p><b>NA</b></p>

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	<p>c) Duration of the Lease/ unexpired period of lease,</p> <p>d) If, a sub- lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub- leasing and mortgage by Sub Lessee also.</p> <p>e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?</p> <p>f) Right to get renewal of the leasehold rights and nature thereof.</p>	
11	<p>If Govt. grant/ allotments / Lease-cum/ Sale Agreement , whether;</p> <p>a) Grant/agreement etc. provides for alienable rights to the mortgagor with or without conditions;</p> <p>b) The mortgagor is competent to create charge on such property,</p> <p>c) Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.</p>	NA
12	<p>If occupancy right, whether;</p> <p>a) Such right is heritable and transferable,</p> <p>b) Mortgage can be created.</p>	<p><b>Heritable/transferable</b></p> <p><b>Mortgage Can be created.</b></p>
13	<p>Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming</p>	NA

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	to such conclusion.	
14	<p>If the property has been transferred by way of Gift/ Settlement Deed, whether:</p> <p>a) The gift/Settlement is duly stamped and registered;</p> <p>b) The Gift/Settlement Deed has been attested by two witnesses;</p> <p>c) The Gift/ Settlement Deed transfers the property to Donee;</p> <p>d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;</p> <p>e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;</p> <p>f) Whether the Donee is in possession of the gifted property;</p> <p>g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;</p> <p>h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.</p>	<p>NA</p> <p>NA</p> <p>NA</p> <p>NA</p> <p>NA</p> <p>NA</p> <p>NA</p> <p>NA</p>
15	<p>(a) In case of partition/family settle deeds, whether the original deed is available for deposit. If not the modality/ procedure to be followed to create a valid and enforceable mortgage.</p> <p>(b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.</p> <p>(c) Whether the partition made is</p>	<p>NA</p> <p>NA</p> <p>NA</p>

CUDINEER PANDNEY  
ADVOCATE  
10/11/2023

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	<p>valid in law and the mortgagor has acquired a mortgagable tile thereon.</p> <p>(d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.</p> <p>(e) Whether any of the documents in question are executed in counterparts or in more than one set ? if so, additional precautions to be taken for avoiding multiple mortgage ?</p>	<p>NA</p> <p>NA</p>
16	<p>Whether the title documents include any testamentary documents/ wills?</p> <p>(a) In case of wills, whether the will is registered will or unregistered will ?</p> <p>(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court ?</p> <p>(c) Whether the property is mutated on the basis of will ?</p> <p>(d) Whether the original will is available ?</p> <p>(e) Whether the original death certificate of the testator is available ?</p> <p>(f) What are the circumstances and/ or documents to establish the will in question is the last and final will of the testator ?</p> <p>(Comments on the circumstances such as the availability of a declaration all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are</p>	<p>NA</p> <p>NA</p> <p>NA</p> <p>NA</p> <p>NA</p> <p>NA</p>

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	relevant to rely on the will, availability of Mother/ Original title deeds are to be explained. )	
17	<p>(a) Whether the property is subject to any wakf rights?</p> <p>(b) Whether the property belongs to church/temple or any religious/other institutions have any restrictions in creation of charges on such properties ?</p> <p>(c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?</p>	<p><b>NA</b></p> <p><b>NA</b></p> <p><b>NA</b></p>
18	<p>(a) Where the property is a HUF / Joint family property, mortgage is created for family benefit/ legal necessity, whether the Major Coparceners have no objection/ join in execution, minor's share if any, rights of female members etc.</p> <p>(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases.</p>	<p><b>NA</b></p> <p><b>NA</b></p>
19	<p>(a) Whether the property belongs to any trust or is subject to the rights of any trust ?</p> <p>(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?</p> <p>(C) if so additional precautions/ permissions to be obtained for creation of valid mortgage?</p> <p>(d) Requirements, if any for creation of mortgage as per the central/ State laws applicable to the trust in the matter.</p>	<p><b>NA</b></p> <p><b>NA</b></p> <p><b>NA</b></p> <p><b>NA</b></p>
20	(a) if the property is Agricultural	<b>No</b>

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	security to court in respect of the property in question ? In such case please comment on such seal/ making.	
24	<p>(a) In case of partnership firm, whether the property belongs to firm and the deed is property registered.</p> <p>(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities or the same have been completed as per applicable laws?</p> <p>(c) Whether the person(s) creating mortgage has/ have authority to create mortgage for and on behalf of the firm.</p>	<p><b>NA</b></p> <p><b>NA</b></p> <p><b>NA</b></p>
25	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/ execution of documents, Registration of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association/ provision for common seal etc.	<b>YES.</b>
26	In case of Societies, Association, the required authority/ power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	<b>NA</b>
27	<p>(a) Whether any POA is involved in the chain of title?</p> <p>(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement -cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest if favour of the builder/developer and as such is irrevocable as per law.</p>	<p><b>YES</b></p> <p><b>NA.</b></p>

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(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is	<b>YES</b>
(i) One executed by the Builders viz. Companies/ Firms / Individual or Proprietary Concerns in favour of their Partners/ Employees/	<b>NA</b>
(ii) Authorized Representatives to sign Flat Allotment Letter, NOCs, Agreements of Sale, Sale Deeds, etc. in favor of buyers of flats/ units (Builder's POA) or (ii) other type of PoA (common POA).	<b>YES</b>
(d) In case of Builder's POA (i.e. POA other than Builder's POA), please clarify the following clause in respect of POA.	<b>NA</b>
(e) In case of common POA (i.e. POA other than builders POA). Please clarify the following clauses in respect of POA:-	<b>YES</b>
i. Whether the original POA is verified and the title investigation is one on the basis of original POA ?	<b>NO</b>
ii. Whether the POA is a registered one?	<b>YES</b>
iii Whether the POA is a special or general one?	<b>GENERAL</b>
iv. Whether the POA contains a specific authority for execution of title document in question?	<b>YES</b>

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(f) Payment of proper stamp duty;	YES
(g) Requirement of registration of sale agreement, development agreement POA, etc.;	YES
(h) Approval of building plan, permission of appropriate/ local authority, etc.;	YES. SANCTION OBTAINED
(i) Conveyance in favour of Society/ Condominium concerned;	NA
(j) Occupancy Certificate/ allotment letter/ letter of possession;	YES
(k) Membership details in the Society etc.;	NOT AVAILABLE
(l) Share Certificates;	NOT AVAILABLE
(m) No Objection Letter from the Society;	NOT AVAILABLE
(n) All legal requirements under local/Municipal laws, regarding ownership of flats/ Apartments/Building regulations Development control Regulations, Co-operative Societies' Laws etc.;	YES
(o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;	NO

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	<p>(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions is any.</p> <p>(q) Whether the numbering pattern of the units/ flats tally in all documents such as approved plan, agreement plan, etc.</p>	<p>NA</p> <p>NA</p>
30	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	NIL except already created in favour of Bank
31	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	1989-2019.
32	Details regarding property tax or land revenue or other statutory dues paid/ payable as date and if not paid, what remedy?	NA
33	<p>(a) Urban land ceiling clearance, whether require and if so, details thereon.</p> <p>(b) Whether No Objection Certificate under the Income Tax Act is required/ obtained?</p>	<p>NA</p> <p>YES</p>
34	A detail of RTC extracts/ mutation extracts/ katha extracts pertaining to the property in question.	NA
35	Whether the name of mortgagor is reflected as owner in the revenue/ Municipal/ Village record?	YES
36	<p>(a) Whether the property offered as security is clearly demarcated?</p> <p>(b) Whether the demarcation/partition of the</p>	<p>Yes</p> <p>YES</p>

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	property are legally valid?	
	(c) Whether the property has clear access as per documents?	Yes
37	Whether the property can be identified from the following documents, and discrepancy/ doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection; (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if any applicable; if any applicable; (d) Other utility bills, if any.	YES YES YES YES
38	In respect of the boundaries of the property, whether there is a difference/ discrepancy in any of the title documents or any other documents (such as valuation report, utility, bill, etc.) or the actual boundary? If so please elaborate/ comment on the same.	NA
39	If the valuation report and/ or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. if the valuation report and/ or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate).	NA
40	Any bar/ restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment	No

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	of proper stamp duly etc.	
41	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	YES.
42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	NA
43	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	YES
44	Additional aspects relevant for investigation of title as per local laws.	NA.
45	Additional suggestions, if any to safeguard the interest of Bank/ensuring the per perfection of security.	NA.
46	The specific persons who are required to create mortgage/ to deposit documents creating mortgage.	Authorised Representative of M/S Angelique International LTD. duly authorized vide valid Board Resolution in his favour

Date: 23.01.2019

Place: Delhi

Signature of the Advocate

(SUDHEER PANDEY)

ADVOCATE

*Sudheer Pandey*



**Annexure - C: Certificate of title.**

I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of **Equitable Mortgage** and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.

3. I confirm having made a search in the Land/Revenue records for a period of 30 years. I also confirm having verified and checked the records of the relevant Government Offices, /Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC),

17/05/2018  
Sd/-  
[Signature]  
[Stamp]

hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1989 to 2019 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).

7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of \_\_\_\_NA\_\_\_\_.

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower M/S Angelique International LTD.

9. I certify that M/S Angelique International LTD. has / have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage: Please see Part 2 of Annexure 1



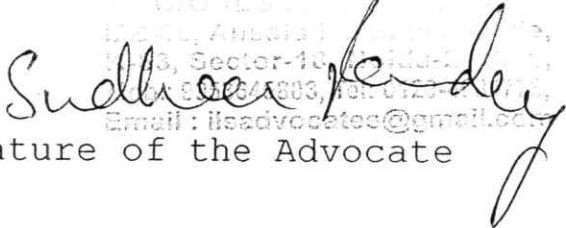
11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

**SCHEDULE OF THE PROPERTY (IES)**

**PROPERTY-** Entire 12<sup>th</sup> Floor of carpet Area 14,305 Sq.ft alongwith 40 Car Parking Space in the Property "The RUBY" at Dadar, Cadastral Survey No. 231 & 1/231 of Mahim Division & Final Plot No. 29 of Town Planning Scheme-III of Mahim- Mumbai.

Place: Delhi

Date: 23.01.2019

SUDHAKAR K. ADV.  
C/O ILS  
1003, Sector-10, Connaught Place, New Delhi-110028  
Email: iladvocates@gmail.com  
  
Signature of the Advocate



## **ANNEXURE 1:**

**Sub: Verification of Title of M/S Angelique International LTD. in PROPERTY-** Entire 12<sup>th</sup> Floor of carpet Area 14,305 Sq.ft alongwith 40 Car Parking Space in the Property "The RUBY" at Dadar, Cadastral Survey No. 231 & 1/231 of Mahim Division & Final Plot No. 29 of Town Planning Scheme-III of Mahim- Mumbai.

### **Part-I**

The following documents were furnished:

- a) A Copy of Agreement to Sell dated 13.06.2014 registered in the Office of Joint Sub-Registrar Mumbai- City-1 at Sr. No. 5171 Vol. 135 pages 1-47

### **Part II**

I have Checked and Verified the records of Joint Sub-Registrar Mumbai- City-1 for year 1989-2019 vide receipt attached.

The Perusal and inspection of Sub-Registrars record reveals that M/S Angelique International LTD. is owner of the aforesaid property. M/S Angelique International LTD. has not transferred said property by any registered instrument.






and the Area of final Plot no. 29 stood reduced to 26,028.15 sqm.

That by a letter bearing no. CH.E/DP/408/TPS/Mahim dated 24.05.1994, the executive engineer, town Planning, City, Municipal Corporation Greater Mumbai recorded that final Plot no. 29 is 26,028.15 sqm and that the development of plot will be covered by Building regulations of Ist Variation of TPS (Town Planning scheme) III of mahim Area, Building bye-laws & development Control regulation.

Thus M/s Ruby Mills ltd. was the Owner and in possession of land admeasuring 26,028.15 sqm. i.e. final Plot no. 29 in Town Planning scheme III of Mahim Area, Mumbai & land situate at Dadar bearing cadastral Survey no. 231 & 1/231 both of mahim Division.

That Vide letter No. Ruby 2003/2173/CR 264/Tex-3 dated 2004, The Cooperation Marketing & Textile Department Govt. of Maharashtra granted sanction of shifting cum Mordernisation Scheme of the Company under regulation 58 of D.C. Regulation for utilization of built up area of existing structures to the extent of 17,925 sqm of Land of the Company with or without its reconstruction as well as balance FSI for commercial Purpose and on the other Terms & conditions therein in contained subject to Sanction

  
Sd/-  
Joint Secretary, Maharashtra  
E-mail: headquarter@maharashtra.gov



of Commissioner of Greater Mumbai Municipal Corporation (MCGM) .

The aforesaid Company M/s Ruby Mills Ltd. entered into a deed of Development dated 02.05.2008 with a Developer **M/s Mindset Estate (P) Ltd.** That vide the **said** deed of Development dated 02.05.2008, the Company gave Development rights to the said developer for Utilisation of FSI 32,500 sqm extendable to 36,000 sqm i.e. a portion of aforesaid land to the extent 12,204.58 sqm.

The aforesaid Company M/s Ruby Mills Ltd. together with the developer **M/s Mindset Estate (P) Ltd.** was **the Promoter** of a Property named "**THE RUBY**" being built at the aforesaid land of the said company whose permission was granted by The Cooperation Marketing & Textile Department, Govt. of Maharashtra.

The Commissioner of Greater Mumbai Municipal Corporation (**MCGM**) sanctioned the building plans on 09.02.2005. **Commcement certificate dated 15.07.2005** was issued which was reviewed from time to time.

The Govt. of Maharashtra, Directorate of Industries vide letter dated 10.01.2008 issued a letter of intent (LOI) for development of Private sector


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Information technology Park in the said Property and later the terms were amended vide letter dated 11/01/2010.

The Promoters obtained the NOC from various authorities like NOC from Chief Fire officer was obtained vide letter dated 13.10.2008; Permission of High Rise Commission was obtained vide letter dated 23.12.2008; NOC from Airport Authority of India was obtained vide letter dated 10.02.2009 & 01.06.2010.

That finally the Occupancy certificate for Ground floor and 1<sup>st</sup> to 30<sup>th</sup> floor of the said building "The RUBY" was issued vide Letter Bearing No. EE/939/GN/A dated 14.03.2011.

The purchaser/Borrower i.e. M/s Angelique International Ltd., after being satisfied of the title of the promoters and after taking legal opinion, from M/s The Federal & Rashmikant Advocates & solicitors, pertaining to title of the said promoters, purchased the Entire 12<sup>th</sup> Floor, of carpet Area 14,305 Sq.ft alongwith 40 Car Parking Space in the Property "**The RUBY**" at Dadar, Cadastral Survey No. 231 & 1/231 of Mahim Division & Final Plot No. 29 of Town Planning Scheme-III of Mahim- Mumbai vide Agreement to Sell dated 13.06.2014 registered in the Office of Joint Sub-Registrar Mumbai- City-1 at Sr. No. 5171 Vol. 135 pages 1-47.

  
Date: 13.06.2014  
Time: 12.00 PM  
Place: Mumbai  
By: [Signature]  
For: [Signature]

Thus M/S Angelique International LTD. is the owner of said Scheduled Property.

The title of the property is free from all encumbrances except already created in favour of the bank. The chain of title is complete and said property is free from all prior charges and encumbrances. With a view to have complete records while continuing mortgage it is recommended that the following documents be kept deposited:

- (i) A Copy of Agreement to Sell dated 13.06.2014 registered in the Office of Joint Sub-Registrar Mumbai- City-1 at Sr. No. 5171 Vol. 135 pages 1-47
- (ii) A Copy of Certificate of Incorporation vide which M/S Angelique International LTD. was incorporated.
- (iii) ROC Charge Created on the Said Property.
- (iv) Board Resolution of the Company which authorized creation of Mortgage.
- (v) Latest Utility Bills; Property Tax Receipts;
- (vi) Undertaking of No Charge/Encumbrance over the Schedule Property from the Borrower as well as promoters of the Building "**The RUBY**";

Date: 23.01.2019

Place: Delhi

Sudheer Pandey  
SUDHEER PANDEY  
Advocate



प्राप्तकर्ता क्र.

५६६०/२०१०

नोदणी १९ म.  
Regn. ३९ म.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक २३/१/२०१० म. १०

दस्तऐवजाचा प्रकार:-

सादर करणाऱ्याचे नाव:-

रंजय मिश्रा

शोध

खालीलप्रमाणे फी मिळाली:-

नोदणी फी

नक्कल फी (फोर्सो)

पृष्ठांकनाची नक्कल फी

दस्तावेज

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम २४ अन्वये

प्रमाणित नकला (कलम ५७) (फोर्सो)

इतर फी (मागील पानावरील) बाब क्र.

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३०००

एकूण

३०००

दस्तऐवज

नक्कल

नोदणीकृत बाबेने पाठवावे. या कार्यालयात देण्यात येईल.

दुष्यम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोदणीकृत बाबेने पाठवावे. हवाली करावा.

सादरकर्ता

ये. को. मु. - ५, ००० मु. (१०० पानी) - १९२०१३-पीए ४ - (४९) १५१

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