

Mumbai Branch Office:

Office No: Unit No. 1212, Floor No.: 12,
Building Name: Sunshine Tower, Block
Sector: Dadar West, Mumbai 400013,
Road: Senapati Bapat Marg,
City: Lower Parel, District : Mumbai
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REPORT FORMAT: V-L2 (Medium - SBI) | Version: 12.0_Nov.2022

CASE NO.VIS (2022-23)-PL700-589-966

Dated: 13.03.2023

FIXED ASSETS VALUATION REPORT

OF

NATURE OF ASSETS	BUILT-UP UNIT
CATEGORY OF ASSETS	RESIDENTIAL AND COMMERCIAL
TYPE OF ASSETS	RESIDENTIAL AND COMMERCIAL APARTMENTS IN MULTISTORIED BUILDING

SITUATED AT

PROJECT NAMED "SAI ICON WING A", SITUATED AT TITWALA-AMBIVLI
ROAD, MOUJE MOHANE, TALUKA KALYAN, DISTRICT THANE, 421102

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

REPORT PREPARED FOR

STATE BANK OF INDIA, GOREGAON(E) BRANCH, MUMBAI

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

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

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

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PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



**PROJECT NAMED "SAI ICON WING A", SITUATED AT TITWALA-AMBIVILI
ROAD, MOUJE MOHANE, TALUKA KALYAN, DISTRICT THANE, 421102**

PART B

SBI FORMAT OF OPINION REPORT ON VALUATION

Name & Address of Branch	State Bank of India, Goregaon(E) Branch, Mumbai
Name of Customer (s)/ Borrower Unit	M/s. Sai Shraddha Developers Through Mr. Vikas Maruti Kokane, Mr. Anil Kondaji Thorat and Mrs. Smita Pratap Dhoble
Work Order No. & Date	Dated 8 th March, 2023

S.NO.	CONTENTS	DESCRIPTION						
1.	INTRODUCTION							
a.	Name of Property Owner	Different owners for different survey numbers but all granted the development rights to Sai Shraddha Developers						
	Address & Phone Number of the Owner	*						
b.	Purpose of the Valuation	To know the Fair market value of the unsold inventory of project named as "Sai Icon Wing A" provided by the bank.						
c.	Date of Inspection of the Property	8 March 2023						
	Property Shown By	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Sujit Butte</td><td>Representative</td><td>8652807945</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Sujit Butte	Representative	8652807945
Name	Relationship with Owner	Contact Number						
Mr. Sujit Butte	Representative	8652807945						
d.	Date of Valuation Report	13 March 2023						
e.	Name of the Developer of the Property	M/s. Sai Shraddha Developers Through Mr. Vikas Maruti Kokane, Mr. Anil Kondaji Thorat and Mrs. Smita Pratap Dhoble						
	Type of Developer	Renowned Developer in the locality						

2. PHYSICAL CHARACTERISTICS OF THE PROPERTY

BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

This opinion on Valuation report is prepared for the unsold inventory of residential and commercial units in project named as "Sai Icon" situated at the aforesaid address. The wing A of subject property is newly constructed building of Ground + 15 storied RCC structure. As per survey observation on Ground floor there are 19 shops and on first floor there are 11 office units and on second floor there are 13 flats, 1 club house and 1 gym. From 3rd to 15th floor there are 15 flats on each floor. As per unsold inventory provided there are total 29 units which are considered in valuation. The subject property is abutting the Titwala Ambivli road. All the necessary civic amenities are available in the near vicinity.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property of which Bank/ customer asked us to conduct the Valuation for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. Even if any such information is mentioned in the report it is only referred from the information provided for which we do not assume any responsibility. Due care has been given while doing valuation assessment, but it doesn't contain any due-diligence or audit or verification of any kind other than the valuation computation of the property shown to us on site. Information/ data/ documents given to us by Bank/ client have been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

In case of discrepancy in the address/ property number mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or the client misled the valuer by providing the fabricated/ incorrect document or information, the valuation should be considered of the

	property shown to us at the site by the client of which the photographs are also attached. In case of any doubt, best would be to contact the concerned authority/ district administration/ tehsil level for the identification of the property if the property depicted in the photographs in this report is same with the documents pledged.			
a.	Location attribute of the property			
i.	Nearby Landmark	National Rayon Company		
ii.	Postal Address of the Property	PROJECT NAMED "SAI ICON WING A", SITUATED AT TITWALA-AMBIVLI ROAD, MOUJE MOHANE, TALUKA KALYAN, DISTRICT THANE, 421102		
iii.	Type of Land	Solid Land/ on road level		
iv.	Independent access/ approach to the property	Clear independent access is available		
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 19°15'50.9"N 73°10'16.1"E		
vi.	Details of the roads abutting the property			
	(a) Main Road Name & Width	Titwala Ambivli Road	Approx. ~22 mtr. wide	
	(b) Front Road Name & width	Titwala Ambivli Road	Approx. ~22mtr. wide	
	(c) Type of Approach Road	Bituminous Road		
	(d) Distance from the Main Road	On road		
vii.	Description of adjoining property	It is a mixed used area. On main road properties are used as commercial and internal roads as residential.		
viii.	Plot No. / Survey No.	---		
ix.	Zone/ Block	---	---	
x.	Sub registrar	----		
xi.	District	Thane		
xii.	Any other aspect	Valuation is done for the property found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site. Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not covered in this Valuation services.		
	(a) List of documents produced for perusal (Documents has been referred only for reference purpose as provided. Authenticity to be ascertained by legal practitioner)	Documents Requested	Documents Provided	Documents Reference No.
		Total 09documents requested.	Total 09 documents provided	Total 09documents provided
		Property Title document	Transfer Deed	Dated-: 30/12/2013
		Copy of TIR	Copy of TIR	Dated-: 01/10/2018
		Approved Map	Approved Map	Dated-17-02-2023
		Part Occupancy Certificate	Part Occupancy Certificate	Dated-17-02-2023
		Electricity Certificate	Electricity Certificate	Dated-02-02-2023
		Environment certificate	Environment certificate	Dated-07-12-2022
		No dues certificate	No dues certificate	Dated-20-12-2022
		Fire Certificate	Fire Certificate	Dated-24-11-2020
		Water certificate	Water certificate	Dated-21-12-2022

(b) Documents provided by	Bank				
	Name	Relationship with Owner	Contact Number		
	Anusha.S & Rajeev Prabhu	Banker	7569582326		
(c) Identification procedure followed of the property	☐	Identified by the owner			
	☒	Identified by owner's representative			
	☐	Done from the name plate displayed on the property			
	☐	Cross checked from boundaries or address of the property mentioned in the deed			
	☐	Enquired from local residents/ public			
	☐	Identification of the property could not be done properly			
	☐	Survey was not done			
(d) Type of Survey	Full survey (inside-out with approximate sample random measurements verification & photographs).				
(e) Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly				
(f) Is the property merged or colluded with any other property	No. It is an independent single bounded property				
(g) City Categorization	Scale-B City		Semi Urban		
(h) Characteristics of the locality	Good		Within urban developing zone		
(i) Property location classification	Road Facing	On Wide Road	Good location within locality		
(j) Property Facing	West Facing				
b. Area description of the Property <i>Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less, unless otherwise mentioned. Verification of the area measurement of the property is done only based on sample random checking.</i>	Land		Construction		
	NA		Built-up Area Please refer attached sheet		
c. Boundaries schedule of the Property					
i.	Are Boundaries matched	No, boundaries are not mentioned in the documents.			
ii.	Directions	As per Sale Deed/TIR	Actual found at Site		
	East	-----	Chawl		
	West	-----	Titwala Ambivli Road		
	North	-----	Mohan Kheda builder property		
	South	-----	Open Land (developer)		
3. TOWN PLANNING/ ZONING PARAMETERS					
a.	Master Plan provisions related to property in terms of Land use	Residential and Commercial apartments in high rise building			
i.	Any conversion of land use done	Not Applicable			

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	ii. Current activity done in the property	Used for Residential and commercial purpose		
	iii. Is property usage as per applicable zoning	Yes, Mixed area as per zoning		
	iv. Any notification on change of zoning regulation	No information available		
	v. Street Notification	Mixed use		
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED	
	i. FAR/FSI	1.1	1.0	
	ii. Ground coverage	-----	860.84 Sq.m.	
	iii. Number of floors	-----	G+15	
	iv. Height restrictions			
	v. Front/ Back/Side Setback	-----	----	
	vi. Status of Completion/ Occupational certificate	Obtained	Obtained for part occupation	
c.	Comment on unauthorized construction if any	No		
d.	Comment on Transferability of developmental rights	Free hold, complete transferable rights		
e.	i. Planning Area/ Zone	KDMC		
	ii. Master Plan Currently in Force	KDMC		
	iii. Municipal Limits	KDMC		
f.	Developmental controls/ Authority	KDMC		
g.	Zoning regulations	Mixed use (Residential cum commercial)		
h.	Comment on the surrounding land uses & adjoining properties in terms of uses	It is a mixed used area, commercial & residential.		
i.	Comment of Demolition proceedings if any	No relevant documents available		
i.	Comment on Compounding/ Regularization proceedings	No relevant documents available		
j.	Any other aspect	---		
	i. Any information on encroachment	No		
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)		
4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Transfer Deed	Copy of TIR	Occupational Certificate of Wing A
b.	Names of the Legal Owner/s	M/s. Sai Shraddha Developers Through Mr. Vikas Maruti Kokane, Mr. Anil Kondaji Thorat and Mrs. Smita Pratap Dhoble		
c.	Constitution of the Property	Free hold, complete transferable rights		
d.	Agreement of easement if any	Not required		
e.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could not be found on public domain		
f.	Notification of road widening if any and area under acquisition	No such information came in front of us and could not be found on public domain		
g.	Heritage restrictions, if any	No		
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		

i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	Cannot say because no documents provided regarding it	NA
j.	Comment on whether the owners of the property have issued any guarantee (<i>personal or corporate</i>) as the case may be	Cannot say because no documents provided regarding it	NA
k.	Building plan sanction:		
	i. Is Building Plan sanctioned	Sanctioned by competent authority as per copy of Map provided to us	
	ii. Authority approving the plan	Municipal Corporation Kalyan	
	iii. Any violation from the approved Building Plan	No	
	iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	☐ Permissible Alterations	
		☐ Not permitted alteration	
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property	
m.	Whether the property SARFAESI complaint	Yes	
n.	i. Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Property Tax	Cannot say because no documents provided regarding it
		Water Tax	Water tax due clear till 21 December 2022 as per documents
		Electricity Bill	Not legible as written in marathi language.
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	No such information came to knowledge on site	
	iii. Is property tax been paid for this property	Cannot say because no documents provided regarding it	
	iv. Property or Tax Id No.	NA	
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Not Applicable	
p.	Qualification in TIR/Mitigation suggested if any	Can't comment since not a legal expert	
q.	Any other aspect	This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client and has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site.	
		Legal aspects, Title verification, Verification of authenticity of documents from originals or cross checking from any Govt. deptt. of the property have to be taken care by legal expert/ Advocate.	
	i. Property presently occupied/ possessed by	Owners, M/s. Sai Shraddha Developers Through Mr. Vikas Maruti Kokane, Mr. Anil Kondaji Thorat and Mrs. Smita Pratap Dhoble	

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

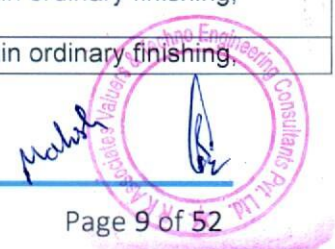
5.	ECONOMIC ASPECTS OF THE PROPERTY		
a.	Reasonable letting value/ Expected market monthly rental	NA	
b.	Is property presently on rent	No	



	i.	Number of tenants	NA			
	ii.	Since how long lease is in place	NA			
	iii.	Status of tenancy right	NA			
	iv.	Amount of monthly rent received	NA			
c.	Taxes and other outgoing		Cannot say because no documents provided regarding it			
d.	Property Insurance details		Cannot say because no documents provided regarding it			
e.	Monthly maintenance charges payable		Cannot say because no documents provided regarding it			
f.	Security charges, etc.		Cannot say because no documents provided regarding it			
g.	Any other aspect		NA			
6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY					
a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.		Medium Income Group			
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.		No			
7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES					
a.	Description of the functionality & utility of the property in terms of:					
	i.	Space allocation	Yes			
	ii.	Storage spaces	Yes			
	iii.	Utility of spaces provided within the building	Yes			
	iv.	Car parking facilities	Yes			
	v.	Balconies	yes			
b.	Any other aspect					
	i.	Drainage arrangements	Yes			
	ii.	Water Treatment Plant	No			
	iii.	Power Supply arrangements	Permanent	Yes		
			Auxiliary	Yes, D.G sets		
	iv.	HVAC system	No			
	v.	Security provisions	Yes			
	vi.	Lift/ Elevators	Yes			
	vii.	Compound wall/ Main Gate	Yes			
	viii.	Whether gated society	Yes			
	Internal development					
	Garden/ Park/ Land scaping	Water bodies	Internal roads	Pavements	Boundary Wall	
	Yes	No	No	No	Yes	
8.	INFRASTRUCTURE AVAILABILITY					
a.	Description of Aqua Infrastructure availability in terms of:					
	i.	Water Supply	Yes from municipal connection			
	ii.	Sewerage/ sanitation system	Underground			



	iii. Storm water drainage	Yes										
b.	Description of other Physical Infrastructure facilities in terms of:											
	i. Solid waste management	Yes, by the local Authority										
	ii. Electricity	Yes										
	iii. Road and Public Transport connectivity	Yes										
	iv. Availability of other public utilities nearby	Transport, Market, Hospital etc. available in close vicinity										
c.	Proximity & availability of civic amenities & social infrastructure											
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport					
	~ 1.8km	~ 450 m	~ 400m	--	1.4km	---	47km					
	Availability of recreation facilities (parks, open spaces etc.)		Yes, as gym and clubhouse present with in the building. The provision of park is present in the 3D architectural model present at site.									
9.	MARKETABILITY ASPECTS OF THE PROPERTY											
a.	Marketability of the property in terms of											
	i. Location attribute of the subject property	Good										
	ii. Scarcity	No										
	iii. Demand and supply of the kind of the subject property in the locality	Good demand of such properties in the market.										
	iv. Comparable Sale Prices in the locality	Please refer to Part D: Procedure of Valuation Assessment										
b.	Any other aspect which has relevance on the value or marketability of the property											
	i. Any New Development in surrounding area	No		NA								
	ii. Any negativity/ defect/ disadvantages in the property/ location	NO		NA								
10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY											
a.	Type of construction	Structure		Slab		Walls						
		RCC Framed structure		RCC		Brick walls						
b.	Material & Technology used	Material Used			Technology used							
		Grade B Material			RCC Framed structure							
c.	Specifications											
	i. Roof	Floors/ Blocks			Type of Roof							
		Ground + 15			RCC							
	ii. Floor height	2.85 m average height										
	iii. Type of flooring	Vitrified tiles, Ceramic Tiles,										
	iv. Doors/ Windows	Wooden frame with glass panel windows										
	v. Class of construction/ Appearance/ Condition of structures	Internal - Class B construction (Good)										
		External - Class B construction (Good)										
	vi. Interior Finishing & Design	Ordinary regular architecture, Plain ordinary finishing, Simple Plastered Walls										
	vii. Exterior Finishing & Design	Ordinary regular architecture, Plain ordinary finishing,										



	viii. Interior decoration/ Special architectural or decorative feature	No interior decoration	
	ix. Class of electrical fittings	Internal / Normal quality fittings used	
	x. Class of sanitary & water supply fittings	Internal / High quality fittings used	
d.	Maintenance issues	Newly built structure so currently no maintenance issues	
e.	Age of building/ Year of construction	0	Around year-2023
f.	Total life of the structure/ Remaining life expected	65 years	
g.	Extent of deterioration in the structure	No	
h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available	
i.	Protection against natural disasters viz. earthquakes etc.	Since this is a RCC structure so should be able to withstand moderate intensity earthquakes. Comments are been made only based on visual observation and not any technical testing.	
j.	Visible damage in the building if any	No	
k.	System of air conditioning	No Aircondition installed yet as building is under finishing stage.	
l.	Provision of firefighting	Fire Extinguishers available	
m.	Copies of the plan and elevation of the building to be included	Enclosed with the report	
11.	ENVIRONMENTAL FACTORS		
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No, regular building techniques of RCC and burnt clay bricks are used	
b.	Provision of rainwater harvesting	Yes	
c.	Use of solar heating and lighting systems, etc.	Yes	
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, regular vehicular pollution present	
12.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY		
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure	
13.	VALUATION		
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Part D: Procedure of Valuation Assessment of the report.	
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.	
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to Point 3 of Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.	

Handwritten signature and circular stamp of R.K. Associates (P) Ltd.

d.	Summary of Valuation	For detailed Valuation calculation please refer to Part D: Procedure of Valuation Assessment of the report.
	i. Guideline Value	Not found as attached annexure
	1. Land	----
	2. Building	-----
	ii. Indicative Prospective Estimated Fair Market Value	Rs.9,49,00,000/-
	iii. Expected Estimated Realizable Value	Rs.8,06,65,000/-
	iv. Expected Forced/ Distress Sale Value	Rs. 7,11,75,000/-
	v. Valuation of structure for Insurance purpose	Rs. 1,90,00,000/-
e.	i. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.
	ii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in Part D: Procedure of Valuation Assessment of the report and the screenshots of the references are annexed in the report for reference.
14.	Declaration	a. The information provided by us is true and correct to the best of our knowledge and belief. b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks. c. Firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2009 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook as much as practically possible in the limited time available. d. Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation. e. No employee or member of R.K Associates has any direct/ indirect interest in the property. f. Our authorized surveyor Abhishek Shanbhag has visited the subject property on 8/3/2023 in the presence of the owner's representative with the permission of owner. g. Firm is an approved Valuer of the Bank. h. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past. i. We have submitted the Valuation Report directly to the Bank.
15.	ENCLOSED DOCUMENTS	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
b.	Building Plan	Enclosed with report
c.	Floor Plan	Enclosed with report



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d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report along with other property photographs
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Enclosed with the report
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc.	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	i. Part C: Area Description of the Property ii. Part D: Procedure of Valuation Assessment iii. Google Map iv. References on price trend of the similar related properties available on public domain, if available v. Photographs of the property vi. Copy of Circle Rate vii. Important property documents exhibit viii. Annexure: VI - Declaration-Cum-Undertaking ix. Annexure: VII - Model Code of Conduct for Valuers x. Part E: Valuer's Important Remarks
i.	Total Number of Pages in the Report with enclosures	52

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ENCLOSURE: I

PART C	AREA DESCRIPTION OF THE PROPERTY
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1.	Land Area considered for Valuation	NA	
	Area adopted on the basis of	NA	
	Remarks & observations, if any	Since the purpose of our valuation is to get the fair market value of the unsold inventory provided to us on plinth area rate basis only.	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Built-up Area	Please refer attached sheet
	Area adopted on the basis of	As per unsold inventory list provided	
	Remarks & observations, if any	Since the purpose of our valuation is to get the fair market value of the unsold inventory provided to us on plinth area rate basis only.	

Note:

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



ENCLOSURE: II

PART D

PROCEDURE OF VALUATION ASSESSMENT

1.		GENERAL INFORMATION			
i.	Important Dates	Date of Appointment	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		8 March 2023	8 March 2023	13 March 2023	13 March 2023
ii.	Client	State Bank of India, Goregaon(E) Branch, Mumbai			
iii.	Intended User	State Bank of India, Goregaon(E) Branch, Mumbai			
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose.			
v.	Purpose of Valuation	To know the Fair market value of the unsold inventory of project named as "Sai Icon Wing A"			
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.			
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.			
viii.	Manner in which the proper is identified	☐	Identified by the owner		
		☒	Identified by owner's representative		
		☐	Done from the name plate displayed on the property		
		☐	Cross checked from boundaries or address of the property mentioned in the deed		
		☐	Enquired from local residents/ public		
		☐	Identification of the property could not be done properly		
		☐	Survey was not done		
ix.	Is property number/ survey number displayed on the property for proper identification?	No.			
x.	Type of Survey conducted	Full survey (inside-out with approximate sample random measurements verification & photographs).			

2.		ASSESSMENT FACTORS		
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.		
ii.	Nature of the Valuation	Fixed Assets Valuation		
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		BUILT-UP UNIT	RESIDENTIAL CUM COMMERCIAL	RESIDENTIAL AND COMMERCIAL APARTMENTS IN MULTISTORIED BUILDING
		Classification	Personal use asset	
iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Market Value & Govt. Guideline Value	
		Secondary Basis	On-going concern basis	
v.		Under Normal Marketable State		



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	Present market state of the Asset assumed (Premise of Value as per IVS)	Reason: Asset under free market transaction state			
vi.	Property Use factor	Current/ Existing Use	Highest & Best Use (in consonance to surrounding use, zoning and statutory norms)	Considered for Valuation purpose	
		Mixed Use (Residential cum Commercial)	Residential	Mixed Use (Residential cum Commercial)	
vii.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
viii.	Class/ Category of the locality	Middle Class (Ordinary)			
ix.	Property Physical Factors	Shape	Size	Layout	
		Irregular	Medium	Good layout	
x.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Scale-B City	Good	Good location within locality	Ground+15
		Urban developing	Normal	Road Facing	
			Within urban developing zone	None	
		Property Facing			
		West Facing			
xi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes from municipal connection	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
xii.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Semi urban area			
xiii.	Neighbourhood amenities	Good			
xiv.	Any New Development in surrounding area	None	---		
xv.	Any specific advantage in the property	the subject property is abutting the main road.			
xvi.	Any specific drawback in the property	No			

VALUATION ASSESSMENT

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xvii.	Property overall usability/ utility Factor	Good																																								
xviii.	Do property has any alternate use?	Yes, can be used for residential cum commercial purposes.																																								
xix.	Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with permanent boundary																																								
xx.	Is the property merged or colluded with any other property	No																																								
xxi.	Is independent access available to the property	Clear independent access is available																																								
xxii.	Is property clearly possessable upon sale	Yes																																								
xxiii.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.																																								
xxiv.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.																																								
xxv.	Approach & Method of Valuation Used	<table border="1"> <tr> <th rowspan="2">Built-up Unit</th><th>Approach of Valuation</th><th>Method of Valuation</th></tr> <tr> <th>Market Approach</th><th>Market Comparable Sales Method</th></tr> <tr> <td>Building</td><td>NA</td><td>NA</td></tr> </table>	Built-up Unit	Approach of Valuation	Method of Valuation	Market Approach	Market Comparable Sales Method	Building	NA	NA																																
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xxvi.	Type of Source of Information	Level 3 Input (Tertiary)																																								
xxvii.	Market Comparable																																									
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	<table border="1"> <tr> <td>1.</td><td>Name:</td><td>Sales office Sai icon</td></tr> <tr> <td></td><td>Contact No.:</td><td>+91-7039999034</td></tr> <tr> <td></td><td>Nature of reference:</td><td>Property Consultant</td></tr> <tr> <td></td><td>Size of the Property:</td><td>267sq. ft -386 sqft</td></tr> <tr> <td></td><td>Location:</td><td>Near Ambivli- Titwali road</td></tr> <tr> <td></td><td>Rates/ Price informed:</td><td>Around Rs.6000 to Rs.6500 per sq.ft on carpet area</td></tr> <tr> <td></td><td>Any other details/ Discussion held:</td><td>As per the discussion with the property dealer of the subject locality we came to know that the rate are Rs.6000 to Rs. 6500/-per sq.ft on carpet area.for residential flat. And he also informed that commercial shop rate is Rs.25,000 sq.ft on built up area and office rate is Rs.15,000sq.ft/- on builtup area with loading factor of 30%.</td></tr> <tr> <td>2.</td><td>Name:</td><td>M/s. OM Sai properties</td></tr> <tr> <td></td><td>Contact No.:</td><td>+91-9821313799</td></tr> <tr> <td></td><td>Nature of reference:</td><td>Property Consultant</td></tr> <tr> <td></td><td>Size of the Property:</td><td>475 to 700 sq.ft.</td></tr> <tr> <td></td><td>Location:</td><td>Near subject property</td></tr> <tr> <td></td><td>Rates/ Price informed:</td><td>Around Rs. 7,000 sq.ft. on carpet area</td></tr> </table>		1.	Name:	Sales office Sai icon		Contact No.:	+91-7039999034		Nature of reference:	Property Consultant		Size of the Property:	267sq. ft -386 sqft		Location:	Near Ambivli- Titwali road		Rates/ Price informed:	Around Rs.6000 to Rs.6500 per sq.ft on carpet area		Any other details/ Discussion held:	As per the discussion with the property dealer of the subject locality we came to know that the rate are Rs.6000 to Rs. 6500/-per sq.ft on carpet area.for residential flat. And he also informed that commercial shop rate is Rs.25,000 sq.ft on built up area and office rate is Rs.15,000sq.ft/- on builtup area with loading factor of 30%.	2.	Name:	M/s. OM Sai properties		Contact No.:	+91-9821313799		Nature of reference:	Property Consultant		Size of the Property:	475 to 700 sq.ft.		Location:	Near subject property		Rates/ Price informed:	Around Rs. 7,000 sq.ft. on carpet area
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		Any other details/ Discussion held:	As per discussion with property dealer he informed that the rate are ~Rs.7000 sq.ft on carpet area.
		Any other details/ Discussion held:	----
		NOTE: The given information above can be independently verified to know its authenticity.	
xxviii.	Adopted Rates Justification	As per our discussion with the property dealers and local habitants of the subject location we have gathered the following information:- 1. After all discussion with the property dealers we came to know that the rate are nearly Rs 6,500 to Rs.7,000/- per sq.ft on carpet area Based on the above information we are of the view to adopt a rate of Rs. 6,500/- per sq.ft.on carpet area for residential flat. Rs.15000 per sq.ft on builtup area for office units and Rs.25000/-per sq.ft on builtup area for shops with 30% loading factor for the purpose of this valuation assessment. NOTE: We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record. Related postings for similar properties on sale are also annexed with the Report wherever available.	
xxix.	Other Market Factors		
	Current Market condition	Normal	
		Remarks: ---	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Easily sellable	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Good	Adequately available
		Remarks: Good demand of such properties in the market	
		Adjustments (-/+): 0%	
xxx.	Any other special consideration	Reason: ----	
		Adjustments (-/+): 0%	
xxxi.	Any other aspect which has relevance on the value or marketability of the property	NA Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financier or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing. This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing. Adjustments (-/+): 0%	

xxxii.	Final adjusted & weighted Rates considered for the subject property	Rs. 6,500/- per sq.ft on carpet area for residential flat .Rs. 25,000/- sq.ft on built up area for shops and Rs.15,000 per sq.ft on builtup area for office units.
xxxiii.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.
xxxiv.	Basis of computation & working	
	- Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report. - Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values. - For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated. - References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon. - Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset. - The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer. - Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value. - This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally. - Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only. - Verification of the area measurement of the property is done based on sample random checking only. - Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated. - Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services. - Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions. - Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated. - The condition assessment and the estimation of the residual economic life of the structure are only based on	

the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.

- Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxv. **ASSUMPTIONS**

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

xxxvi. **SPECIAL ASSUMPTIONS**

None

xxxvii. **LIMITATIONS**

NA.

3.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	NA	NA
b.	Rate adopted considering all characteristics of the property	NA	NA
c.	Total Land Area considered (documents vs site survey whichever is less)	NA	NA
d.	Total Value of land (A)	NA	NA
		NA	NA

[Handwritten Signature]
[Circular Stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]

4.

VALUATION COMPUTATION OF BUILT-UP UNIT

UNSOLD INVENTORY VALUATION OF PROJECT NAMED "SAI ICON WING A", SITUATED AT TITWALA-AMBIVLI ROAD, MOUJE MOHANE, TALUKA KALYAN, DISTRICT THANE, 421102

Sr.No.	Flat No.	Property Type	Floor	Height in ft.	Carpet Area in sq.mtr	Carpet Area in sq.ft	Loading factor (30%)	Built up Area	Rate per sq.ft	Fair Market Value in Rs.
1	Shop 4	Commercial	Ground	14.3	12.53	134.87	30%	175.33	25,000	43,83,370
2	Shop 5	Commercial	Ground	14.3	13.39	144.13	30%	187.37	25,000	46,84,224
3	Shop 7	Commercial	Ground	14.3	12.53	134.87	30%	175.33	25,000	43,83,370
4	Shop 13	Commercial	Ground	14.3	12.53	134.87	30%	175.33	25,000	43,83,370
5	Office 102	Office unit	First	8.7	58.15	625.93	30%	813.70	15,000	1,22,05,569
6	Office 103	Office unit	First	8.7	26.84	288.91	30%	375.58	15,000	56,33,662
7	Office 104	Office unit	First	8.7	26.84	288.91	30%	375.58	15,000	56,33,662
8	Office 105	Office unit	First	8.7	16.55	178.14	30%	231.59	15,000	34,73,812
9	Office 107	Office unit	First	8.7	24.25	261.03	30%	339.34	15,000	50,90,027
10	207	Residential	Second	9.4	34.2	368.13			6,500	23,92,837
11	208	Residential	Second	9.4	35.86	386.00			6,500	25,08,981
12	309	Residential	Third	9.4	35.86	386.00			6,500	25,08,981
13	1014	Residential	Tenth	9.4	34.2	368.13			6,500	23,92,837
14	1213	Residential	Twelfth	9.4	24.89	267.92			6,500	17,41,454
15	1311	Residential	Thirteenth	9.4	34.2	368.13			6,500	23,92,837
16	1411	Residential	Forteenth	9.4	34.2	368.13			6,500	23,92,837
17	1413	Residential	Forteenth	9.4	24.89	267.92			6,500	17,41,454
18	1414	Residential	Forteenth	9.4	34.2	368.13			6,500	23,92,837
19	1501	Residential	Fifteenth	9.4	32.87	353.81			6,500	22,99,782
20	1502	Residential	Fifteenth	9.4	32.87	353.81			6,500	22,99,782
21	1504	Residential	Fifteenth	9.4	32.87	353.81			6,500	22,99,782
22	1506	Residential	Fifteenth	9.4	32.87	353.81			6,500	22,99,782
23	1509	Residential	Fifteenth	9.4	35.86	386.00			6,500	25,08,981
24	1510	Residential	Fifteenth	9.4	34.2	368.13			6,500	23,92,837
25	1511	Residential	Fifteenth	9.4	34.2	368.13			6,500	23,92,837
26	1512	Residential	Fifteenth	9.4	24.89	267.92			6,500	17,41,454
27	1513	Residential	Fifteenth	9.4	24.89	267.92			6,500	17,41,454
28	1514	Residential	Fifteenth	9.4	32.87	353.81			6,500	22,99,782
29	1515	Residential	Fifteenth	9.4	32.87	353.81			6,500	22,99,782
Total					847.37	9121.09				9,49,12,377

5. **VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY**

S.No.	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	----
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	----
d.	Add extra for internal & external development	----	NA

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	(Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)		
e.	Depreciated Replacement Value (B)	Rs.NA/-	NA
f.	Note: - Value for Additional Building & Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above. - Value of common facilities of society are not included in the valuation of Flat/ Built-up unit.		

6.	CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET		
S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land Value (A)	NA	NA
2.	Total BUILT-UP UNIT (B)	Not found as attached annexure	Rs.9,49,12,377/-
3.	Additional Aesthetic Works Value(compound wall) (C)	---	---
4.	Total Add (A+B+C)	---	Rs.9,49,12,377/-
5.	Additional Premium if any	---	---
	Details/ Justification	---	---
6.	Deductions charged if any	---	---
	Details/ Justification	---	---
7.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs.9,49,12,377/-
8.	Rounded Off	---	Rs.9,49,00,000/-
9.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Nine Crore Forty-Nine Lakhs Only/-
10.	Expected Realizable Value (@ ~15% less)	---	Rs.8,06,65,000/-
11.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 7,11,75,000/-
12.	Percentage difference between Circle Rate and Fair Market Value	-	
13.	Concluding Comments/ Disclosures if any		
	a. We are independent of client/ company and do not have any direct/ indirect interest in the property. b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts. c. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report. d. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the		

documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.

- e. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- f. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- g. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- h. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- i. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

14. IMPORTANT KEY DEFINITIONS

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

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

Fair Market Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation. Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

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

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

Realizable Value is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and

sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

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

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

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

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

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

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

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

15. Enclosures with the Report:

- Enclosure: III- Google Map
- Enclosure: IV- References on price trend of the similar related properties available on public domain, if available
- Enclosure: V- Photographs of the property
- Enclosure: VI- Copy of Circle Rate
- Enclosure: VII- Important property documents exhibit
- Enclosure: VIII- SBI Annexure: VI - Declaration-Cum-Undertaking
- Enclosure: IX- SBI Annexure: VII - Model Code of Conduct for Valuers
- Enclosure: X- Part E: Valuer's Important Remarks

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IMPORTANT NOTES

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

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

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

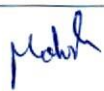
IF REPORT IS USED FOR BANK/ FIs

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

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

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

www.rkassociates.org for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Abhishek Shanbhag	Mahesh Chandra Joshi	Rajani Gupta
		



ENCLOSURE: III – GOOGLE MAP LOCATION



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

Home > Property > Mumbai > East > Mumbai > East > 1 BHK Flats in Mumbai > West

Posted on Jan 12, 2023 | Ready to move

₹27.5 Lac @ 6,365 per sq. ft. **1BHK 2Baths**
 Estimated EMV ₹21.964
 Flat/Apartment for Sale
 In Virat Residency, Ambivali West, Mumbai Beyond Thane, Mumbai

RERA STATUS ● **NOT AVAILABLE** Website: <https://maharera.maharashtra.gov.in>

Overview Owner Details Price Trends Recommendations Articles

Property (8)



Area
 Carpet area: 432 sq. ft. (40.11 sq.m.)

Price
 ₹27.5 Lac+ Govt Charges & Tax @ 6,365 per sq. ft.

Floor Number
 7th of 7 Floors

Overlooking
 Park/Garden Main Road

Configuration
 1 Bedroom, 2 Bathrooms, 2 Balconies

Address
 Virat Residency
 Ambivali West, Mumbai Beyond Thane

Facing
 North East

Property Age
 5 to 10 Year Old

Photos (1/8)

99 acres Buy Enter Locality / Project / Society / Landmark

Home > Property > Mumbai > East > Mumbai > East > 2 BHK Flats in Mumbai > West

Posted on Jan 12, 2023 | Ready to move

₹55 Lac @ 7,936 per sq. ft. **2BHK 2Baths**
 Estimated EMV ₹43.429
 Flat/Apartment for Sale
 In Nirmal Lifestyle City, Ambivali West, Mumbai Beyond Thane, Mumbai

RERA STATUS ● **REGISTERED** Registration No: P51700006375 Website: <https://maharera.maharashtra.gov.in>

Overview Society Owner Details Price Trends Recommendations Articles >

Property (8) **Society (44)**



Area
 Super Built up area 693 sq. ft. (64.38 sq.m.)
 Carpet area: 478 sq. ft. (44.41 sq.m.)

Price
 ₹55 Lac @ 7,936 per sq. ft. (Negotiable)

Floor Number
 5th of 25 Floors

Overlooking
 Park/Garden, Others

Configuration
 2 Bedrooms, 2 Bathrooms, 1 Balcony with Study Room
[View Floor Plan](#)

Address
 Nirmal Lifestyle City
 Ambivali West, Mumbai Beyond Thane

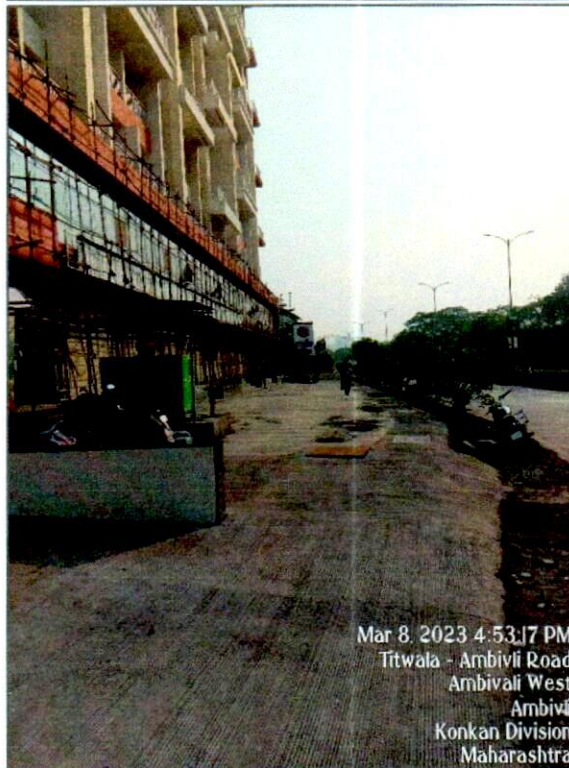
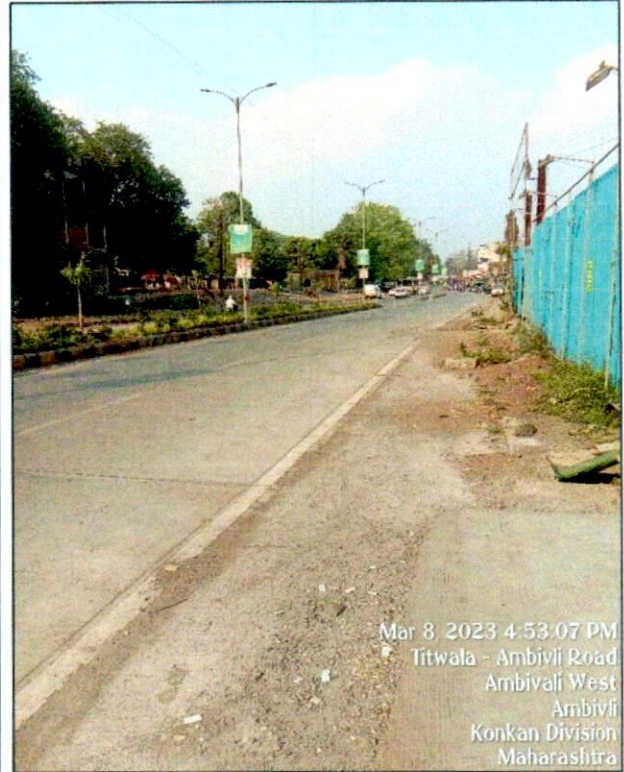
Facing
 East

Property Age
 0 to 1 Year Old

Photos (1/8) **Floor Plan (1)**

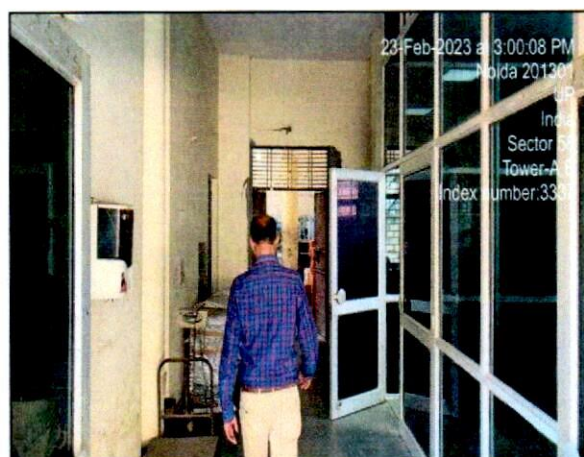
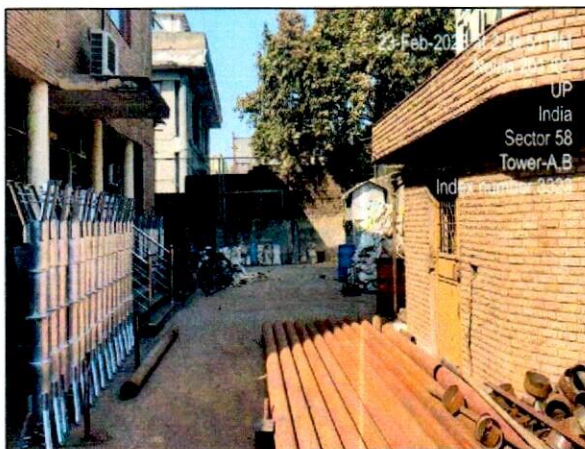
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ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY



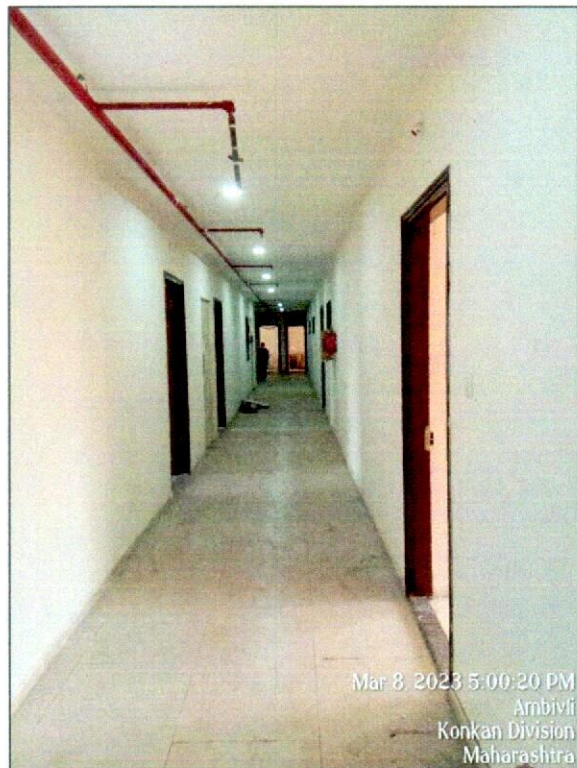
VALUATION ASSESSMENT

M/S. SAI SHRADDHA DEVELOPERS



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 R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

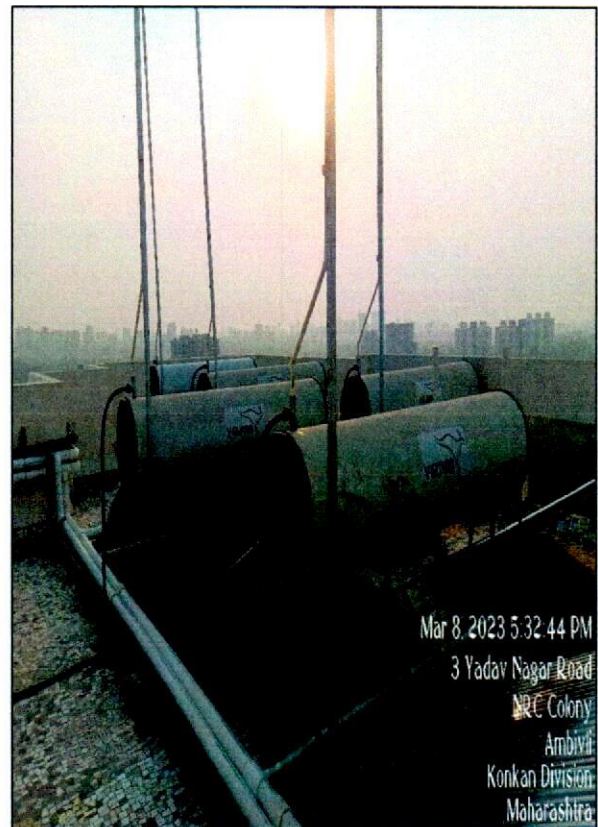
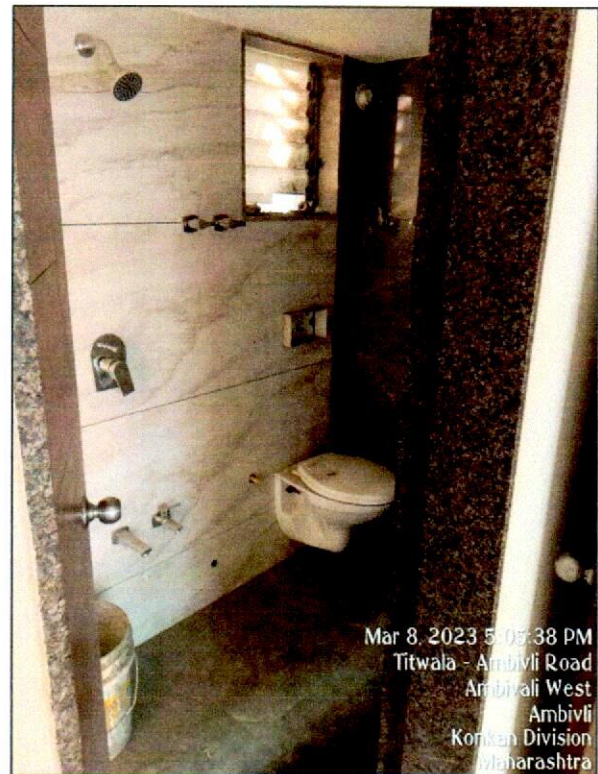
VALUATION ASSESSMENT M/S. SAI SHRADDHA DEVELOPERS



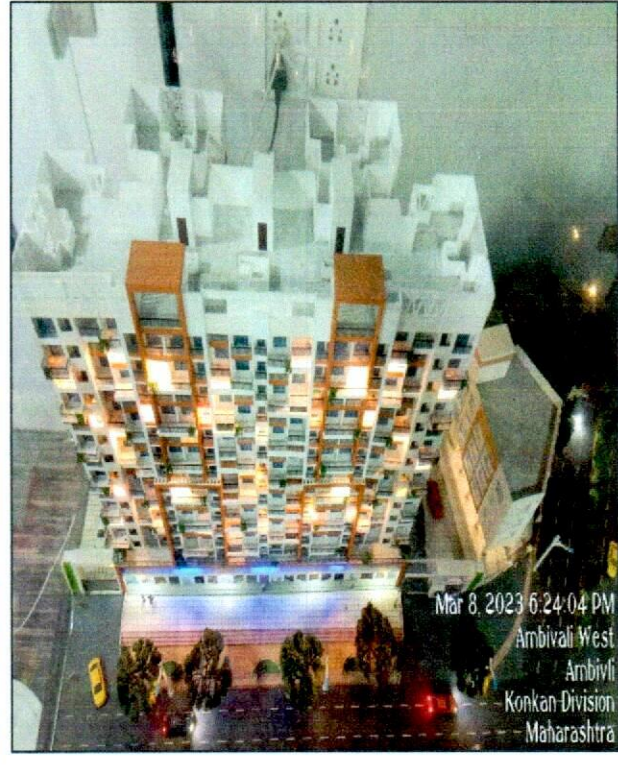
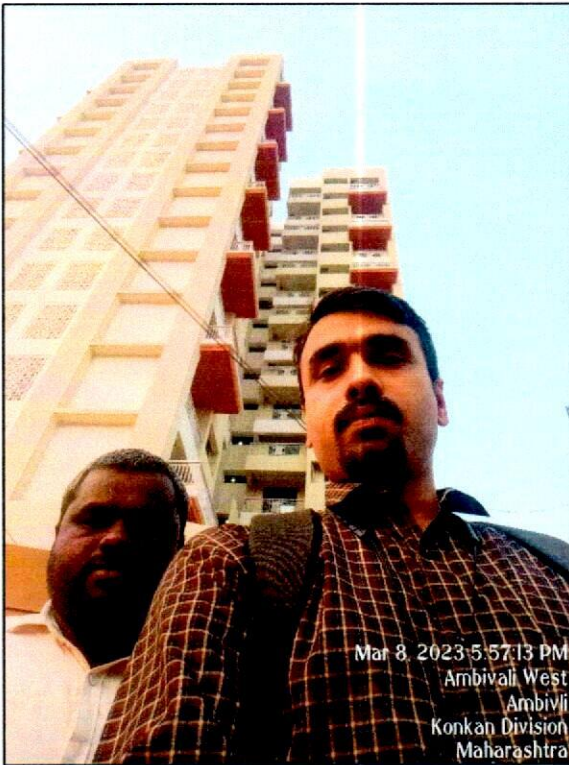
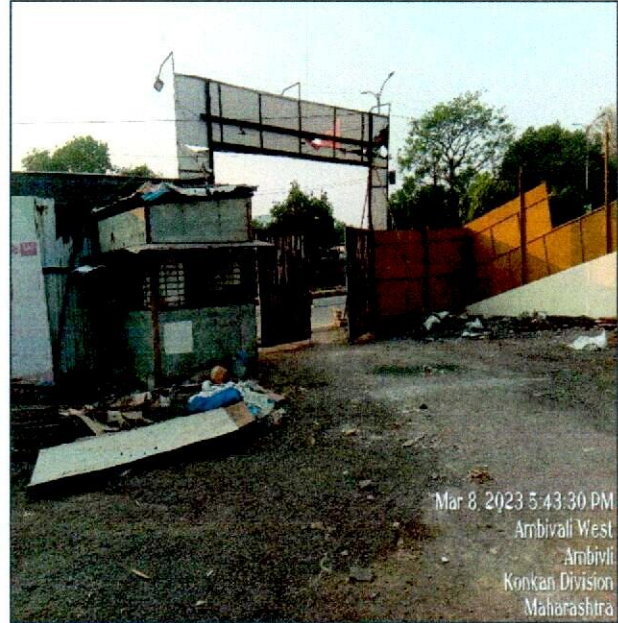
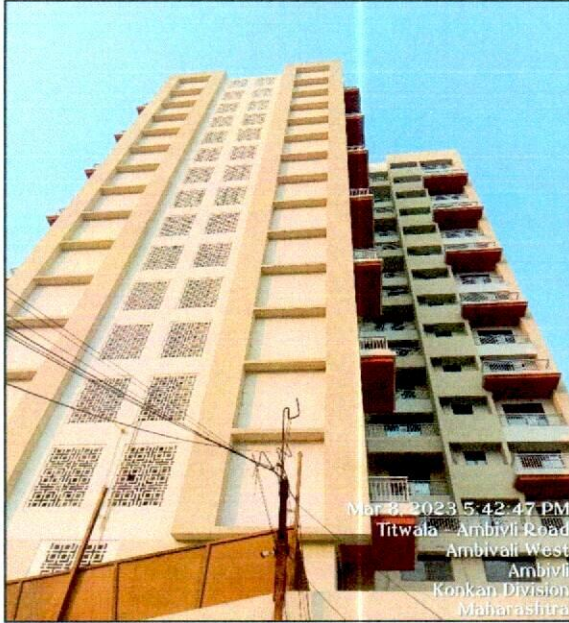
Signature
 R.K. Associates & Techno Engineering Consultants Pvt. Ltd.

VALUATION ASSESSMENT

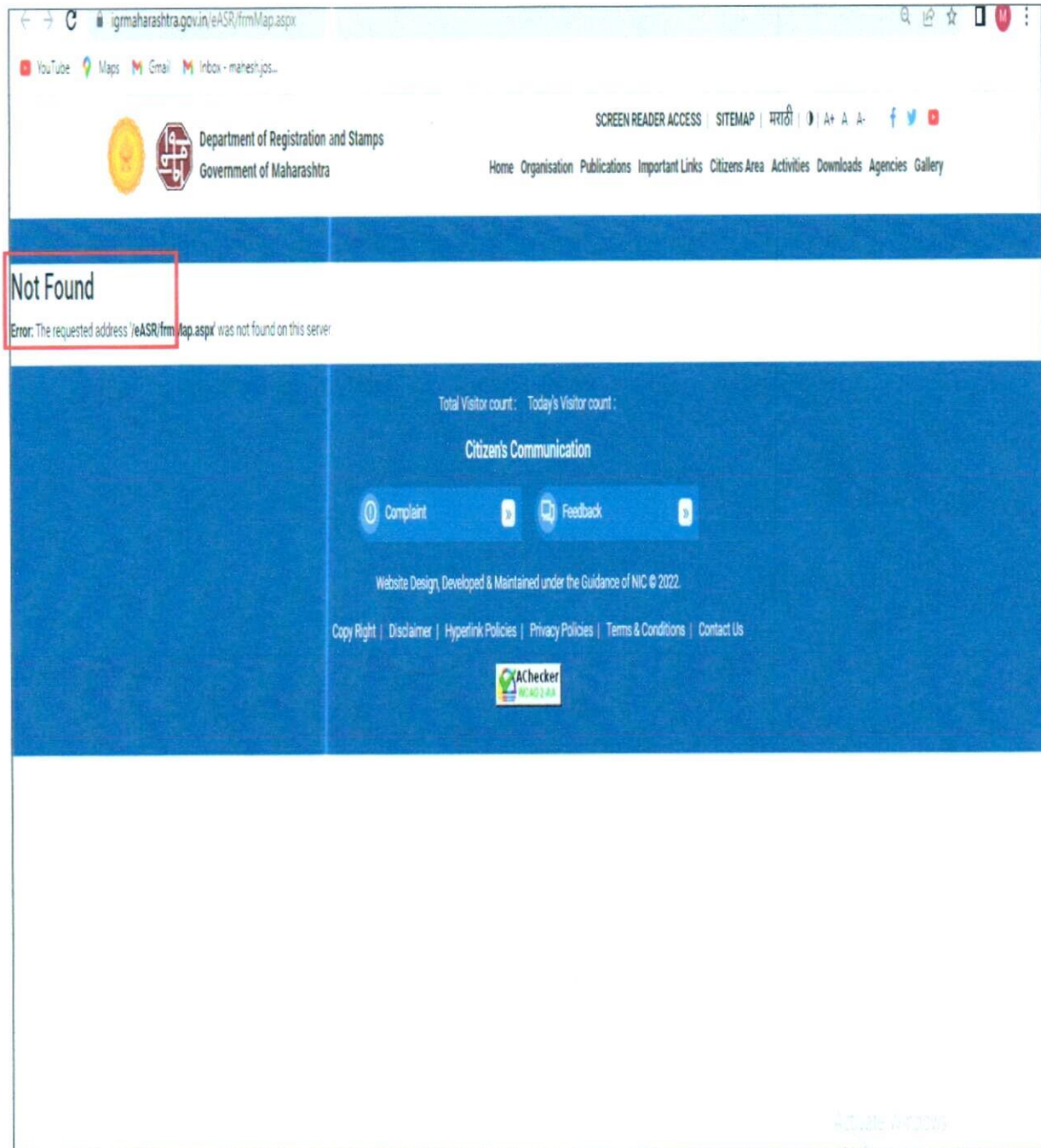
M/S. SAI SHRADDHA DEVELOPERS



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 R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.



ENCLOSURE: VI – COPY OF CIRCLE RATE



ENCLOSURE VII: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

योग्य व शक्य असं रस्ता आहे

ऊ) सदर मिळकत बाजविरहीत आहे तसेच सदरची मिळकत प्रथम पक्षीय यांनी यापूर्वी कोणासही गहाण, दान, फरोकत, भूविकास करारने व / वा अन्य इतर कोणत्याही तत्सम पध्दतीने हस्तांतरित केलेली नाही, सदर मिळकतीचा खर्च व निर्विवाद कच्चा द्वितीय पक्षीय व तृतीय पक्षीय यांचे ताब्यात आहे.

र. सदर मिळकती हस्तांतरण / विकसित करण्याचे पूर्ण हक्क व अधिकार आहेत. या पुढे आता प्रथम पक्षीय यांना सदर मिळकतीची प्रायव्हेट सर्व्हेअर अगर सरकारी कार्यालयाकडून पाहणी व मोजणी करण्याचा पूर्ण हक्क व अधिकार आहे. तसेच सदर मिळकतीस प्रथम पक्षीय यांना स्वखर्चाने कुंपण किंवा कुंपणाची भित धालण्याचा पूर्ण हक्क व अधिकार आहे व अशी मोजणी करताना किंवा कुंपणाची भित बांधताना काही अडचणी किंवा तक्रारी आल्यास किंवा अशा अडचणी किंवा तक्रारी बाबतची नोटीस द्वितीय पक्षीय व तृतीय पक्षीय यांस मिळाल्यास द्वितीय पक्षीय व तृतीय पक्षीय त्या ताबोडतोब प्रथम पक्षीयास देतील.

स. सदर मिळकती हस्तांतरण करण्याकरिता किंवा विकसन-विक्री करण्याकरिता जिल्हाधिकारी, महाराष्ट्र शासन, ए.एम.सी., उपजिल्हाधिकारी, कल्याण डोंबिवली महानगरपालीकेकडे टी.डी.आर. एफ.अस.आय. इतर परवानग्या मिळविण्यासाठी वा इतर कोणतीही कामे जे जे अर्जा किंवा लागतील, तसेच ज्या ज्या कागदपत्रांवर, प्रतिज्ञापत्रावर फॉर्मवर, द्वितीय पक्षीय व तृतीय पक्षीय यांच्या सहा लागतील त्या त्या सहा पक्षीय व तृतीय पक्षीय जरूर पडल्यास विनातक्रार समतल हजर राहतील. तसेच प्रथम पक्षीय यांच्या मार्गदर्शनाखाली व द्वितीय पक्षीय व तृतीय पक्षीय यांच्या सांगण्यानुसार जरूर त्या ठिकाणी जावजवाब, कबुली, निवेदन देणे सहा करतील, त्यात कुठल्याही प्रकारे हयगय, उच्छाळ, दिरंगाई करणार नाहीत.

त. प्रथम पक्षीय यांस आता यापुढे त्यांना स्वतः व त्यांच्या वारसदातास, मित्रमंडळीस, आप्त आप्तघटास सदर मिळकतीवर जाणे-येणेचा हक्क आहे व त्यास द्वितीय पक्षीय व तृतीय पक्षीय कुठलीही हरका घेणार नाहीत तसेच द्वितीय पक्षीय व तृतीय पक्षीय यांनी हस्तांतरणा करिता किंवा विकसनकार्या अंतर्गत सदर मिळकतीवर बांधण्यात येणाऱ्या इमारतीच्या बांधकामाच्या नकाशाकरिता वास्तुशिल्पकार, वकील, कायदेशीर सल्लागार, कॉन्ट्रक्टर, मजूर कॉन्ट्रक्टर वगैरे व्यवसायिकांशी स्वतंत्र करार करण्याचा अधिकार प्रथम पक्षीय यांस आहे.

थ. उपरोल्लिखित कलम (७) (१) (ई) नुसार बकोत देय असलेली रक्कम प्रथम पक्षीय व तृतीय पक्षीय यांना शक्य नसल्यास, द्वितीय पक्षीय व तृतीय पक्षीय यांच्या लेखी सुचनेनुसार प्रथम पक्षीय यांनी ती रक्कम भरवावी आहे. प्रथम पक्षीय यांनी द्वितीय पक्षीय व तृतीय पक्षीय यांच्यावतीने/करता भरलेली धकीत रक्कम द्वितीय पक्षीय व तृतीय पक्षीय हे प्रथम पक्षीय यांना परत देणे लाग्यात असल्यामुळे, बांधकाम करण्यास सुरुवात करतवेळी देय

क. ले. नं. २

दस्तावेज क्र. ८००० २००९

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ADVOCATE

S. P. Nalawade

B.L.S. LL.B.

ADVOCATE HIGH COURT, MUMBAI

Office: 9, Krishna Plaza, Ground Floor, Mohone Bazar Peth, Mohone,
Tal. Kalyan, Dist Thane, Maharashtra - 421102. (M) 9819439640.

RPAD / By Hand.

TO WHOMSOEVER IT MAY CONCERN

TITLE CERTIFICATE

Reg:- ALL THOSE piece and parcel of land lying, being and situate at Village **MOHANE**, Taluka Kalyan, District Thane bearing **Survey No. 60, Hissa No. 6**, Total area admeasuring **770 sq. metres i.e. 0-06-20 (H-R-P) and Pot-Kharaba 0-01-50 (H-R-P)** within the limits of Kalyan Dombivli Municipal Corporation together with all easement rights etc. belonging to Shri. Mangesh Dashrath Gaikar

READ:-

1. Extracts of 7/12 & Village Extract 8A.
2. Relevant Mutation Entries No. 53, 127, 248, 257, 318, 319, 467, 1983, 2005 & 2012.
3. **Certificate of Area of Survey No. 60** issued by the Village-Mohone, Talathi-Saja- Ambivali.
4. **SALE DEED** dated 24/09/2012 executed by and between Vishnu Bama Patil as Vendor and Kedarinath B. Jadhav as Purchaser and same is registered at the office of Sub-Registrar of Assurances at Kalyan- 1 under serial No. 7108/2012 dated 24/09/2012.
5. **Development Agreement** dated 30/03/2013 executed by and between Vishnu Bama Patil and others as Owners and Mohankhedha Heritage through Deepa R. Rupawat and same is registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 2859/2013 dated 16/04/2013.
6. **SALE DEED** dated 30/12/2013 executed by and between Pravati K. Jadhav and others as Vendors and Mangesh Dashrath Gaikar as Purchaser and same is registered at the office of Sub-Registrar of Assurances at Kalyan- 1 under serial No. 9356/2013 dated 06/01/2014.
7. **Development Agreement** dated 19/12/2017 executed by and between Shri. Mangesh Dashrath Gaikar as Owners and Sai Shaddha Developers, a Partnership Firm and same is registered at the office of Sub-Registrar of Assurances at Kalyan-5 under serial No. 14515/2017 dated 19/12/2017.

8. Search Report.

It appears that Vishnu Bama Patil was the owner of the above mentioned properties as per internal Partition and said partition was duly mutated and certified vide Mutation Entry No. 467.

It appears that in pursuance to registered SALE DEED dated 24/09/2012 executed by and between Vishnu Bama Patil as "Vendor" and Kedarinath B. Jadhav as "Purchaser", Vendor has transferred, convey and assign all his rights, title, interests or share of the said property in favour of Kedarinath B. Jadhav and Kedarinath B. Jadhav was the owner of the above mentioned property and the said SALE DEED transaction was duly mutated and certified vide Mutation Entry No. 1983.



KPAD / By Hand.

TO WHOMSOEVER IT MAY CONCERN

TITLE CERTIFICATE

Reg:- ALL THOSE piece and parcel of land lying, being and situate at Village **MOHANE**, Taluka Kalyan, District Thane bearing **Survey No. 66, Hissa No. 2/2, Total area admeasuring 2270 sq. metres i.e. 0-21-10 (H-R-P) and Pot-Kharaba 0-01-60 (H-R-P)** within the limits of Kalyan Dombivali Municipal Corporation together with all easement rights etc. belonging to Shri. Suresh Govind Kharade and others.

READ:-

1. Extracts of 7/12 & Village Extract 8A.
2. Relevant Mutation Entries No. 96, 126, 354, 394, 1827, 1942, 2052 & 2079.
3. **Certificate of Area of Survey No. 66** issued by the Village-Mohone, Talathi-Saja- Ambivali.
4. **Development Agreement** dated 17/11/2009 executed by and between Govind B. Kharade along with Shri. Suresh Govind Kharade and others as Owners and Sai Shaddha Developers, a Partnership Firm and same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 8000/2009 dated 17/11/2009.
5. **Confirmation Deed** dated 17/11/2009 to the **Development Agreement** dated 17/11/2009 executed by and between Ashwini S. Kharade and others as Co-Owners and Sai Shaddha Developers, a Partnership Firm and same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 8002/2009 dated 17/11/2009.
6. Supplementary agreement dated 10/03/2017 to the **Development Agreement** dated 17/11/2009 executed by and between Laxmi G. Kharade and others as Co-Owners and Sai Shaddha Developers, a Partnership Firm and same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 2028/2017 dated 10/03/2017.
7. Search Report.

It appears that owner namely Govind Babaji Kharade was purchased the above mentioned property from Jeevraj Valji Hariya and the said sale transaction was duly mutated and certified vide Mutation Entry No. 394 and said previous owners Jeevraj Valji Hariya was purchased the above mentioned property from Pandurang Balu Kot and others and the said sale transaction was duly mutated and certified vide Mutation Entry No. 354.





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TO WHOMSOEVER IT MAY CONCERN

TITLE CERTIFICATE

Reg:- ALL THOSE piece and parcel of land lying, being and situate at Village **MOHANE**, Taluka Kalyan, District Thane bearing **Survey No. 66, Hissa No. 3/2** area admeasuring **650 sq. metres i.e. 0-06-50 (H-R-P)** within the limits of Kalyan Dombivali Municipal Corporation together with all easement rights etc. belonging to Shri. Mangesh Dashrath Gaikar.

READ:-

1. Extracts of 7/12 & Village Extract 8A.
2. Relevant Mutation Entries No. 83, 127, 209, 248, 455, 1228, 1229, 1827, 1961, 1984, 1985 & 2081.
3. **Certificate of Area of Survey No. 66** issued by the Village-Mohone, Talathi-Saja- Ambivali.
4. **SALE DEED** dated 26/04/2013 executed by and between Laxmi alias Laxmibai Gajanan Kharade and others as Vendors and Shri. Mangesh Dashrath Gaikar as Purchaser and same is registered at the office of Sub-Registrar of Assurances at Kalyan- 1 under serial No. 3172/2013 dated 26/04/2013.
5. **Development Agreement** dated 19/12/2017 executed by and between Shri. Mangesh Dashrath Gaikar as Owners and Sai Sharddha Developers, a Partnership Firm and same is registered at the office of Sub-Registrar of Assurances at Kalyan-5 under serial No. 14515/2017 dated 19/12/2017.
6. **Search Report.**

It appears that original owner namely Laxman Babaji Kharade was purchased the above mentioned property from One Smt. Gangubai Dharma Patil and the said sale transaction was duly mutated and





ADVOCATE

S. P. Nalawade

B.L.S. LL.B.

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TO WHOMSOEVER IT MAY CONCERN

TITLE CERTIFICATE

Reg:- ALL THOSE piece and parcel of land lying, being and situate at Village **MOHANE**, Taluka Kalyan, District Thane bearing **Survey No. 66, Hissa No. 4/2, Total area admeasuring 920 sq. metres i.e. 0-08-30 (H-R-P) and Pot-Kharaba 0-00-90 (H-R-P)** within the limits of Kalyan Dombivali Municipal Corporation together with all easement rights etc. belonging to Shri. Mangesh Dashrath Gaikar.

READ:-

1. Extracts of 7/12 & Village Extract 8A.
2. Relevant Mutation Entries No. 118, 209, 248, 455, 1228, 1229, 1827, 1961, 1984, & 1985.
3. **Certificate of Area of Survey No. 66** issued by the Village-Mohone, Talathi-Saja- Ambivali.
4. **Leave and License Agreement** dated 12/01/2004 executed by and between Gajanan L. Kharade and others as Licensors and Rajan C. Jani as Licensee and same is registered at the office of Sub-Registrar of Assurances at Kalyan- 1 under serial No. 273/2004 dated 12/01/2004.
5. **SALE DEED** dated 26/04/2013 executed by and between Laxmi alias Laxmibai Gajanan Kharade and others as Vendors and Shri. Mangesh Dashrath Gaikar as Purchaser and same is registered at the office of Sub-Registrar of Assurances at Kalyan- 1 under serial No. 3172/2013 dated 26/04/2013.
6. **Development Agreement** dated 19/12/2017 executed by and between Shri. Mangesh Dashrath Gaikar as Owners and Sai Shaddha Developers, a Partnership Firm and same is registered at the office of Sub-Registrar of Assurances at Kalyan-5 under serial No. 14515/2017 dated 19/12/2017.
7. Search Report

It appears that original owner namely Laxman Babaji Kharade was purchased the above mentioned property from One Smt. Gangubai Dharma Patil and the said sale transaction was duly mutated and certified vide Mutation Entry No. 455.





ADVOCATE

S. P. Nalawade

B.L.S. LL.B.

ADVOCATE HIGH COURT, MUMBAI

Office: 9, Krishna Plaza, Ground Floor, Mohone Bazar Peth, Mohone,
Tal. Kalyan, Dist Thane, Maharashtra - 421102. (M) 9819439640.

RPAD / By Hand.

TO WHOMSOEVER IT MAY CONCERN

TITLE CERTIFICATE

Reg:- ALL THOSE piece and parcel of land lying, being and situate at Village **MOHANE**, Taluka Kalyan, District Thane bearing **Survey No. 68, Hissa No. 11, Total** area admeasuring **280 sq. metres i.e. 0-02-50 (H-R-P) and Pot-Kharaba 0-00-30 (H-R-P)** within the limits of Kalyan Dombivali Municipal Corporation together with all easement rights etc. belonging to Shri Vikas Maruti Kokane and other.

READ:-

1. Extracts of 7/12 & Village Extract 8A.
2. Relevant Mutation Entries No. 100, 811, 1840 & 2081.
3. **Certificate of Area of Survey No. 68** issued by the Village-Mohone, Talathi-Saja Ambivali.
4. **SALE DEED** dated 07/01/2010 executed by and between Balkrushna Balu Kot and others as Vendors and Shri Vikas Maruti Kokane and other as Purchaser and same is registered at the office of Sub-Registrar of Assurances at Kalyan- 1 under serial No. 191/2010 dated 07/01/2010.
5. **Development Agreement** dated 10/01/2018 executed by and between Shri Vikas Maruti Kokane and other as Owners and Sai Shaddha Developers, a Partnership Firm and same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 403/2018 dated 10/01/2018.
6. Search Report.
7. Inquiry Registered Book of the **Survey No. 68, Hissa No. 11.**

It appears that Balkrushna Balu Kot is the owners of the above mentioned properties as per internal Partition and said partition was duly mutated and certified vide Mutation Entry No. 811.

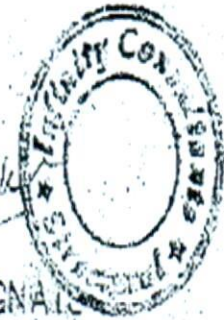
It appears that in pursuance to registered SALE DEED dated 07/01/2010 executed by and between Balkrushna Balu Kot and others



APPENDIX - C

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS
SPECIFIED BY INDIAN STANDARD INSTITUTE & WILL BE HELD RESPONSIBLE
FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE THE STANDARDS

R.C.C. ENGINEER'S SIGNATURE



ARCHITECT: ANIL R. NIRGUDE

SIGNATURE OF OWNERS

730 : 01
DRG. NO.

PROPOSED BUILDING PLAN ON PLOT BEARING M.S. RESERVATION
S.NO. : 60/6, 66/2/2, 66/3/2, 66/4/2, C.T.S. NO. - 4431, 4433
S.No. 68/10 (CTS No. 4430), S.No. 68/12 (CTS No. 4437), S.No. 68/15
(CTS No. 4436), VILLAGE MOHANE, TAL. KALYAN, DIST. THANE

AS SHOWN
SCALE

19/05/2022
DATE

OWNER : MANGESH D. GAIKAR & OTHER'S
C.A. HOLDER: - VIKAS M. KOKANE

ANIL
CHD. BY.
SUBHASH
CAD/DRN



VITAN CONSULTANTS

ARCHITECTS & ENGINEERS

B-101, Bindu Tower, 1st Floor, Opp Lourdes English School,
Santoshi Mata Road, Kalyan - 421301

VALUATION ASSESSMENT M/S. SAI SHRADDHA DEVELOPERS



कल्याण डोंबिवली महानगरपालिका

जा.क्र.कडोमपा/आ/02/ना.सु.के/ 6305
दिनांक : 20/12/2022
टोकन क्रमांक : 2022037774

विषय:- ना देय प्रमाणपत्र
संदर्भ :- VIKAS MARUTI KOKANE यांचा दि.20-Dec-2022 चा अर्ज

प्रमाणपत्र

उपरोक्त सदस्यीय विषयान्वये, महापालिका दफ्तरी मिळकत क्र. A02021824000 (मालमत्तेचा प्रकार-Land) हा MANGESH DASHRATH GAIKAR & OTHER HOLDER M/S SAI SHRADHA DEV. TARFE VIKAS KANE, S.N.60/6,66/2/2,3/2,4/2, CTS.N.4431 & 4433 MOHANE, यांचे नावे आहे. या मिळकती वरील दि.31/03/2023 पर्यंतच्या कराची देयके वसूल आहेत.

sd/-
सहाय्यक आयुक्त (प्रभाग - A)
कल्याण डोंबिवली महानगरपालिका,
कल्याण

प्रति,
VIKAS MARUTI KOKANE
S.N.60/6,66/2/2,3/2,4/2, CTS.N.4431 & 4433
MOHANE.

This is computer generated document hence requires no signature



कल्याण डोंबिवली महानगरपालिका, कल्याण.

विद्युत विभाग



जा.क्र.कडोमपा/काप्र/विद्युत-अ/८७
दि. 20/12/2022

प्रति,
श्री. अश्विनी विरगुटे
सायबरप्रमाणिक
कल्याण



"ना हरकत दाखला"

विषय :- स.न.६०/६,६६/२/२,३/२,४/२/२ या मि.स.न.४४३१,४४३३ स.न.६०/६,६६/२/२,३/२,४/२/२ (मि.स.न.४४३३) स.न.६६/२/२ (मि.स.न.४४३३) स.न.६०/२/२ (मि.स.न.४४३३) या भूखंडावर मौजे मोहने कल्याण येथील "साई आयकॉन विंग ए" "क इमारतीकडून और अन्य जल वापरण्या जा-हरकत दाखला मिळवण्याकरिता

संदर्भ :- १) साधारणतः प्रत्येक परवानग्यावर क्र.२४६/२०१८-१९/२०१९-२० दि.२१/०६/२०१९
२) वि.कडोमपा/काप्र/वि.२०२२/२०२२/२०२२ या नवीन जलवायु नियमावली कल्याण येथील दि.२१/०६/२०२२ रोजी सार्वजनिक जाहीर झालेल्या दाखला.
३) सहाय्यक आयुक्त यांच्याकडून विभाग याचा दि.२१/१२/२०२२ रोजी प्राप्त झालेला प्रमाणपत्राचा या आधारे वरील दि.२३/१२/२०२२ रोजीची प्रत
४) उप अधिकाऱ्या दि. याचा दि. २२/१२/२०२२ रोजीचा अहवाल

अशाप्रकारे क्र. २ सहाय्यक आयुक्त यांच्या यादीवरील अर्ज क्र. १८ ची पूर्तता विभागकडून झालेली आहे. अशाप्रकारे, या विभागाकडून सार्वजनिक "ना हरकत दाखला" मौजे मोहने कल्याण येथील "साई आयकॉन विंग ए" "क इमारतीकडून आताही अर्जाने प्रतून देण्यात येत आहे.

१. आयुक्ताला कोणतेही नवीन परवानग्या घेण्या यादीवरील नोंदीत या नवीन प्रमाणपत्राची नोंद घ्यावी
२. आयुक्ताला कोणतेही नवीन परवानग्या घेण्या यादीवरील नोंदीत या नवीन प्रमाणपत्राची नोंद घ्यावी
३. आयुक्ताला कोणतेही नवीन परवानग्या घेण्या यादीवरील नोंदीत या नवीन प्रमाणपत्राची नोंद घ्यावी
४. आयुक्ताला कोणतेही नवीन परवानग्या घेण्या यादीवरील नोंदीत या नवीन प्रमाणपत्राची नोंद घ्यावी
५. आयुक्ताला कोणतेही नवीन परवानग्या घेण्या यादीवरील नोंदीत या नवीन प्रमाणपत्राची नोंद घ्यावी
६. आयुक्ताला कोणतेही नवीन परवानग्या घेण्या यादीवरील नोंदीत या नवीन प्रमाणपत्राची नोंद घ्यावी

VALUATION ASSESSMENT M/S. SAI SHRADDHA DEVELOPERS

ENVIRONMENTAL CLEARANCE PARIVESH (Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)	 Government of India Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA), Maharashtra)																		
	To, The Partner SAI SHRADDHA DEVELOPERS B-504, Sangam Complex, Near Chatri Bunglow, Chicken ghar, Kalyan West -421301																		
Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding																			
Sir/Madam, This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/285580/2022 dated 27 Jul 2022. The particulars of the environmental clearance granted to the project are as below.																			
<table border="0"> <tr> <td>1. EC Identification No.</td> <td>EC22B038MH175057</td> </tr> <tr> <td>2. File No.</td> <td>SIA/MH/MIS/285580/2022</td> </tr> <tr> <td>3. Project Type</td> <td>New</td> </tr> <tr> <td>4. Category</td> <td>B2</td> </tr> <tr> <td>5. Project Activity Including Schedule No.</td> <td>8(a) Building and Construction projects</td> </tr> <tr> <td>6. Name of Project</td> <td>Proposed Residential cum Commercial Project on Plot bearing M.S. Reservation on S.No.: 60/6, 66/2/2, 66/3/2, 66/4/2 CTS No. 4431, 4433 S. No. 68/10, (CTS No. 4430), S. No. 68/12 (CTS No. 4437) S.No. 68/15, (CTS No. 4436), Village Mohane, Tal. Kalyan</td> </tr> <tr> <td>7. Name of Company/Organization</td> <td>SAI SHRADDHA DEVELOPERS</td> </tr> <tr> <td>8. Location of Project</td> <td>Maharashtra</td> </tr> <tr> <td>9. TOR Date</td> <td>N/A</td> </tr> </table>		1. EC Identification No.	EC22B038MH175057	2. File No.	SIA/MH/MIS/285580/2022	3. Project Type	New	4. Category	B2	5. Project Activity Including Schedule No.	8(a) Building and Construction projects	6. Name of Project	Proposed Residential cum Commercial Project on Plot bearing M.S. Reservation on S.No.: 60/6, 66/2/2, 66/3/2, 66/4/2 CTS No. 4431, 4433 S. No. 68/10, (CTS No. 4430), S. No. 68/12 (CTS No. 4437) S.No. 68/15, (CTS No. 4436), Village Mohane, Tal. Kalyan	7. Name of Company/Organization	SAI SHRADDHA DEVELOPERS	8. Location of Project	Maharashtra	9. TOR Date	N/A
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7. Name of Company/Organization	SAI SHRADDHA DEVELOPERS																		
8. Location of Project	Maharashtra																		
9. TOR Date	N/A																		
The project details along with terms and conditions are appended herewith from page no 2 onwards.																			
(e-signed) Pravin C. Darade, I.A.S. Member Secretary SEIAA - (Maharashtra)																			
Date: 07/12/2022																			

Kalyan Dombivli Municipal Corporation Fire & Emergency Service Phone : 2310155 / 2315101 / 2365101 / 2470357 / 2400447 FIRE/HQ/ KDMC/OW/2020/439 Date: 24/11/2020																
To, The Assistant Director Town Planning, Town Planning Department, Kalyan Dombivli Municipal Corporation, KALYAN.																
Subject : Grant of revised provisional NOC stipulating Fire Protection & Fire Fighting requirements for the construction of 2 building, Revised Residential Building Type A Gr + 15th & Type B Commercial Building Gr + 2 floors on land bearing S.No. 60/6, 66/2/2, 66/2/3, 66/4/2 C.T.S.NO. 4431, 4433 Mouje: Mohane Tal. Kalyan, Dist. Thane.																
Ref. : 1] Application from Architect- Shri. Anil Nirgude 2] P.O.A. Holder: Mr. Vikas M Kokane 3] KDMC/FIRE/HQ/1201800001657/2018-19 Dt. 28/12/18 4] Site Visit: 23/11/2020.																
Dear Sir, Architect's proposal of construction of 2 building, Residential Building Type A Gr + 15th & Type B Commercial Building Gr + 2 floors on land bearing S.No. 60/6, 66/2/2, 66/2/3, 66/4/2 C.T.S.NO. 4431, 4433 Mouje: Mohane Tal. Kalyan, Dist. Thane.																
<table border="1"> <thead> <tr> <th>Building</th> <th>Occupancy</th> <th>Municipal BUA Sq.mtr</th> <th>Gross/Total BUA Sq.mtr</th> <th>Height Meter</th> </tr> </thead> <tbody> <tr> <td>Type A Gr + 15th Floors</td> <td>Residential</td> <td>7872.68</td> <td>12591.88</td> <td>50.25</td> </tr> <tr> <td>Type B Gr + 2th Floors</td> <td>Commercial</td> <td>849.32</td> <td>3095.80</td> <td>11.70</td> </tr> </tbody> </table>		Building	Occupancy	Municipal BUA Sq.mtr	Gross/Total BUA Sq.mtr	Height Meter	Type A Gr + 15 th Floors	Residential	7872.68	12591.88	50.25	Type B Gr + 2 th Floors	Commercial	849.32	3095.80	11.70
Building	Occupancy	Municipal BUA Sq.mtr	Gross/Total BUA Sq.mtr	Height Meter												
Type A Gr + 15 th Floors	Residential	7872.68	12591.88	50.25												
Type B Gr + 2 th Floors	Commercial	849.32	3095.80	11.70												
In view of above this department has no objection to allow permission to construct a building as CC will given by Town Planning Department subject to satisfactory compliance of Kalyan Dombivli Municipal Corporation D.C. Rules & following Fire Protection conditions.																

कल्याण डॉबिवली महानगरपालिका, कल्याण
जलनिःसारण विभाग

जा.क्र.कडॉमपा/काअ/जनि:/७६७
महापालिका कार्यालय, कल्याण.
दि.१३/०१/२०२३

-: बांधकाम पूर्णत्वाच्या ना-हरकत दाखला :-

प्रति,
श्री.मंगेश दशरथ नायकर व इतर,
कु.मु.प.धा. :- साई श्रद्धा डेक्कलपर्स तर्फे विकास कोकणे,
वास्तु :- श्री.अनिल निरगुडे, कल्याण.

विषय :- जलनिःसारण विभागाच्या बांधकाम पूर्णत्वाच्या ना-हरकत दाखला.

संदर्भ :- वरील विषयाबाबतचा श्री. अनिल निरगुडे (व्यास्त) कल्याण (प.), दि. १४/१२/२०२ रोजीचा अर्ज.

मालक :- श्री. लक्ष्मण खेतसी फलेल ब. इवर. श्री. गंगेश गावकर व इतर

सुधारित बांधकाम परवानगी क्र :- कडोंमपा/नरवि/बांण/कवि/२०१८-१९/४९/१०३, दि.०२/०६/२०२२.

इमावत पन्ना :- स.न.६०/६, ६६/२/२, ६६/३/२, ६६/४/२, सि.स.नं.४४३१, ४४३३, मोजे- मोहने, ता-कल्याण या या बांधण्यात आलेल्या ज्वत "विंग ए" स्टिल्ट + १५ या इमारतीकरिता तसेच उर्वरित इमारतीसाठी त्यावेळी रया बांधकामानुसार तपासणी करून पुढील अटी व शर्ती नुसार ना-हरकत दाखला देण्यात येईल.

महोदय.

उपरोक्त विषयवर्षित भूखंडाची प्रत्यक्ष जागेवर पाहणी केली असता आपण सादर केलेल्या नकाशाप्रमाणे आपणाम बांधकाम पूर्ण झालेल्या इमारतीस जालील अटी व शर्तीवर जलनिःसारण विभागाचा बांधकाम पूर्णत्वाचा ना-हरकत दाखला देण्यात येत आहे.

२) आपण आपला खरोल भूखंड विकसित केल्यामुळे भविष्यात शेजारील रहिवाश्यांना तसेच शेजारच्या भूखंडात सांडपाणी व पावसाळी पाणी साचणार नाही किंवा जाणार नाही याची संपूर्ण जबाबदारी आपल्यावर राहिल.

२४) सदर टिकाणी मोहने रोड येथे २४ मीटर रुंदीच्या रस्त्याला भूखंडालागत पक्की गटार बांधलेली आहे. तसेच मोहने क्रॉस २४ मीटर रुंदीच्या रस्त्यालागत गटारीचे बांधकाम समुप्रां भूखंडावर प्रस्तावित हुमारीतीच्या बांधकामादरम्यान करण्यात येईल असे साई अर्झा डेव्हलपर्स लि.हनु दिलेले कॅमिपत्र आपणावर बंधनकारक नाही. तसेच रस्त्याच्या कांडेला बांधण्यात येणारा / बांधलेल्या गटारीच्या भिंतांवर भविष्यात आपणास कोणत्याही प्रकारे बांधकाम करत येणार नाही अन्यथा तसे केल्यास होईलप्रकारे सहायानुक्तेला कायदेशीर अधिकार नाही.

३) आपण आपला भूखंड विक्रीत करीत असल्यामुळे भविष्यात बाजू लागतच्या सर्व भूखंडामध्ये सोडपाची व पावसाळी पाणी विसर्जनाच्या सर्व सोयी सोप्या रचनेची बांधणी करून घ्यावी. यासाठी या भूखंडावर बांधणी करून घ्यावी. यासाठी या भूखंडावर बांधणी करून घ्यावी.

**तहसिलदार तथा कार्यकारी दंडाधिकारी कल्याण
ता. कल्याण यांचे कार्यालय**

पर्यावरण - अ

महाराष्ट्र जमीन महसूल मंत्रालय, ११६६, जवाहर कलम, ११६, जवाहर नगर, ४११ ००४, पुणे, महाराष्ट्र, भारत
(अधिकृतिकृत जाणकारी पुरवठासाठी)

(अवधिकार वापरालागीं परवानगी)

श्री सुरेश गविंद खरडे व इतर यांचे कुटुंबातून सहाई थ्रिडा डेव्हलपर्स, भागीदारी संस्था तर्फे भागीदार श्री विकास गारुली कोकण व इतर या २०४ कृष्णा रोडोन्मी युक्त संकेच्या जयवड, गहाड पंचसम सा खल्याम नि ठाणे यांचा दिनांक ०८/०६/२०२२ रोजीचा अर्ज

२. कल्याण दूध विप्लवी महानगरपालिका स्थितकडील अमीनीच्या विकास योजनाच्या आधारावरानत पत्र जा.क्र. कल्याण/नगरि/४५/४९ दिनांक २४/१२/२०१७ व जा.क्र. कडीमरा/नरवि/१४०९ दिनांक २४/०९/२०२०.

3. या कार्यालयीन कार्य प्र. क्र. महामूल्य (टे-२) जमिनीवाक-१ कार्यालयीन कार. एम आर १५/०१/१० दिनांक ०९/०२/२०१० नुसार भारतीय स्टेट बैंक ऑफ इंडिया मध्ये अकुपितक कर या कार्यालयीन कार्याची एकवित्त रकम रु. १,१०,००३.८८ भरणा केलेल्यावत घालन क्र. MHR-०४०९०१० दिनांक ०९/०२/२०१० या सन २०१० मी २०२२ एकुण ५ वर्षासाठी परीक्षणाला होणारी अकुपितक आकारणी रकम रु. ३०,४८१. मात्र भरणा केलेल्यावत घालन क्र. MHR-०३०१०१० दिनांक २५/०२/२०१०

જા. અર્જનશર યાત્રા દિનાંક : ૦૬/૦૬/૨૦૨૨ રોજીએ સત્યપ્રતિજ્ઞાપત્ર

५. महाराष्ट्र शासन, महसूल व वन विभाग पांचोकाडील अधिसूचना दिनांक ०५/०२/२०२०

६. महाराष्ट्र शासन, महसूल व खन विभाग यांचेकडील शासन परीषदक क्रमांक : गनएसी२०२४/प्र.क.११८/अ.१.३ दिनांक १३/०४/२०२२

७. महाराष्ट्र अग्नीन महामुल्य संहिता १९६६ चे कलम ४२ अ व ४२ ब

ज्याअर्था कुख्यात झिन्नवार फाटील व इतर वयचे कु.मु.धाराक मे राई अर्था डकलपार, भायिदारी र.व्या लुके भायिदारी शिक्कतस मातली काकोण मे इतर व. १०४ कुख्यात रोडनेली युवा के वेडेण, जवळ, राहण्ड पश्चिम वानी घासे मोठेण, ता कुख्यात जिल्हा ठाणे येथील खलील नारुद जमनीधाराय मकराण्ड जमीन महामूल खोला, १९६६ ज्या कलस ३२. व ज्या तरमुदीवये डकल रोडतेज्या कलस ४७ अ नुसार व अखणारी रहिवास या आर्कीवक प्रयोगावर आर्कीवक वर व संपत्तीवर कराराचे फाटीज सळकस मे १९४०८३३ व घळन कः M11१०४७९०२६५ दिनांक ०९/०२/२०१० व सन २०१० मे २०२२ एतुणु ५ वर्षावरील घरीगणेल ठाणारी आर्कीवक आधाराणी राजकस सयचे ३०/११/२०१० सार घळन कः M11१०४७९०२६५ दिनांक २५/०९/२०२२ नुसार घराणा केवळ आहे.

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कल्याण डॉबिबली नगरपालिका, कल्याण
उद्योगिक वृक्ष प्राधिकरण विभाग

Nigude Office
(Vetan)

प्रति,

श्री. प्रमोद दशरथ गायकर व श्रम

कु.प.चा. मे. साई अशा उत्तमपत्र तर्फे विकास कोषणे.

मोने मोले साई आयर्केन बिल्डिंग अवळ, मोले रोड, मोले (गु.)

विषय:- वृक्ष लागवड बाखला
संदर्भ:- १) K.D.B.L.I.P.D.I.G.P./K.D.I.2018-19/149/103 Pt. 01/06/2022
२) एका: श्री. प्रमोद निगडे

उपरोक्त संदर्भित वज क्र. १ जन्यवे मोले येथील

नामियार्केन बिल्डिंग परिसरातील

सिल्लता.न. ६०/६, ६६/२/२, ६६/३/२, ६६/४/२

दि.क्र. २२३९, २२३३

मीने मोले या जागेत बांधकाम झालेल्या नवित इमारतीच्या मोकळ्या जागेत वृक्ष लागवड

फेल्याने त्या बाबात्या बाखला आपण अपेक्षिलेला आहे, त्या अनुषंगाने दि. १८/०७/२०२३ रोजी पाहणी केली अस्ता

झालील प्रमाणे वृक्ष लागवड केली असल्याचे आढळले आहे.

१) काटे ०३	२) चिं ०३	३) पिच ०३
४) पेठ ०३	५) गोळे ०३	६) लोकोया ०३
७) ओवा ०३	८) मि. पि ०३	९) वाघ ०३
१०) ओवा ०३	११) गाळ ०३	१२) पाला ०३
१३) लागा ०३	१४) फेडा ०३	१५) पोटादा ०३
१६) फाग ०३	१७) डा - ०३	१८) सारिका ०३
१९) सिद्ध ०३	२०) वड ०३	२१) —————
२२) —————	२३) —————	२४) —————
२५) —————	२६) —————	२७) —————
२८) —————	२९) —————	३०) —————
३१) —————	३२) —————	३३) —————
३४) —————	३५) —————	३६) —————
३७) —————	३८) —————	३९) —————
४०) —————	४१) —————	४२) —————
४३) —————	४४) —————	४५) —————
४६) —————	४७) —————	४८) —————
४९) —————	५०) —————	५१) —————
५२) —————	५३) —————	५४) —————
५५) —————	५६) —————	५७) —————
५८) —————	५९) —————	६०) —————
६१) —————	६२) —————	६३) —————
६४) —————	६५) —————	६६) —————
६७) —————	६८) —————	६९) —————
७०) —————	७१) —————	७२) —————
७३) —————	७४) —————	७५) —————
७६) —————	७७) —————	७८) —————
७९) —————	८०) —————	८१) —————
८२) —————	८३) —————	८४) —————
८५) —————	८६) —————	८७) —————
८८) —————	८९) —————	९०) —————
९१) —————	९२) —————	९३) —————
९४) —————	९५) —————	९६) —————
९७) —————	९८) —————	९९) —————
१००) —————	१०१) —————	१०२) —————
१०३) —————	१०४) —————	१०५) —————
१०६) —————	१०७) —————	१०८) —————
१०९) —————	११०) —————	१११) —————
११२) —————	११३) —————	११४) —————
११५) —————	११६) —————	११७) —————
११८) —————	११९) —————	१२०) —————

एकूण... yue झाडे आहेत. (Area. ३६९८.८० Sqm) post..

वर नमूद केल्याप्रमाणे एकूण ... yue ... यूरोपीय लागवड केली असून महाराष्ट्र (मागील क्षेत्र) शाइते

सरक्षण व जतन अधिनियम १९७५ प्रकरण ४, कलम ७ (ग) ची पूर्ती केली असल्याने आपणांस वृक्ष लागवड

कल्याणवत्ता बाखला देण्यात येत आहे, तसेच सदर बाखला इमारतीच्या ... A ... विंगसाडी/संपूर्ण इमारतीसाठी

हामू असेल.

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

- a Persons worked on this report are citizen of India.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c The information furnished in our valuation report dated 13/3/2023 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized Engineer/ surveyor Mr. Abhishek Shanbhag have personally inspected the property on 8/3/2023 the work is not subcontracted to any other valuation firm and is carried out by us.
- e We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- f We have not been removed/ dismissed from service/employment earlier.
- g We have not been convicted of any offence and sentenced to a term of imprisonment.
- h Company is not found guilty of misconduct in professional capacity.
- i Persons worked on this report are not declared to be unsound mind.
- j Company is not undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- k Company is not an undischarged insolvent.
- l No penalty is levied under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- m Company is not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- n Our PAN Card number/ GST number as applicable is **AAHCR0845G/ 09AAHCR0845G1ZP**.
- o We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- p We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- q We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2009 of the IBA and has tried to apply the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of our ability as much as practically possible in the limited time available.
- r We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class and has tried to apply the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable to the best of our ability as much as practically possible in the limited time available.
- s Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.
- t We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u The authorized Engineers of the company who has worked on the assignment has signed this valuation report.
- v The work is taken on the instructions of the Bank.
- w Further, we hereby provide the following information.

S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	This opinion on Valuation report is prepared for the unsold inventory of residential and commercial units in project named as "Sai Icon" situated at the aforesaid address. The subject property is newly constructed building of Ground + 15 storied RCC structure. As per survey observation on Ground floor there are 19 shops and on first floor there are 11 office units and on second floor there are 13 flats, 1 club house and 1 gym. From 3 rd to 15 th floor there are 15 flats on each

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		floor. As per unsold inventory provided there are total 29 units which are considered in valuation. The subject property is abutting the Titwala Ambivili road. All the necessary civic amenities are available in the near vicinity.	
2.	Purpose of valuation and appointing authority	Please refer to Part-D of the Report.	
3.	Identity of the experts involved in the valuation	Survey Analyst: Er. Abhishek Shanbhag Valuation Engineer: Er. Mahesh Chandra Joshi L1/ L2 Reviewer: Er. Rajani Gupta	
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower and no conflict of interest.	
5.	Date of appointment, valuation date and date of report	Date of Appointment:	8/3/2023
		Date of Survey:	8/3/2023
		Valuation Date:	13/3/2023
		Date of Report:	13/3/2023
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Abhishek Shanbhag on 8/3/2023. Property was shown and identified by Mr. Sujit Butte (☎-8652807945)	
7.	Nature and sources of the information used or relied upon	Please refer to Part-D of the Report. Level 3 Input (Tertiary) has been relied upon.	
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Please refer to Part-D of the Report.	
9.	Restrictions on use of the report, if any	Value varies with the Purpose/ Date/ Market & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in this report. I/we do not take any responsibility for the unauthorized use of this report. During the course of the assignment, we have relied upon various information, data, documents in good faith provided by Bank/ client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void. This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited	

VALUATION ASSESSMENT

M/S. SAI SHRADDHA DEVELOPERS

		to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.
10.	Major factors that were taken into account during the valuation	Please refer to Part A, B & C of the Report.
11.	Major factors that were not taken into account during the valuation	Please refer to Part A, B & C of the Report.
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Please refer to Part E of the Report and Valuer's Important Remarks enclosed herewith.

Date: 13/3/2023

Place: Noida


Signature

perish

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

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

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching or offering" convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.



19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

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

Information Management

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

Gifts and hospitality.

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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



Miscellaneous

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

Signature of the Authorized Person: _____

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

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

Date: 13/3/2023

Place: Noida

ENCLOSURE: X

PART E

VALUER'S IMPORTANT REMARKS

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

16.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.
17.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
18.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
19.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
20.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
21.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
22.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
23.	Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
24.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
25.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
26.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
27.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
28.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
29.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
30.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.

31.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
32.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
33.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
34.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
35.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
36.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
37.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
38.	Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client up to their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
39.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
40.	Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
41.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or at least within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
42.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
43.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
44.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.