

**Mumbai Branch Office:**

Office No: Unit No. 1212, Floor No.: 12,  
Building Name: Sunshine Tower, Block  
Sector: Dadar West, Mumbai 400013,  
Road: Sampati Bapat Marg,  
City: Lower Parel, District : Mumbai  
Ph.: 9651070248, 9205353008

REPORT FORMAT: V-L1 (FLATS - PNB) | Version: 12.0 Nov-2022

CASE NO. VIS (2023-24)-PL-076-Q009-070-085

DATED: 19/05/2023

## FIXED ASSETS VALUATION REPORT

OF

NATURE OF ASSETS	BUILT-UP UNIT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	RESIDENTIAL APARTMENT IN MULTISTORIED BUILDING

### SITUATED AT

M/S NARAYAN NIWAS, CO. OP. HSG. SOC. LTD. FLAT NO. 102, 1<sup>ST</sup> FLOOR, OPP. E-SQUARE, TUKARAM SANDAM LANE, OFF. SHUBHASH ROAD, VILE PARLE EAST, MUMBAI- 400 057

### REPORT PREPARED FOR

PUNJAB NATIONAL BANK, MCC-1, 7<sup>TH</sup> FLOOR, F-WING, MAKER TOWER, CUFFE PARADE, MUMBAI

■ 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

*"Important - In case of any query/ issue/ concern or escalation you may please contact Incident Manager @ [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We will appreciate your feedback in order to improve our services.*

*For the AS per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which report will be considered to be accepted & correct.*

*Valuation Terms of Services & Valuer's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.*

### CORPORATE OFFICE:

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

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

E-mail - [valuers@rkassociates.org](mailto:valuers@rkassociates.org) | Website: [www.rkassociates.org](http://www.rkassociates.org)



**PART A**

**SNAPSHOT OF THE ASSET/PROPERTY UNDER VALUATION**



**SITUATED AT**

**M/S NARAYAN NIWAS, CO. OP. HSG. SOC. LTD. FLAT NO. 102, 1ST FLOOR, OPP. E-SQUARE,  
TUKARAM SANDAM LANE, OFF. SHUBHASH ROAD, VILE PARLE EAST, MUMBAI- 400 057**

*Handwritten signature*





**PART B**

**PNB FORMAT ON OPINION REPORT ON VALUATION**

Name & Address of the Branch	Punjab National Bank, MCC-1, 7 <sup>th</sup> Floor, F-Wing, Maker Tower, Cuffe Parade, Mumbai
Name & Designation of concerned officer	Mr. Yash Pachkwade (Mob. No. +91 94222 96792)
Name of the Customer	M/s. ABQL Industries Pvt. Ltd.
Work Order No. & Date	Via mail dated 22-05-2023 (earlier confirmed via Phone)

S.NO.	CONTENTS	DESCRIPTION		
<b>I.</b>	<b>GENERAL</b>			
1.	Name & Address of the valuer	R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.		
2.	Purpose of Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose		
3.	a. Date of Inspection of the Property	16 May 2023		
	b. Property Shown By	<b>Name</b>	<b>Relation with the owner</b>	<b>Contact Details</b>
		Mr. Mishaal Parekh	Representative	+91 98707 06556
	c. Title Deed No. & Date	Via Agreement for Permanent Alternate Accommodation dated 18 <sup>th</sup> December 2014 (Referred from the copy of the documents provided by the Bank)		
	d. Date of Valuation Assessment	19 May 2023		
	e. Date of Valuation Report	19 May 2023		
4.	List of documents produced for perusal (Documents has been referred only for reference purpose as provided. Authenticity to be ascertained by legal practitioner.)	<b>Documents Requested</b>	<b>Documents Provided</b>	<b>Documents Reference No.</b>
		Total <b>07</b> documents requested.	Total <b>06</b> documents provided	Total <b>06</b> documents provided
		Property Title document	Agreement for Permanent Alternate Accommodation	Dated: 18-12-2014
		Floor Plan	Floor Plan	Dated: 26-11-2013
		Occupation Certificate	Occupation Certificate	Dated: 06-02-2017
		Copy of TIR	---	---
		Gas Bill	Gas Bill	Dated: 09-03-2023
		Last paid Electricity Bill	Last paid Electricity Bill	Dated: 11-02-2023
		Maintenance Charges	Maintenance Charges	Dated: 10-05-2023
	Documents provided by	<b>Bank</b>		
		<b>Name</b>	<b>Relationship with Owner</b>	<b>Contact Number</b>
		Mr. Yash Pachkwade	None (Banker)	+91 98707 06556
5.	Name of the owner(s)	Smt. Nalini Parekh (as per documents provided to us)		
	Address/ Phone no.	Address: --- Phone No.: NA		

**CASE NO.: VIS(2023-24)-PL076-Q009-070-085**



6.	<b>Brief description of the property</b>	
	<p>This opinion on Valuation report is prepared for the residential property situated at the aforesaid address. As per the copy of Agreement for Permanent Alternate Accommodation, initially the stamp duty was paid for area admeasuring 659.75 sq.ft. further additional area of 81 sq.ft. was purchased 18-12-2014 for an amount of Rs. 20,70,000/-. Thus, the total carpet area of subject flat is 741 sq.ft. and the same is considered for valuation purpose. As per Full Occupancy and Building Completion Certificate dated 06-02-2017, the residential building was completed as Stilt+6<sup>th</sup> floor on plot bearing no. C.S. No./CTS No. 162, 162/1, Village-Ville Parle, Subhash Cross Road, Mumbai.</p> <p>The subject property comprises of Stilt + 6 floor structure. It is situated on 1<sup>st</sup> floor having configuration of 3 BHK. As per copy of full occupation certificate, the construction of building was completed on 12-09-2016. Subject property also having 1 Parking space no. 9 of area 10.35 Sq.m. on Stilt floor.</p> <p>The subject property is accessible via Subhash road which is further connected via Sahar road and service road of Western Express Highway. All the basic and civic amenities are available within the close proximity of the subject property.</p> <p>This report only contains general assessment &amp; 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.</p> <p>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.</p>	
7.	Location of the property	
	7.1 Plot No. / Survey No. (referred from the copy of the documents provided to us)	C.S. No./CTS No. 162, 162/1
	7.2 Door No.	Flat no. 102
	7.3 T. S. No. / Village	Ville Parle East
	7.4 Ward / Taluka	---
	7.5 Mandal / District	Mumbai
	7.6 Nearby Landmark	Garware House & Hotel Planet Residency
	7.7 Postal address of the property	M/s Narayan Niwas, Co. Op. HSG. Soc. Ltd. Flat No. 102, 1 <sup>st</sup> Floor, Opp. E-Square, Tukaram Sandam Lane, Off. Shubhash Road, Vile Parle East, Mumbai- 400 057
8.	Details of approved Plans	
	8.1 Date of issue and validity of layout of approved map / plan	Yes Society is approved by MCGM or BMC via letter No. CHE/WS/1115/K/337(NEW), dated 11-10-2014
	8.2 Approved Map / Plan issuing authority	Brihanmumbai Municipal Corporation
	8.3 Whether genuineness or authenticity of approved map / plan is verified	No, not at our end. It is to be taken care by Bank's competent advocate.
	8.4 Any other comments by our empanelled	None

**CASE NO.: VIS(2023-24)-PL076-Q009-070-085**





	valuers on authenticity of approved plan	
	8.5 Comment on unauthorized construction if any	As per visual carousal building is constructed as per sanction plan attached in the deed. Also full occupancy certificate received.
	8.6 Comment on demolition proceedings if any	None
9.	City Categorization (City / Town)	Metro City
	Type of Area	Urban Developed
10.	Classification of the area	Residential Area
		Upper Middle Class (Good)
		Urban developed
		Within main city
11.	Local Government Body Category (Corporation limit / Village Panchayat / Municipality) - Type & Name	Urban
		Municipal Corporation (Nagar Nigam)
		Brihanmumbai Municipal Corporation
12.	Whether covered under any prohibited/ restricted/ reserved area/ zone through State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area/ heritage area/ coastal area	No as per general information available on public domain
		NA
		Residential Area
13.	Boundaries schedule of the Property	
	Are Boundaries matched	No, boundaries are not mentioned in the documents.
	<b>Directions</b>	<b>As per Documents</b>
	North	Not mentioned in the documents
	South	Not mentioned in the documents
	East	Not mentioned in the documents
	West	Not mentioned in the documents
		Guruchaya Building
		Flat No. 101 & Garware Lane
		Stairs & Flat No. 103
		Satyam Society
14.	Dimensions of the site	
	<b>Directions</b>	<b>As per Documents (A)</b>
	North	Not available in documents.
	South	Not available in documents.
	East	Not available in documents.
	West	Not available in documents.
		Irregular shared built-up units
15.	Extent of the site	741 sq.ft. (Carpet Area)
	15.1 Latitude, Longitude & Co-ordinates	741 sq.ft. (Carpet Area)
16.	Extent of the site considered for valuation (least of 14 A & 14 B)	19°06'27.7"N 72°51'08.6"E
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Owner
	17.1 Rent received per month	Not Applicable
<b>II.</b>	<b>APARTMENT BUILDING</b>	
1.	Name of the Apartment	Narayan Niwas
2.	Nature of the Apartment	Ordinary Apartment
3.	Description of the locality Residential / Commercial / Mixed	Residential
4.	Year of Construction	2016
5.	Number of Floors	Stilt + 6
6.	Type of Structure	RCC
7.	Number of Dwelling units in the building	18



8.	Quality of Construction (Class of construction/ Appearance/ Condition of structures)	Internal - Class B construction (Good)	
		External - Class B construction (Good)	
9.	Appearance of the Building	Good	
10.	Maintenance of the Building	Internal	External
		Good	Good
		Condition of building is good	
11.	Facilities Available		
	11.1 Lift	Yes	
	11.2 Protected Water Supply	Yes	
	11.3 Underground Sewerage	Yes	
	11.4 Car Parking - Open/ Covered	Covered, stilt	
	11.5 Is Compound wall existing?	Yes	
	11.6 Is pavement laid around the building	Yes	
	11.8 Other facilities	<input type="checkbox"/> Club, <input type="checkbox"/> Convenient Shopping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Play Area, <input type="checkbox"/> Kids Play Area, <input checked="" type="checkbox"/> Walking Trails, <input type="checkbox"/> Gymnasium, <input type="checkbox"/> Park, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Power Backup, <input checked="" type="checkbox"/> Security	
III.	FLAT		
1.	Type of layout of flat	3 BHK	
2.	The floor on which the flat is situated	First floor	
3.	Door No. of the flat	102	
4.	Specifications of the flat		
	Roof	RCC	
	Flooring	Vitrified tiles,	
	Doors	Wooden doors	
	Windows	Glass windows on composite frames	
	Fittings	Internal/ Normal quality fittings used	
	Finishing	Plain ordinary finishing, Simple Plastered Walls	
5.	House Tax	Relevant document not provided	
	Assessment No.	Relevant document not provided	
	Tax paid in the name of	Relevant document not provided	
	Tax amount	Relevant document not provided	
6.	Electricity Service Connection No.	Vandra/Kalina/21/306/029/029/095	
	Meter Card is in the name of	Nalini Parekh	
7.	How is the maintenance of the flat?	Good	
8.	Sale Deed executed in the name of	Smt. Nalini Parekh (mentioned as described in the document provided to us)	
9.	What is the undivided area of land as per Sale Deed?	This is a flat valuation and land portion is not considered separately.	
10.	What is the plinth area of the flat?	741 sq.ft (Carpet Area)	
11.	What is the floor space index (app.)	Not in scope of the work since this is a single flat valuation.	
12.	What is the Carpet Area of the flat?	741 sq.ft	
13.	Is it Posh/ I class / Medium / Ordinary?	Upper Middle Class (Good)	
14.	Flat used for	Residential Purpose	
15.	Is it Owner-occupied or let out?	Presently occupied by: Owner	
16.	If rented, what is the monthly rent?	Not Applicable	





IV. MARKETABILITY				
1.	How is the marketability?	Easily sellable		
2.	What are the factors favoring for an extra Potential Value?	Good demand of such properties in the market		
3.	Any negative factors are observed which affect the market value in general?	None		
V. RATE				
1.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	Rs. 38,000/- to 42,000 per sq.ft. on carpet area For more details & basis please refer to the <b>Part C - Procedure of Valuation Assessment section.</b>		
2.	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	Please refer to point 1 above.		
3.	Break - up for the rate	Flats transactions takes place only based on composite rate. No breakup is mostly available of composite rate.		
	3.1 Building + Services			
	3.2 Land + Others			
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs. 2,15,850 per sq.mtr. For more details & basis please refer to the <b>Part C - Procedure of Valuation Assessment section.</b>		
VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION				
1.	Depreciated building rate	Not Applicable since Valuation is conducted based on composite market comparable rate method.		
	Replacement cost of flat with Services {V (3)i}	Included in comparable composite market rate.		
	Age of the building	Approximately 7 years as per verbal information/documents provided.		
	Life of the building estimated	70 years subject to building construction is done as per specified norms & materials used with proper maintenance.		
	Depreciation percentage assuming the salvage value as 10%	Not Applicable since Valuation is conducted based on comparable composite market rate method.		
	Depreciated Ratio of the building	Not Applicable since Valuation is conducted based on market comparable composite rate method.		
2.	Total composite rate arrived for valuation	Rs. 40,000 per sq.ft. For more details & basis please refer to the <b>Part C - Procedure of Valuation Assessment section.</b>		
	Depreciated building rate VI (a)	Not Applicable since Valuation is conducted based on market comparable composite rate method.		
	Rate for Land & other V (3) ii	Not Applicable since Valuation is conducted based on market comparable composite rate method.		
	Total Composite Rate	Rs. 40,000 per sq.ft. For more details & basis please refer to the <b>Part C - Procedure of Valuation Assessment section.</b>		
VII. DETAILS OF VALUATION				
Sr.No.	Particulars	Specifications/ Qty.	Rate per unit (Rs.)	Estimated Value* (Rs.)
1.	Present value of the flat (incl. car parking, if provided)	3 BHK	40,000	2,96,00,000
VIII. OTHER DETAILS				
1.	Date of purchase of immovable property	Original Deed not shared (only Agreement for Permanent		





		Alternate Accommodation dated 18-12-2014 shared)	
2.	Purchase Price of immovable property	Original Deed not shared (only Agreement for Permanent Alternate Accommodation dated 18-12-2014 shared)	
3.	Book value of immovable property	Balance Sheet not shared	
4.	Fair Market Value of the property	Rs.2,96,00,000/-	
5.	Realizable Value of immovable property	Rs. 2,51,60,000/-	
6.	Distress Sale Value of immovable property	Rs. 2,22,00,000/-	
7.	Guideline Value (value as per Circle Rates), if applicable, in the area where Immovable property is situated	Rs. 1,48,59,239/-	
8.	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	Please refer to the <b>Part C - Procedure of Valuation Assessment section.</b>	
S NO.	ENCLOSED DOCUMENTS	ENCLOSURE NO.	REMARKS
1.	Part – C: Procedure for Valuation Assessment	Enclosure – I	Enclosed with the report
2.	Declaration	Enclosure – VII	Enclosed with the report
3.	Model Code of Conduct for Valuers	Enclosure – VIII	Enclosed with the report
4.	Photograph of owner with the property in the background	Enclosure - II	Enclosed with the report
5.	Google Map Location	Enclosure – III	Google Map enclosed with coordinates
6.	Layout plan of the area in which the property is located	Enclosure – VI	Enclosed with the report
7.	Building Plan	Enclosure – VI	Enclosed with the report
8.	Floor Plan	Enclosure – VI	Enclosed with the report
9.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	Refer below.	Refer below.
	a. Enclosure Copy of Circle Rate	Enclosure - IV	Enclosed with the report
	b. References on Price Trend of the similar related properties available on public domain	Enclosure - V	Enclosed with the report
	c. Extracts of important property documents provided by the client	Enclosure - VI	Enclosed with the report
	d. Valuer's Important Remarks	Enclosure - IX	Enclosed with the report
10.	Total Number of Pages in the Report with enclosures	42	

**\*NOTE:**

1. Please refer to **Part C - Procedure of Valuation Assessment section** for more details, basis, approach and methodology to valuation.
2. **PART A - PNB format on opinion report on Valuation** is just the description of the asset as per the format requirement of the Bank. The real procedure of Valuation is discussed in **PART C – Procedure of Valuation Assessment** where all different aspect of Valuation as per the standards are described in detail.
3. Estimated Value is subject to the assumptions, limitations, basis of computation, caveats, information, facts came during valuation within the limited available time & cost.
4. This Valuation is guided by Valuation Terms of Service and Valuer's Important Remarks which can also be found at [www.rkassociates.org](http://www.rkassociates.org).

**CASE NO.: VIS(2023-24)-PL076-Q009-070-085**



**ENCLOSURE - I**

**PART C**

**PROCEDURE OF VALUATION ASSESSMENT**

1.	GENERAL INFORMATION				
i.	Important Dates	<b>Date of Appointment</b>	<b>Date of Inspection of the Property</b>	<b>Date of Valuation Assessment</b>	<b>Date of Valuation Report</b>
		22 May 2023 (earlier confirmed via Phone)	16 May 2023	19 May 2023	19 May 2023
ii.	Client	Punjab National Bank			
iii.	Intended User	Punjab National Bank			
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose.			
v.	Purpose of Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose			
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	<input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by owner's representative <input checked="" type="checkbox"/> Done from the name plate displayed on the property <input type="checkbox"/> Cross checked from boundaries or address of the property mentioned in the deed <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done			
ix.	Is property number/ survey number displayed on the property for proper identification?	Yes.			
x.	Type of Survey conducted	Full survey (inside-out with approximate measurements & 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	<b>Nature</b>	<b>Category</b>	<b>Type</b>
		BUILT-UP UNIT	RESIDENTIAL	RESIDENTIAL APARTMENT IN LOW RISE BUILDING
		<b>Classification</b>	Personal use and rental income purpose asset	
iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Market Value & Govt. Guideline Value	
		Secondary Basis	Not Applicable	

**CASE NO.: VIS(2023-24)-PL076-Q009-070-085**



v.	Present market state of the Asset assumed ( <i>Premise of Value as per IVS</i> )	Under Normal Marketable State <b>Reason:</b> Asset under free market transaction state			
vi.	Property Use factor	<b>Current/ Existing Use</b>	<b>Highest &amp; Best Use</b> ( <i>in consonance to surrounding use, zoning and statutory norms</i> )	<b>Considered for Valuation purpose</b>	
		Residential	Residential	Residential	
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	High Class (Very Good)			
ix.	Property Physical Factors	<b>Shape</b>	<b>Size</b>	<b>Layout</b>	
		Irregular	Medium	Good Layout	
x.	Property Location Category Factor	<b>City Categorization</b>	<b>Locality Characteristics</b>	<b>Property location characteristics</b>	<b>Floor Level</b>
		Metro City	Good	Near to Highway	Stilt + 6
		Urban developed	Normal	Good location within locality	
			Within main city	Not Applicable	
		<b>Property Facing</b> East Facing			
xi.	Physical Infrastructure availability factors of the locality	<b>Water Supply</b>	<b>Sewerage/ sanitation system</b>	<b>Electricity</b>	<b>Road and Public Transport connectivity</b>
		Yes from municipal connection	Underground	Yes	Easily available
		<b>Availability of other public utilities nearby</b>		<b>Availability of communication facilities</b>	
		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.)	High Income Group			
xiii.	Neighbourhood amenities	Good			
xiv.	Any New Development in surrounding area	None	---		
xv.	Any specific advantage in the property	Near to Western Express highway			
xvi.	Any specific drawback in the property				
xvii.	Property overall usability/ utility Factor	Good			
xviii.	Do property has any alternate use?	No			





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	
		Comments: ---	
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)	<b>Fair Market Value</b> 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	<b>Fair Market Value</b> 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	<b>Built-up Unit</b> <b>Approach of Valuation</b> <b>Market Approach</b>	<b>Method of Valuation</b> <b>Market Comparable Sales Method</b>
xxvi.	Type of Source of Information	Level 3 Input (Tertiary)	
xxvii.	<b>Market Comparable</b>		
	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)	1.	Name: Mr. Shishil Chheda Contact No.: +91 98691 81555 Nature of reference: <b>Property Consultant</b> Size of the Property: 700 sq.ft. (Carpet Area) Location: <b>Subhash road</b> Rates/ Price informed: Around Rs. 38,000/- - Rs. 42,000/- 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 property rate in the locality are in the range of Rs. 38,000/- to Rs. 42,000/- per sq.ft. on carpet area depending upon size of unit, floor, surrounding, distance from highway etc.
		2.	Name: M/s. Rajendra Estate Contact No.: +91 88691 70588 Nature of reference: <b>Property Consultant</b> Size of the Property: 3 BHK unit of 700 sqft. Location: <b>Subhash road</b> Rates/ Price informed: Around Rs. 38,000/- - Rs. 43,000/- per sq.ft. Any other details/ Discussion held: ---
		<b>NOTE: The given information above can be independently verified to know its authenticity.</b>	
xxviii.	Adopted Rates Justification	As per our discussion with the property dealers and habitants of the subject location we have gathered the following information:- 1. As per inquiry/information gathered, there is no flat for sale in Naraya Niwas Society. (Refer Annexure) 2. Rates in the subject locality varies from Rs. 38,000/- to Rs. 42,000/- per sq. ft.	



		on carpet area with some exceptions which have higher rates than the usual.	
		3. Rates for the flats having size of around 700 sq. ft. varies with respect to the floor level.	
		Based on the above information and keeping in mind the less availability of plots in subject locality we are of the view to adopt a rate of <b>Rs. 40,000/- per sq.ft.</b> on Carpet Area for the purpose of this valuation assessment.	
	<b>NOTE:</b> 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.	<b>Other Market Factors</b>		
	Current Market condition	Normal	
		<b>Remarks:</b> ---	
		<b>Adjustments (-/+):</b> 0%	
	Comment on Property Salability Outlook	Easily sellable	
		<b>Adjustments (-/+):</b> 0%	
	Comment on Demand & Supply in the Market	<b>Demand</b>	<b>Supply</b>
		Good	Low
		<b>Remarks:</b> Good demand of such properties in the market	
		<b>Adjustments (-/+):</b> 0%	
xxx.	Any other special consideration	<b>Reason:</b> ----	
		<b>Adjustments (-/+):</b> 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.	
		<b>Adjustments (-/+):</b> 0%	
xxxii.	<b>Final adjusted &amp; weighted Rates considered for the subject property</b>	<b>Rs. 40,000/- per sq.ft. (On Carpet Area)</b>	
xxxiii.	<b>Considered Rates Justification</b>	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.	
xxxiv.	<b>Basis of computation &amp; working</b>		
	<ul style="list-style-type: none"><li>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.</li><li>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</li></ul>		



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**

- a. 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.



	<p>b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true &amp; factual.</p> <p>c. 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.</p> <p>d. 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.</p> <p>e. Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal &amp; informal payment components as per market trend.</p> <p>f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative &amp; Estimated Fair Prospective Market Value of the asset unless otherwise stated.</p> <p>g. 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.</p>
xxxvi.	<b>SPECIAL ASSUMPTIONS</b>
	None
xxxvii.	<b>LIMITATIONS</b>
	None

3.	VALUATION COMPUTATION OF BUILT-UP UNIT		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Rate range	Rs.2,15,850/- per sq.mtr	Rs.38,000/- to Rs.42,000 per sq.ft.
	Rate adopted	Rs.2,15,850/- per sq.mtr	Rs.40,000/- per sq.ft
	Covered Area	68.84 sq.mtr (741 sq.ft)	741 sq.ft
	Class of construction	Class B construction (Good)	Class B construction (Good)
	Valuation Calculation	68.84 sq.mtr X Rs.2,15,850/- per sq.mtr	741 sq.ft X Rs.40,000/- per sq.ft
	<b>Total Value</b>	<b>Rs. 1,48,59,239/-</b>	<b>Rs. 2,96,40,000/-</b>
b.	Depreciation percentage (assuming salvage value % per year)	NA	NA (Above replacement rate is calculated after deducting the prescribed depreciation)
c.	Age Factor	2000 onwards	5-10 years old construction
d.	Structure Type/ Condition	Pucca (1.0)	RCC load bearing structure/ Good
e.	Built-up Unit Value (A)	<b>Rs. 1,48,59,239/-</b>	<b>Rs. 2,96,40,000/-</b>

4.	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 (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	---	---
e.	<b>Depreciated Replacement Value (B)</b>	---	---
f.	<b>Note:</b> <ul style="list-style-type: none"> <li>Value for Additional Building &amp; 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.</li> <li>Value of common facilities of society are not included in the valuation of Flat/ Built-up unit.</li> </ul>		

5.	CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET		
S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Built-up Unit Value (A)	Rs. 1,48,59,239/-	Rs. 2,96,40,000/-
2.	Additional Aesthetic Works Value (B)	---	---
3.	<b>Total Add (A+B)</b>	Rs. 1,48,59,239/-	Rs. 2,96,40,000/-
4.	Additional Premium if any	---	---
	Details/ Justification	---	---
5.	Deductions charged if any	---	---
	Details/ Justification	---	---
6.	<b>Total Indicative &amp; Estimated Prospective Fair Market Value</b>	---	Rs. 2,96,40,000/-
7.	<b>Rounded Off</b>	---	Rs.2,96,00,000/-
8.	<b>Indicative &amp; Estimated Prospective Fair Market Value in words</b>	---	Two Crore Ninety-Six Lakhs and Only
9.	<b>Expected Realizable Value (@ ~15% less)</b>	---	Rs. 2,51,60,000/-
10.	<b>Expected Distress Sale Value (@ ~25% less)</b>	---	Rs. 2,22,00,000/-
11.	<b>Percentage difference between Circle Rate and Fair Market Value</b>	50%	



12.	<b>Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%</b>	<p>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.</p>
13.	<b>Concluding Comments/ Disclosures if any</b> <ol style="list-style-type: none"> <li>We are independent of client/ company and do not have any direct/ indirect interest in the property.</li> <li>This valuation has been conducted by R.K Associates Valuers &amp; Techno Engineering Consultants (P) Ltd. and its team of experts.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>This report only contains opinion based on technical &amp; market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.</li> <li>This report is prepared following our Standard Operating Procedures &amp; Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation &amp; working as described above.</li> <li>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.</li> </ol>	
14.	<b>IMPORTANT KEY DEFINITIONS</b> <p><b>Fair Value</b> suggested by the competent Valuer is that prospective estimated amount in his expert &amp; prudent opinion of the subject asset/ property without any prejudice after he has carefully &amp; exhaustively evaluated the facts &amp; 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 &amp; disadvantages and its potential possibilities which is just &amp; 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 &amp; unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.</p> <p>Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification &amp; reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.</p>	



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

Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

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

Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

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

**Realizable Value** is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

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

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

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

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

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

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





	<p>likely price to be paid for a good or service at a given time in accordance with a particular definition of value.</p> <p>Therefore, in actual for the same asset/ property, cost, price &amp; value remain different since these terms have different usage &amp; meaning.</p>
15.	<p><b>Enclosures with the Report:</b></p> <ul style="list-style-type: none"> <li>• Enclosure II: Photographs of the property</li> <li>• Enclosure III: Google map location</li> <li>• Enclosure IV: Copy of Circle rate</li> <li>• Enclosure V: Referenced on price trend of the similar related properties available on public domain.</li> <li>• Enclosure VI: Extracts of important property documents provided by the clients</li> <li>• Enclosure VII: Declaration</li> <li>• Enclosure VIII: Model code of conduct for valuers</li> <li>• Enclosure IX: Valuer's important remarks.</li> </ul>

*Adi*





### 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](mailto: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](mailto: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](http://www.rkassociates.org) for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Shreyash Shetty	Abhinav Chaturvedi	Rajani Gupta
		

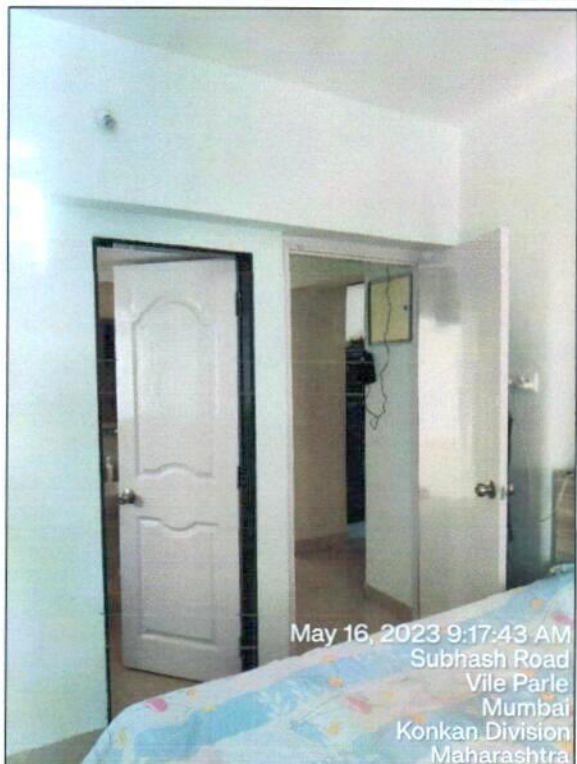




**ENCLOSURE: II – PHOTOGRAPHS OF THE PROPERTY**







*Abhi*

*rk*

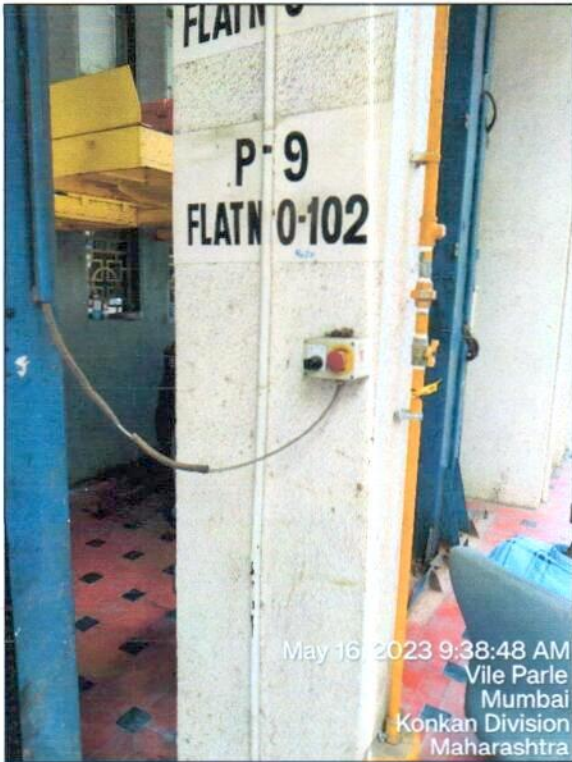
R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.





*[Handwritten signature]*  
 R.K. Associates  
 Valuers & Techno Engineering Consultants (P) Ltd.



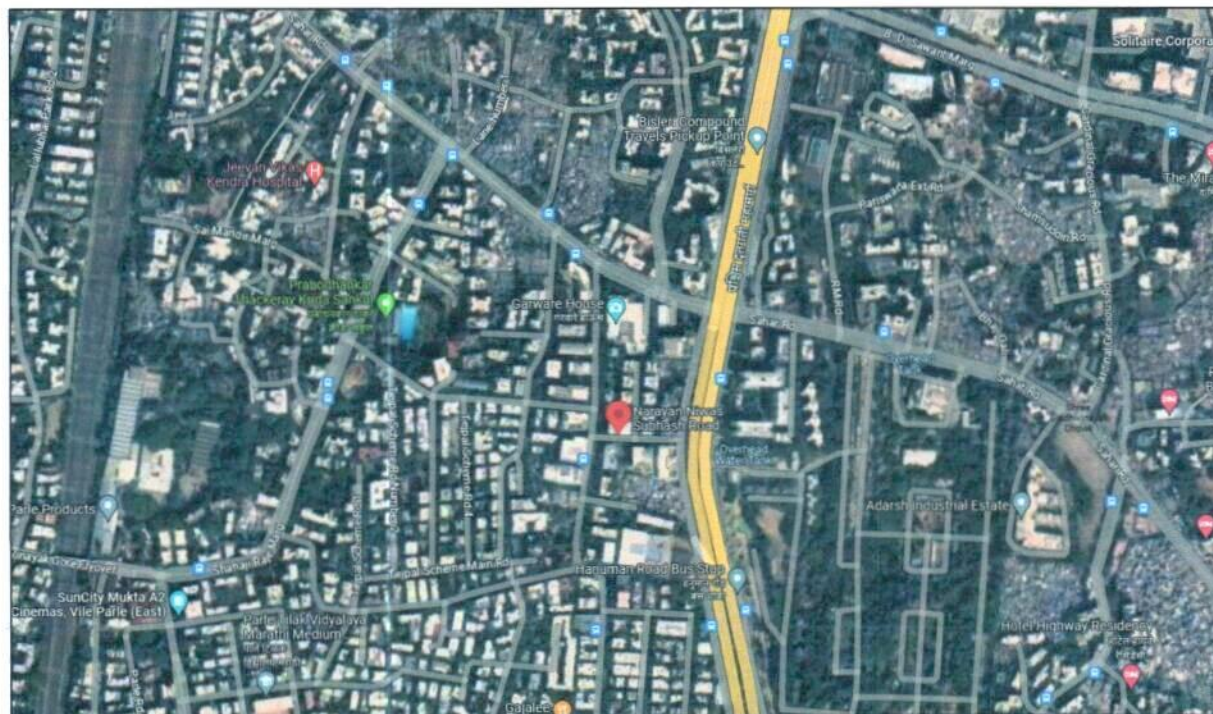
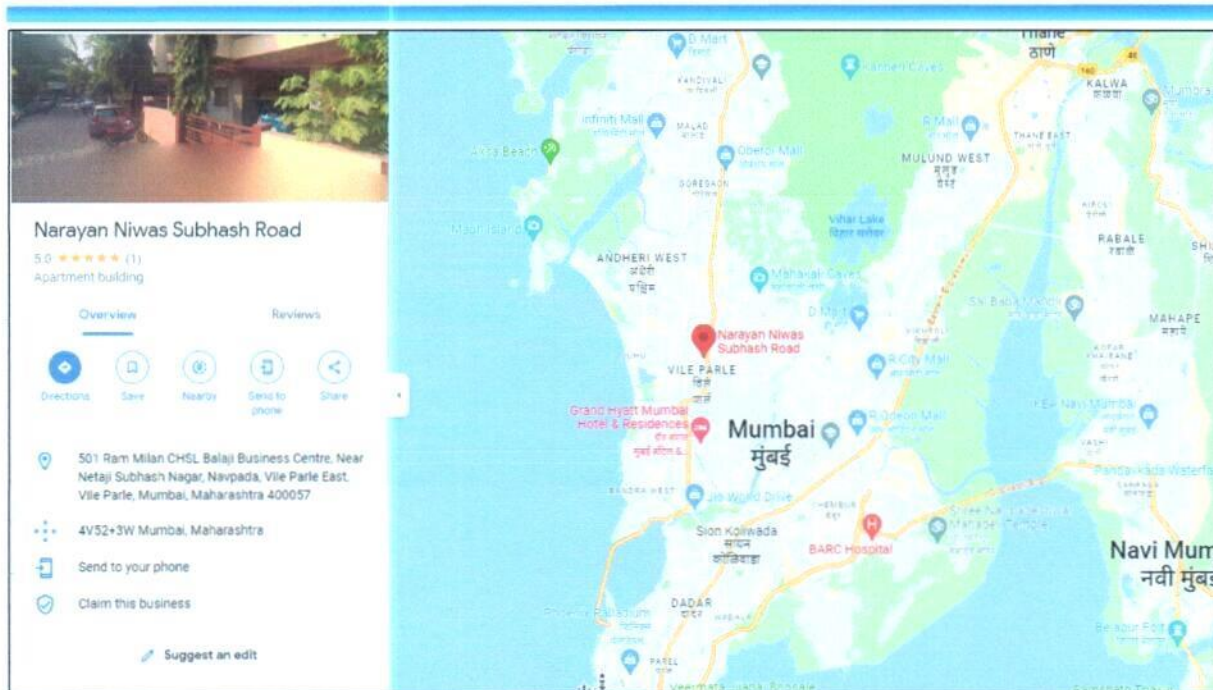


*Adh*





**ENCLOSURE: III – GOOGLE MAP LOCATION**



*Signature*





**ENCLOSURE: IV – COPY OF CIRCLE RATE**



**Department of  
Registration & Stamps**  
 Government Of Maharashtra

**नोंदणी व मुद्रांक  
विभाग**  
 महाराष्ट्र शासन

Valuation Home Rule Calculator


**Valuation For Urban Area**

\*\*\* welcome to valuation

**Location Details**  
 Select Type ☐ Development Agreement ☐ Tenant Occupied ☒ Other Division Name Mumbai

District Name Mumbai (suburb) Zone Name 36. विलेपारले पुर्व ( अंधेरी )  
 Attribute सि.टी.एस. नगर 162 SubZone Name

Open Land	Residence	Office	Shop	Industry	Unit
108770	215850	248230	315900	215850	Square Meter

Next

*[Signature]*

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



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

99 acres Buy Narayan Niwas Add more

0 results | 3 BHK Apartments in Narayan Niwas Vile Parle East Mumbai for Sale

Applied Filters: 3 BHK, Flat/Apartment, Narayan Niwas

Hide already seen

Verified properties

Budget

No results matching your search!

Try removing some of the filters to get matching property results

Clear all filters

2 BHK Apartment in Vile Parle East  
**Vile Parle Kalpavriksha CHS**

50 Places nearby 1 Parking 7 Religious Places 1 ATM

₹ 2.75 Cr 683 sq.ft. 2 BHK

₹ 40,263/sq.ft. (53 sq.m) Built-up Area 2 Baths

Residential apartment for sell. Located in vile parle east. It is a furnis... more

READY TO MOVE RESALE

Posted on 03rd Feb, 2023 by Owner Ulhas

View Phone Number Contact Owner

**3 BHK Flat In Sukhjyot For Sale In Vishnu Prasad Society**

Tejpal Scheme Road No.1 Explore Nearby

₹5.5 Crores ₹39,286 per sq.ft. ₹3.15 Lacs/Month Estimated EMI 1,400 sqft Builtup

East Facing 3 Bathrooms 3 BHK Apartment Type Bike and Car Parking

Get Owner Details

Nearby: Technopolis Knowledge Park Sardar Patel Technology Business Incubator T2 Carnival Cinemas SunCity Mukta A2 Cinemas Vile Parle Chakala



**ENCLOSURE VI: EXTRACTS OF IMPORTANT PROPERTY DOCUMENTS PROVIDED  
 BY THE CLIENT**

**Sale Agreement**

**AGREEMENT FOR PERMANENT ALTERNATE ACCOMMODATION**

THIS AGREEMENT made at Mumbai this 18<sup>th</sup> day of December 2014  
 between (1) **M/S. NSB PROPERTIES**, a Registered Partnership Firm having its  
 Registered Office at B-7/8, Bageshri Co-operative Housing Society Ltd.,  
 Shankar Ghanekar Marg, Prabhadevi, Mumbai - 400 025, hereinafter referred to as  
 "THE DEVELOPERS" (which expression shall unless it be repugnant to the context  
 or meaning thereof be deemed to mean and include the partners or partner for the  
 time being of the said firm, the survivors or survivor of them and their heirs, executors  
 and administrators of the last surviving partner, their or his assigns) of the  
 ONE PART,

AND

(2) **NARAYAN NIWAS CO-OPERATIVE HOUSING SOCIETY LIMITED**,  
 a society registered under the provisions of the Maharashtra Co-operative Societies  
 Act, 1960 bearing Registration No.BOM/W-KE/HSG/TC/10844/99-2000/2000  
 dated 20/01/2000 having its Registered Office at Subhash Cross Road,  
 Vile Parle (East), Mumbai - 400 057 (which expression shall unless it be repugnant to  
 the context or meaning thereof be deemed to mean and include its successors and  
 assigns) hereinafter referred to as "SOCIETY" of the SECOND PART.

AND

(3) **Smt. Nalini Parekh** aged about 70 years, having PAN No. AHEEP677K  
 Indian Inhabitant having address at Flat No.002, Ground Floor, Narayan Niwas  
 Co-operative Housing Society Ltd. situate at Subhash Cross Road, Vile Parle (East),  
 Mumbai - 400 057, hereinafter called the "MEMBERS" (which expression shall  
 unless it be repugnant to the context or meaning thereof be deemed to mean and  
 include his/her/their respective heirs, executors, administrators and permitted assigns  
 only) of the THIRD PART.

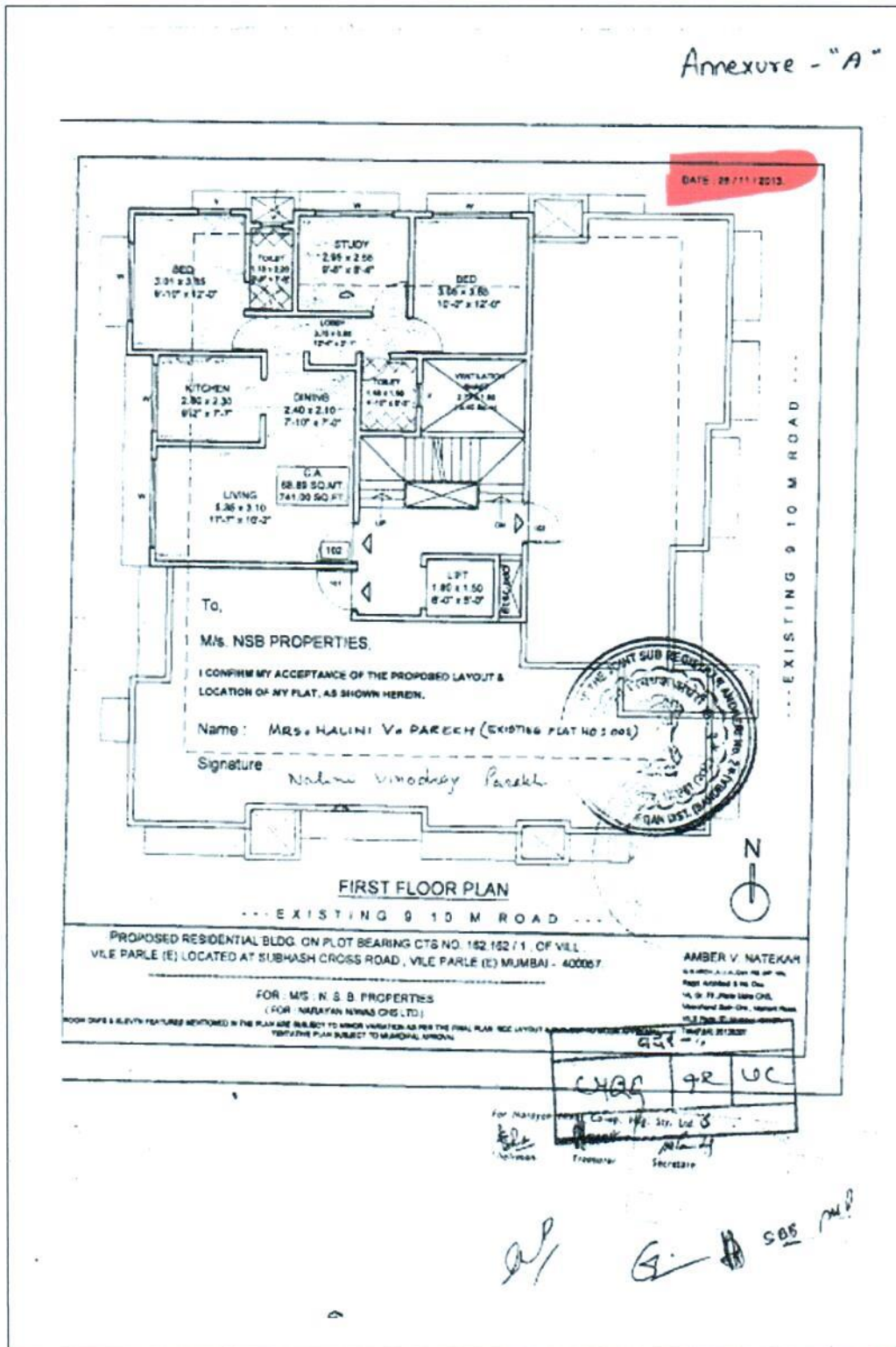
**WHEREAS :**

- (A) The society is absolute owner of and otherwise well and sufficiently entitled  
 to of all that piece and parcel of land or ground admeasuring about  
 502.50 sq.mtrs. (as per property card) bearing Plot No.27, Survey No 50(A),  
 Hissa No.1 (Part), C.T.S. No. 162 & 162/1, of Village - Vile Parle (East),  
 Taluka - Andheri, District - Mumbai Suburban along with the building known as  
 "Narayan Niwas" consisting of ground plus 3 upper floors having 10 Flats  
 totally admeasuring about 4813.51 sq.ft. Carpet Area (inclusive of balconies)  
 situated at Subhash Cross Road, Vile Parle (East), Mumbai - 400 057  
 (hereinafter referred to as 'the said Property' and more particularly described in  
 the Schedule - I hereunder written and).
- (B) Under Development Agreement dated 03/12/2013 executed by and between  
 the Society and the Developers herein; the Society has granted to the



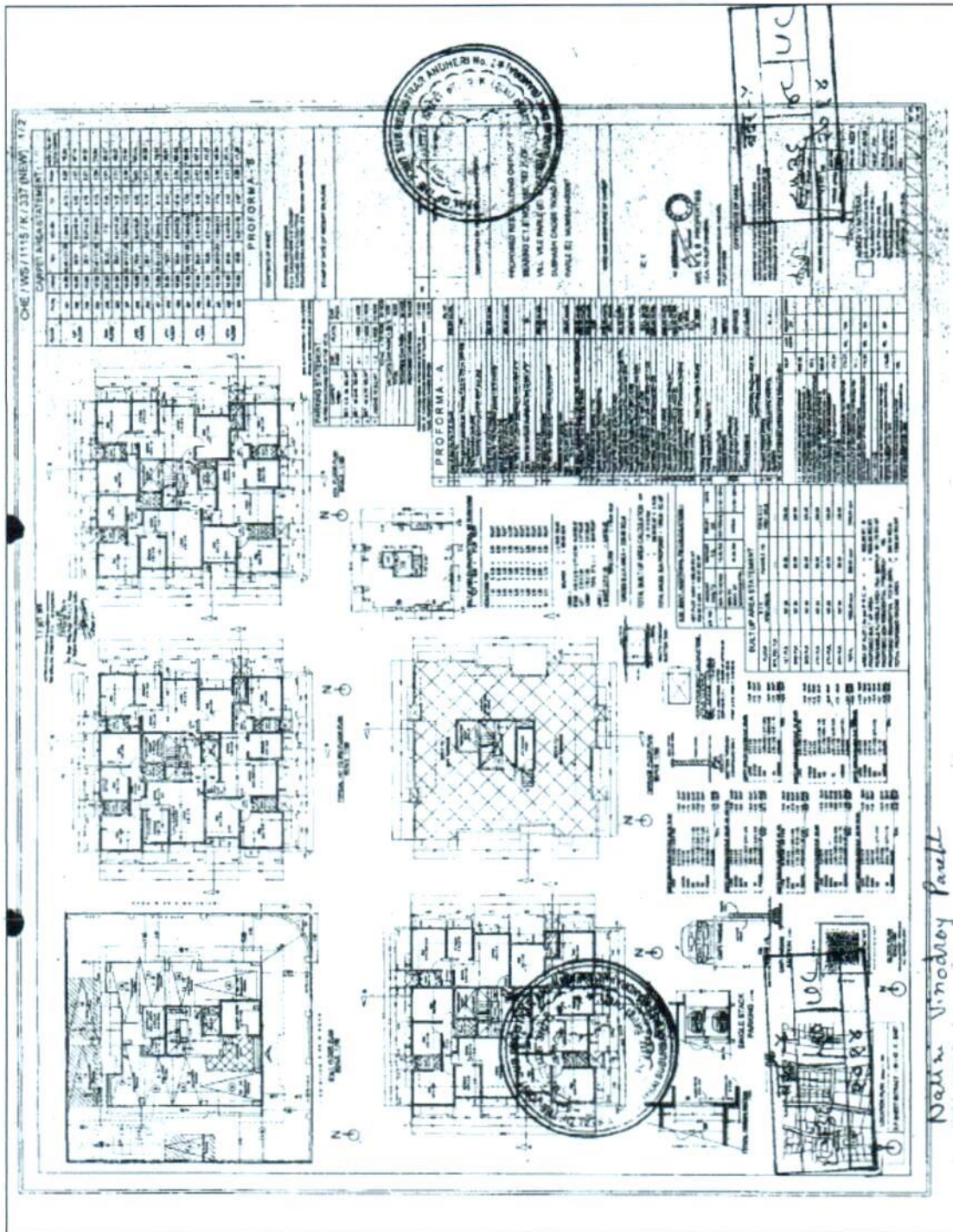


## Unit Layout






## Sanction Plan





## Full Occupation Certificate

  
**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**APPENDIX XXII**  
**FULL OCCUPANCY Under Regulation 6(7)\* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)\***  
 [CHE/WS/1115/K/337(NEW) of 06 February 2017]

To,  
**SHRI GAUTAM E. THAKUR, Of M/s. NSB Properties C.A. To M/s. NARAYAN NIVAS CHS LTD. Plot Owners**  
**B- 7 /8, Bageshri CHS Ltd. Shankar Ghanekar Marg, Prabhadevi Mumbai - 400 025..**

Dear Applicant/Owners,

The full development work of Residential building comprising of **STILT+6TH FLOOR** on plot bearing C.S.No./CTS No. **162,162/1** of village **VILE PARLE** at **Subhash Cross Road** is completed under the supervision of Shri. **AMBER VASANT NATEKAR**, Architect, Lic. No. **CA/94/17139**, Shri. **KAIVANT CHAMPAKLAL SHAH**, RCC Consultant, Lic. No. **STR/S/103** and Shri. **SHRI. BARI SANJAY SUBHASH**, Site supervisor, Lic.No. **B/219/SS-1** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **FB/LR/R-III/126** dated **12 September 2016**. The same may be occupied and completion certificate submitted by you is hereby accepted. **A set of certified completion plan is attached herewith.**

**Copy To :**

1. Asstt. Commissioner, K/E Ward
2. A.A. & C., K/E Ward
3. EE (V), Western Suburb I
4. M.I., K/E Ward
5. A.E.W.W., K/E Ward
6. Architect, **AMBER VASANT NATEKAR**, 1A, Ground Floor, Parle Usha CHS, Veerchand Seth Chowk, 70, Mahant Chowk, Vile Parle (E)

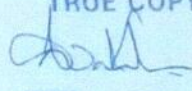
For information please

Document certified by  
**Prakash Rajaram Rasal**  
**<rasalprakash@yahoo.in>**

Name : Prakash Rajaram  
 Rasal  
 Designation : Executive  
 Engineer  
 Organization : Municipal  
 Corporation of Greater  
 Mumbai  
 Date : 06-Feb-2017 14: 58:47

Yours faithfully  
 Executive Engineer (Building Proposals)  
 Municipal Corporation of Greater Mumbai  
 K/E Ward

**CERTIFIED AS  
 TRUE COPY**


  
**AMBER V. NATEKAR**  
 B.E.D. ARCHITECT &  
 CIV. ENGINEER

2/6/2017 2:58:40 PM






## Electricity Bill




**सचिनराहे**  
The power of service

Join us at [www.sachinrahe.org](http://www.sachinrahe.org) to be part of our cleanliness drive



Scan code to pay your bill via UPI  
Use any Bank/ UPI App



**adani**  
Electricity

**BILL OF SUPPLY** RESIDENTIAL

**NALINI PAREKH**  
 102 NARAYAN NIWAS CO-OP HSG SOC LTD,  
 SUBHASH ROAD, VILE PARLE (E),  
 MUMBAI 400057  
 Mobile No. 98\*\*\*\*\*80  
 Email id [hk\\*\\*\\*\\*\\*le@idcem.co.in](mailto:hk*****le@idcem.co.in)  
 Connected Load in kW 6.00

To update your email id and mobile no., call us on 19122.


**24x7 Powerline**  
**19122** We're listening.

For power interruption, complaint or restoration status

SMS POWER <9 digit account no> to 7065313030 from any mobile no.  
 Give us a missed call on 1800 332 9998 from your registered mobile no.  
 Whatsapp POWER <9 digit account no> to 9594519122 from any mobile number.

**CUSTOMER CARE CENTRE /CORRESPONDENCE ADDRESS**  
 Oracle Point, Opp Railway Station, Gun-nanias Marg, Bandra West, Mumbai, Maharashtra 400050

[www.adanilectricity.com](http://www.adanilectricity.com)  
[helpdesk.mumbaielectricity@adani.com](mailto:helpdesk.mumbaielectricity@adani.com)

Join us on  


**Bill No. 100908073990** **Bill Date 15-03-2023**

**Bill Distribution No.**  
 Vandre/Kalina/21/306/029/029/095

**YOUR CURRENT CONSUMPTION**

Tariff	Meter number	Multiplying Factor (MF)	Present reading	Previous reading	Consumption (Unit kWh)	Energy charge (₹)	Fixed charge (₹)
LT/05	904476	1	18295.00	18281.00	8.00	24.40	145.00

**TOTAL** 8.00 24.40 145.00

**Type of Supply THREE PHASE**  
**Cycle No. 21**  
**Connection date 04-02-2017**

**ACCOUNT NO.**  
152391709

**BILL MONTH**  
Feb-23

**DUE DATE\***  
05-04-2023

**Electric Smiles**  
SMILES EARNED - 4850

**DUE AMOUNT**  
₹810.00\*

**TRACK YOUR CONSUMPTION (UNITS)**

Billing Month	Last year Units	This year Units	Amount
FEB	273	2049	8
Jan	194	1442	58
Dec	261	1958	314
Nov	334	2591	340
Oct	320	2454	423
Sept	381	2832	371

Refer Important Message Section


**IMPORTANT MESSAGE**

- \* Tentative meter reading date for your March-2023 bill is 10-04-2023.
- \* As per Mumbai MISC approval dated 19th November 2022, from subsequent charge sheet a 1% hike shall be applied. Please refer to the website [www.adanilectricity.com](http://www.adanilectricity.com) for details.
- \* New tariff rates will be effective from 01-04-2023 as per MISC order dated 30-03-2020 in Case No. 325 of 2019. Revised tariff and FAC will be applied accordingly.
- \* Please note that all important communication related to your account are being sent on 98\*\*\*\*\*80 registered with us. In case of any change, do inform us immediately to avoid any inconvenience and enjoy our uninterrupted services.
- \* Avoid delayed payment charges due to delayed cheque clearance. Choose digital modes for payment. Visit [531864/www.abqlindustries.com/PaymentOnline-Paym.html](http://531864/www.abqlindustries.com/PaymentOnline-Paym.html) to know more.

**DISCOUNTED BILL AMOUNT**  
 Round sum bill payable(after discount of ₹1.86) on or before discount date 22-03-2023 ₹810.00

**LATE PAYMENT BILL AMOUNT**  
 Round sum bill payable (including DPC of ₹ 2.72) after due date 05-04-2023 ₹ 820.00\*

\*Refers only to current bill amount.  
 Previous balance is payable immediately.  
 #Payable until one month after due date, thereafter interest applicable as per MERC tariff order.  
 ##1 Electric Smile equals 1 reward point credited to your account.



**360 DEGREE ADVERTISING SOLUTIONS FOR YOUR BRANDS**


Exclusive Sole Marketing Rights of Adani Electricity Bill  
 AIRLINE MEDIA | PERSONAL MEDIA | OUTDOOR MEDIA  
 CREATIVE STRATEGY | DIGITAL MARKETING

To: Advertiser/Agency, Email: [marketing@scmmedia.com](mailto:marketing@scmmedia.com) • [www.scmmedia.com](http://www.scmmedia.com)  
 f /scmmediapvtld @ /scmmedia





## Gas Bill

 <b>MAHANAGAR GAS LIMITED</b> www.mahanagar-gas.com An ISO 9001, 14001 and 45001 Certified Company		<b>CA No</b> 2100 0098 1611
<b>Emergency</b> (Gas Leak, Gas Stop, Fire) 18002669944 (Tollfree) (022)-68759400, (022)-24012400 (Available 24X7)		<b>Bill Date</b> 09/03/2023
<b>NALINI VINOD PAREKH</b> Plot - 27 Flat - 102 Floor - 1 NARAYAN NIWAS VILE PARLE (E) NARAYAN NIWAS CHSL SUBHASH ROAD NEXT TO ITD CEMENT OFFICE, BEHIND GARWAR VILE PARLE (E), MUMBAI - 400087 Mobile No.: 9800000080; sanjay.deokar@ndcam.co.in BP No.: 1100882309		<b>Billing Period</b> 10/01/2023 TO 09/03/2023
<b>Due Amount</b> 1350 <b>Due Date</b> 29/03/2023		<b>Amount After Due Date</b> 1450

<b>MVAT Invoice No.</b> DOM93/22-23/17798863 <b>SALE OF NATURAL GAS</b>		We have raised the current bill based on the Assessment of the consumption derived from the last six bills.  We thank you for making full payment of ₹1410.00/- against the PNG bill dated 09/01/2023
Gas Consumption SCM Gas Consumption Charges @ Rate Per SCM 52.43 ₹ MVAT @3% Areas Credit Balance/Discount/Rebate <b>TOTAL CHARGES A</b>	25.00 1310.75 ₹ 38.32 ₹ 0.00 ₹ 0.00	
<b>GST Invoice No.</b> 290626421724 Other Charges Minimum Charges SGST @9% CGST @9% <b>TOTAL CHARGES B</b> <b>TOTAL PAYABLE (A+B)</b>	₹ 0.00 ₹ 0.00 ₹ 0.00 ₹ 0.00 ₹ 1,350.00	
<b>Gas Consumption Security Deposit</b> ₹ 850  Your interest free refundable Security Deposit towards Last Visa Connectivity with us as on Rate is Rs. 5000		

<b>Meter No.</b> 5161123547	<b>Previous Reading</b> 671 Assessed Date 09/01/2023	<b>Closing Reading</b> 696 Assessed Date 09/03/2023	<b>Tentative next meter reading date</b> 28/04/2023
As per the company policy, Bills are based on assessed basis. Hence, No photo image Printed			

Graph	Period	SCM	Type Of Reading	Amount ₹
	10/11/2022-08/11/2022	26	Assessed	1404
	10/08/2022-08/11/2022	26	Assessed	1330
	10/07/2022-08/08/2022	26	Assessed	1278
	10/06/2022-08/07/2022	26	Assessed	1183
	10/05/2022-08/05/2022	36	Actual	1500
	10/01/2022-08/01/2022	23	Assessed	908

**Declaration**  
It is hereby certified that Registration Certificate of the Company issued under Maharashtra Value Added Tax Act, 2002 is in force as on date and that the transaction of sale covered under this Tax Invoice shall be accounted for in the Turnover of Sales while filing of Returns and tax payable on the sale, if any, has been paid or shall be paid.  
For Mahanagar Gas Ltd.  
E & O E  
Chief Manager - Revenue & Taxation


  


**Dear Consumer,**  
We value your Privacy. If you wish to avoid visit of Meter reader inside your premises, please provide us a clear image of the meter for us to raise your Bill as per Actual Reading. For this purpose, you will receive an SMS from MGL with a link / use MGL CONNECT app. Please submit the reading between **26/04/2023 and 27/04/2023**.  
To check the credentials of Meter Reader / After Sales Supervisor  
Open the SMS received from MGL on your registered Mobile number-> Click on the link in the sms-> Photo of the Meter Reader / After Sales Supervisor will be displayed.

<b>Charge No. :</b> <b>Bank Name / branch :</b> <b>CA: 2100 0098 1611</b> <b>Amount Paid : 1350</b> Please pay by cheque In favour of "Mahanagar Gas Ltd CA No. 2100 0098 1611	<b>Cheque Dt:</b> <b>Due date: 29/03/2023</b>
--	--





Corporate & Registered Office: MGL House, G-33, Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051



### Maintenance Charges

#### **NARAYAN NIWAS CO - OPERATIVE HOUSING SOCIETY LTD.**

Registration No. BOM / WKE / HSG / TC / 10644 / 99 - 00 Dated: 08/05/1999  
PLOT NO. 27, SUBHASH CROSS ROAD, OPP. E. SQUARE, VILE PARLE (E) MUMBAI 400057

#### **B I L L**

Unit No.	102	Area	741	SqFt	Bill No	2
Name	Mrs. NALINI V. PAREKH				Bill Date	10/05/2023
Bill for	April-May-June				Due Date	30/05/2023
Sr.	PARTICULARS OF CHARGES				AMOUNT	
1	Sinking Fund				717.00	
2	Major Repair Fund				1,437.00	
3	Pest Services				654.00	
4	Building Insurance				345.00	
5	Utility / Security / Hygiene / Fin Service				7,113.00	
6	Eqpt AMCs				3,291.00	
7	Repairs & Services				1,101.00	
8	Misc Services				432.00	
9	Non Occupancy Charges				2,223.00	
10	Parking Charges				1,200.00	
				Total	18,513.00	
				Add: Interest	0.00	
				Principal	0.00	
				Interest	0.00	
				Total Amount	18,513.00	
					0.00	
				Total Due Amount & Payable	18,513.00	

PAID

Choq. No : 000396

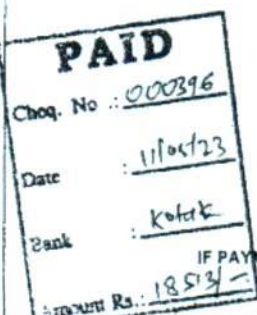
Date : 11/05/23

Bank : Kotak

Rs. 18,513/-

IF PAYMENT IS MADE ON OR BEFORE DUE DATE Less: Rebate

Total Due Amount & Payable ₹ 18,513.00



E &amp; O.E.

Please treat this as Demand Bill As Notice for Payment of Maintenance Charges of Society

Interest @ 18% per annum will be charge on outstanding amount after due date for payment

If there is any discrepancy please let us know within 7 days from the date of bill To No 9820492657 Mr Desai

Issue the A/C Payee cheque in favour of "NARAYAN NIWAS CO-OP. HSG. SOC. LTD" write Flat No on back side of Cheque

"SAVE WATER AND ELECTRICITY, KEEP SOCIETY NEAT AND CLEAN"

PROPERTY TAX PAYMENT PAY INDIVIDUALLY AS PER BMC EXTRACT. ( YEARLY OR HALF YEARLY )





## ENCLOSURE VII: DECLARATION

- a The information furnished in our valuation report dated 19/5/2023 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- b We have no direct or indirect interest in the property valued.
- c Our authorized Engineer/ surveyor Mr. Shreyash Shetty have personally inspected the property on 16/5/2023 the work is not subcontracted to any other valuer and is carried out by us.
- d We have not been convicted of any offence and sentenced to a term of imprisonment.
- e We have not been found guilty of misconduct in professional capacity.
- f 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.
- g 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.
- h 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.
- i We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- j I am the authorized official of the firm / company, who is competent to sign this valuation report.

S. No.	Particulars	Valuer comment	
1.	Background information of the asset being valued	This is a Residential unit located at aforesaid address having total Covered Area as 741 sq.ft. along with 1 parking as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site physically 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.	
2.	Purpose of valuation and appointing authority	Please refer to Part-D of the Report.	
3.	Identity of the experts involved in the valuation	<b>Survey Analyst:</b> Er. Shreyash Shetty <b>Valuation Engineer:</b> Er. Abhinav Chaturvedi <b>L1/ L2 Reviewer:</b> 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	<b>Date of Appointment:</b>	22/5/2023 (Earlier confirmed via phone)
		<b>Date of Survey:</b>	16/5/2023
		<b>Valuation Date:</b>	19/5/2023

CASE NO.: VIS(2023-24)-PL076-Q009-070-085



		<b>Date of Report:</b>	<b>19/5/2023</b>
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Shreyash Shetty on 16/5/2023. Property was shown and identified by <b>Mr. Mishaal Parekh</b> (☎-+91 98707 06556)	
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	<p>Value varies with the Purpose/ Date/ Market &amp; Asset Condition &amp; Situation prevailing in the market. We recommend not to refer the indicative &amp; estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in This report. I/we do not take any responsibility for the unauthorized use of this report.</p> <p>During the course of the assignment, we have relied upon various information, data, 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 &amp; void.</p> <p>This report only contains general assessment &amp; opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset which owner/ owner representative/ client/ bank has shown/ identified to us on the site and as found on as-is-where basis unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p> <p>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.</p>	



10.	Major factors that were taken into account during the valuation	Please refer to Part A, B & C of the Report.
11.	Major factors that were not taken into account during the valuation	Please refer to Part A, B & C of the Report.
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Please refer to Part D & Part E Valuer's Important Remarks of the Report enclosed herewith.

**Date: 19/5/2023**

**Place: Noida**

**Signature**



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



## ENCLOSURE VIII: 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 endeavour 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 insofar 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 necessarily 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 (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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 valuer's organisation 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 valuer's 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.

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: 19/5/2023

Place: Noida





**ENCLOSURE - IX**

**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.	<b>Defect Liability Period is 15 DAYS.</b> 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 <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> within 15 days of





	report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
39.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
40.	Our Data retention policy is of <b>ONE YEAR</b> . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
41.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
42.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
43.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
44.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.

*Abh*

