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REPORT FORMAT: V-L2 (Medium - RKA) | Version: 12.0_Nov-2022

CASE NO.: VIS(2023-24)-PL417-342-545

Dated: 09.10.2023

VALUATION REPORT

OF

NATURE OF ASSETS	RESIDENTIAL COMPLEX (UNDER CONSTRCUTION)
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	RESIDENTIAL COMPLEX

SITUATED AT

"GREEN ORIGIN", SURVEY NO. 250, CTS NO.18C, VILLAGE-MULUND,
TALUKA KURLA, MUMBAI SUBURBAN, MAHARASHTRA, 400080

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

REPORT PREPARED FOR

STATE BANK OF INDIA, SME, GOREGAON EAST, MUMBAI

Important: In case of any query/ issue or escalation you may please contact Incident Manager

at IncidentManager@rkassociates.org. We will appreciate your feedback in order to improve our services.

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

Announcement of Service & Valuer's Important Remarks are available at www.rkassociates.org for reference.

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PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT:

**“GREEN ORIGIN”, SURVEY NO. 250, CTS NO.18C, VILLAGE-MULUND,
TALUKA-KURLA, MUMBAI SUBURBAN, MAHARASHTRA, 400080**



PART B

RKA FORMAT OF OPINION REPORT ON VALUATION

Name of Customer (s)/ Borrower Unit	M/s. Shreeji Realities Private Limited
Work Order No. & Date	Via email dated 28 th September, 2023

S.NO.	CONTENTS	DESCRIPTION						
1.	INTRODUCTION							
a.	Name of the developer	M/s Shreeji Realities Private Limited (as per copy of agreement and RERA certificate provided to us)						
	Address & Phone Number of the Owner	Regd: - 1, Saurabh Building, Behind Andhra Bank, Andheri Kurla Road, Andheri, Mumbai, Maharashtra						
b.	Purpose of the Valuation	For Value assessment of the asset for creating new collateral mortgage						
c.	Date of Inspection of the Property	29 September 2023						
	Property Shown By	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Jigar Patel</td><td>Employee</td><td>+91 75069 99740</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Jigar Patel	Employee	+91 75069 99740
Name	Relationship with Owner	Contact Number						
Mr. Jigar Patel	Employee	+91 75069 99740						
d.	Date of Valuation Report	9 October 2023						
e.	Name of the Developer of the Property	M/s. Shreeji Realities Private Limited						
	Type of Developer	Private developer						

2. PHYSICAL CHARACTERISTICS OF THE PROPERTY

BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

This valuation report is prepared for the proposed under-construction, residential complex, namely "Green Origin which is situated at aforesaid address. This project is being built on total land admeasuring 3236.60 sq. mtr. Out of the same some of area lost in acquisition and the balance land area is 3147.79 sqm as per the approved Sanction Plan provided to us. We have measured the area using Google satellite view tool measurement and the area seems to be in line.

The project is approved by Maharashtra RERA vide Registration No. P51800052282. As per the copy of approved plan the developer will construct total 2 nos. Wings A & B, having Basement+ Lower Ground+ Upper Ground+4 Podium parking +17 floors. Details of BUA is as follows:-

BUA Summary (Residential) & Staircase Lift, Lift Lobby area summary (In Sqm)				
Floor	BUA	Net Area	Fungible Area	Staircase Lift, Lift Lobby area
Basement	-	-	-	-
Lower Ground	-	-	-	-
Upper Ground	-	-	-	-
1 st Podium	-	-	-	-
2 nd Podium	-	-	-	-
3 rd Podium	-	-	-	-
4 th Podium	-	-	-	-
5 th Floor	551.46	408.49	142.97	160.39
6 th Floor	551.46	408.49	142.97	160.39
7 th Floor	551.46	408.49	142.97	160.39
8 th Floor	551.46	408.49	142.97	160.39
9 th Floor	551.46	408.49	142.97	160.39



10 th Floor	551.46	408.49	142.97	160.39
11 th Floor	551.46	408.49	142.97	160.39
12 th Floor	551.46	408.49	142.97	160.39
13 th Floor	551.46	408.49	142.97	160.39
14 th Floor	551.46	408.49	142.97	160.39
15 th Floor	551.46	408.49	142.97	160.39
16 th Floor	551.46	408.49	142.97	160.39
17 th Floor	551.46	408.49	142.97	160.39
18 th Floor	551.46	408.49	142.97	160.39
19 th Floor	551.46	408.49	142.97	160.39
20 th Floor	551.46	408.49	142.97	160.39
21 st Floor	551.46	408.49	142.97	160.39
Total	9,374.82	6,944.33	2,430.49	2,726.63
Proposed BUA	9,374.82			
Permissible BUA	9,375.61			

Car/Scooter Parking details are as follows:-

Floors	Big Parking	Small Parking	Total
Lower Ground	9	9	18
Ground/Stilt	0	0	0
1 st Podium	16	9	25
2 nd Podium	16	11	27
3 rd Podium	16	11	27
4 th Podium	16	11	27
Total	73	51	124

Usage of the building floor wise along with the carpet area is shown in the tabular form below:

Sr. No.	Category	Floor	Total Flats	Saleable Area (sq. ft.)
1	Wing-A	4 Podium +17 Floors	68	41,749
2	Wing-B		85	50,666
Total			153	92,415

As per Agreement of Permanent Alternate Accommodation dated 29th March 2023 between M/S Shreeji Realities Private Limited (Developer) and M/S Venus Tiles and Marbles Manufacturing Company Private Limited (owner), developer will give residential area admeasuring 20123.62 sq.ft carpet area (33 nos. of flats) to M/s Venus Tiles and Marbles Manufacturing Company Private Limited (owner) free of cost basis. Balance 72,292 sq.ft. Carpet Area (120 Flats) will be retained by the developer at his disposal. Details of the same is as under:-

Sr. No.	Category	Flats with Developer	Flats with Owner	Saleable Area with Developer (sq. ft.)	Saleable Area with Owner (sq. ft.)
1	Wing-A	53	15	32,470	9,278
2	Wing-B	67	18	39,822	10,844
Total		120	33	72,292	20,122

As per the observation made during site survey, currently the site is under construction. Pile foundation work is nearly completed. The subject property is demarcated by temporary boundary.



Unit-wise details along with saleable area are as follows:- :

S. No.	Flats with Developer			Flats with Owner		
	Type	Saleable Area (sq.ft.)	Units	Type	Saleable Area (sq.ft.)	Units
Wing-A						
1	1 BHK	14,546	27	1 BHK	3,763	7
2	2 BHK	17,924	26	2 BHK	5,515	8
Sub-total-A		32,470	53		9,278	15
Wing-B						
3	1 BHK	21,448	41	1 BHK	5,191	10
4	2 BHK	18,374	26	2 BHK	5,653	8
Sub-total-B		39,822	67		10,844	18
Grand Total (A+B)		72,292	120		20,123	33

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

In case of discrepancy in the address/ property number mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or the client misled the valuer by providing the fabricated/ incorrect document or information, the valuation should be considered of the property shown to us at the site by the client of which the photographs are also attached. In case of any doubt, best would be to contact the concerned authority/ district administration/ tehsil level for the identification of the property if the property depicted in the photographs in this report is same with the documents pledged.

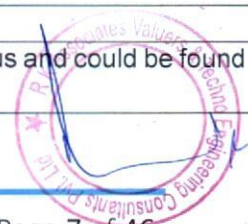
a.	Location attribute of the property		
i.	Nearby Landmark	Gathi Pada Vaishali Nagar	
ii.	Postal Address of the Property	"Green Origin", Survey No. 250, CTS No.18C, Village-Mulund, Taluka-Kurla, Mumbai Suburban, Maharashtra, 400080	
iii.	Type of Land	Solid Land/ on road level	
iv.	Independent access/ approach to the property	Clear independent access is available	
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report	
		Coordinates or URL: 19°11'14.0"N 72°56'30.7"E	
vi.	Details of the roads abutting the property		
	(a) Main Road Name & Width	Gathi Pada Road	Approx. 45 ft. wide
	(b) Front Road Name & width	Gathi Pada Road	Approx. 45 ft. wide
	(c) Type of Approach Road	Bituminous Road	
	(d) Distance from the Main Road	On road	
vii.	Description of adjoining property	Residential	
viii.	Plot No. / Survey No.	Survey No. 250, CTS No.18C	
ix.	Zone/ Village	Village-Mulund	
x.	Taluka	Taluka-Kurla	
xi.	District	Mumbai Suburban	



xii.	Any other aspect	Valuation is done for the property found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site.		
		Getting cizra map or coordination with revenue officers for site identification is not covered in this Valuation services.		
		Documents Requested	Documents Provided	Documents Reference No.
		Total 05 documents requested.	Total 07 documents provided	Total 07 documents provided
		Sanction Plan	Sanction Plan	Dated 05-04-2023
		Ownership Documents	-	-
		RERA Certificate	RERA Certificate	Dated 09/08/2023
		Copy of Cizra Map	Copy of Cizra Map	-
		-	Agreement for permanent Alternate Accommodation	Dated 29-03-2023
		-	Development Agreement	Dated 15-10-2010
		-	COMMENCEMENT CERTIFICATE	Dated 11/10/2019
		Area Statement	Area Statement	---
		Name	Relationship with Owner	Contact Number
	(b) Documents provided by	Mr. Jigar Patel	Employee	+91 75069 99740
		<input checked="" type="checkbox"/>	Identified by owner's representative	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
	(c) Type of Survey	Only photographs taken (No sample measurement verification),		
	(d) Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly by temporary boundary		
	(e) Is the property merged or colluded with any other property	No. It is an independent single bounded property -----		
	(f) City Categorization	Metro City	Urban Developed	
	(g) Characteristics of the locality	Very Good	Within main city	
	(h) Property location classification	Near to Highway	Near to Market	Road Facing
	(i) Property Facing	South Facing		
b.	Area description of the Property Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less, unless otherwise mentioned. Verification of the area measurement of the property is done only based on sample random checking.	Land	Construction Built-up Area	
		3236.60 sq. mtr.	Under- construction	
c.	Boundaries schedule of the Property			



i.	Are Boundaries matched	No, boundaries are not mentioned in the documents.	
ii.	Directions	As per Sale Deed/TIR	Actual found at Site
	East	No, boundaries are not mentioned in the documents.	Government Land
	West		Orchid
	North		Maple Heights
	South		Entry/Exit
3. TOWN PLANNING/ ZONING PARAMETERS			
a.	Master Plan provisions related to property in terms of Land use	Residential	
	i. Any conversion of land use done	Not Applicable	
	ii. Current activity done in the property	Residential Towers are under-construction	
	iii. Is property usage as per applicable zoning	Yes	
	iv. Any notification on change of zoning regulation	Not Applicable	
	v. Street Notification	Residential & Commercial	
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED
	i. FAR/FSI	As per RERA	Not applicable since construction is in progress
	ii. Ground coverage	No information	
	iii. Number of floors	No restriction	
	iv. Height restrictions	N/A	
	v. Front/ Back/Side Setback	----	
	vi. Status of Completion/ Occupational certificate	Not applicable as construction is in progress	
c.	Comment on unauthorized construction if any	None	
d.	Comment on Transferability of developmental rights	Free hold, complete transferable rights	
e.	i. Planning Area/ Zone	Municipal Corporation of Greater Mumbai	
	ii. Master Plan Currently in Force	Municipal Corporation of Greater Mumbai-2034	
	iii. Municipal Limits	Municipal Corporation of Greater Mumbai	
f.	Developmental controls/ Authority	Municipal Corporation of Greater Mumbai	
g.	Zoning regulations	Residential	
h.	Comment on the surrounding land uses & adjoining properties in terms of uses	All adjacent properties are used for residential purpose	
i.	Comment of Demolition proceedings if any	NA as under construction property	
i.	Comment on Compounding/ Regularization proceedings	No such information came to our knowledge	
j.	Any other aspect	---	
	i. Any information on encroachment	None	
	ii. Is the area part of unauthorized area/ colony	No	
4. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Agreement of Permanent Alternate Accommodation	
b.	Names of the developer	M/s Shreeji Realities Private Limited	
c.	Constitution of the Property	Free hold, complete transferable rights	
d.	Agreement of easement if any	Not required	
e.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain	



f.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain	
g.	Heritage restrictions, if any	No	
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights	
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	Not Known to us	
j.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Not Known to us	
k.	Building plan sanction:		
	i. Is Building Plan sanctioned	Sanctioned by competent authority as per copy of Map provided to us	
	ii. Authority approving the plan	Municipal Corporation of Greater Mumbai	
	iii. Any violation from the approved Building Plan	Not applicable since construction is in progress	
	iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property	
m.	Whether the property SARFAESI complaint	Yes	
n.	i. Information regarding municipal taxes (property tax, water tax, electricity bill)	Property Tax	No information available
		Water Tax	No information available
		Electricity Bill	No information available
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	No such information came to knowledge on site	
	iii. Is property tax been paid for this property	No	
	iv. Property or Tax Id No.	--	
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Yes, as informed by owner/ owner representative.	
p.	Qualification in TIR/Mitigation suggested if any	Can't comment since not a legal expert	
q.	Any other aspect	This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client and has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site.	
		Legal aspects, Title verification, Verification of authenticity of documents from originals or cross checking from any Govt. dep't. of the property have to be taken care by legal expert/ Advocate.	
	i. Property presently occupied/ possessed by	Developer	

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

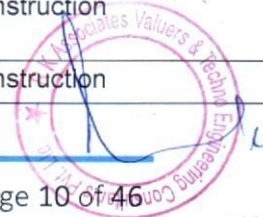
5.	ECONOMIC ASPECTS OF THE PROPERTY		
a.	Reasonable letting value/ Expected market monthly rental	Not applicable	
b.	Is property presently on rent	No	
	i. Number of tenants	Not applicable	



	ii. Since how long lease is in place	Not applicable			
	iii. Status of tenancy right	Not applicable			
	iv. Amount of monthly rent received	Not applicable			
c.	Taxes and other outgoing	NA			
d.	Property Insurance details	---			
e.	Monthly maintenance charges payable	Not applicable			
f.	Security charges, etc.	Not applicable			
g.	Any other aspect	NA			
6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY				
a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Medium Income Group			
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No			
7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
a.	Description of the functionality & utility of the property in terms of:				
	i. Space allocation	Yes (Proposed)			
	ii. Storage spaces	Yes (Proposed)			
	iii. Utility of spaces provided within the building	Yes (Proposed)			
	iv. Car parking facilities	Yes (proposed)			
	v. Balconies	Yes (Proposed)			
b.	Any other aspect				
	i. Drainage arrangements	Yes (proposed)			
	ii. Water Treatment Plant	No			
	iii. Power Supply arrangements	Permanent	Yes		
		Auxiliary	No		
	iv. HVAC system	No			
	v. Security provisions	Yes/ Private security guards			
	vi. Lift/ Elevators	Yes (proposed)			
	vii. Compound wall/ Main Gate	Yes			
	viii. Whether gated society	Yes Proposed.			
	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes (Proposed)	No	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)
8.	INFRASTRUCTURE AVAILABILITY				
a.	Description of Aqua Infrastructure availability in terms of:				
	i. Water Supply	Yes			
	ii. Sewerage/ sanitation system	Yes			
	iii. Storm water drainage	Yes			
b.	Description of other Physical Infrastructure facilities in terms of:				
	i. Solid waste management	Yes, by the local Authority			
	ii. Electricity	Yes			
	iii. Road and Public Transport connectivity	Yes			



	iv. Availability of other public utilities nearby			Transport, Market, Hospital etc. available in close vicinity			
c. Proximity & availability of civic amenities & social infrastructure							
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~290 mt.	~450 mt.	~850 mtr.	~1500 mt.	~2.5 km	~4.7 kms.	~14 km
	Availability of recreation facilities (parks, open spaces etc.)			Recreational facilities (parks, open spaces etc.) are available in the vicinity.			
9. MARKETABILITY ASPECTS OF THE PROPERTY							
a. Marketability of the property in terms of							
	i. Location attribute of the subject property			Very Good			
	ii. Scarcity			Similar kind of properties are easily available in this area.			
	iii. Demand and supply of the kind of the subject property in the locality			Good demand of such properties in the market.			
	iv. Comparable Sale Prices in the locality			Please refer to Part D: Procedure of Valuation Assessment			
	b. Any other aspect which has relevance on the value or marketability of the property			Property is located on main road.			
	i. Any New Development in surrounding area			Few residential projects are in progress			
	ii. Any negativity/ defect/ disadvantages in the property/ location			None			
10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY							
a. Type of construction		Structure		Slab		Walls	
		Not applicable since project is under construction					
b. Material & Technology used		Material Used		Technology used			
		Not applicable since project is under construction					
c. Specifications							
i. Roof		Floors/ Blocks		Type of Roof			
		Not applicable since project is under construction					
ii. Floor height		Not applicable since project is under construction					
iii. Type of flooring		Not applicable since project is under construction					
iv. Doors/ Windows		Not applicable since project is under construction					
v. Class of construction/ Appearance/ Condition of structures		Not applicable since project is under construction					
vi. Interior Finishing & Design		Not applicable since project is under construction					
vii. Exterior Finishing & Design		Not applicable since project is under construction					
viii. Interior decoration/ Special architectural or decorative feature		Not applicable since project is under construction					
ix. Class of electrical fittings		Not applicable since project is under construction					
x. Class of sanitary & water supply fittings		Not applicable since project is under construction					
d. Maintenance issues		Not applicable since project is under construction					
e. Age of building/ Year of construction		Not applicable since project is under construction					
f. Total life of the structure/ Remaining life expected		Not applicable since project is under construction					
g. Extent of deterioration in the structure		Not applicable since project is under construction					
h. Structural safety		Not applicable since project is under construction					
i. Protection against natural disasters viz. earthquakes etc.		Not applicable since project is under construction					
j. Visible damage in the building if any		Not applicable since project is under construction					



k.	System of air conditioning	Not applicable since project is under construction
l.	Provision of firefighting	Not applicable since project is under construction
m.	Copies of the plan and elevation of the building to be included	Not applicable since project is under construction
11.	ENVIRONMENTAL FACTORS	
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Not applicable since project is under construction
b.	Provision of rainwater harvesting	Not applicable since project is under construction
c.	Use of solar heating and lighting systems, etc.	Not applicable since project is under construction
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal air pollution from vehicles
12.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY	
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Not applicable since project is under construction
13.	VALUATION	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Part D: Procedure of Valuation Assessment of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to Point 3 of Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Part D: Procedure of Valuation Assessment of the report.
	i. Guideline Value	Rs. 23,09,21,874/- (Land Value only)
	ii. Indicative Prospective Estimated Fair Market Value	Rs. 41,00,00,000/-
	iii. Expected Estimated Realizable Value	Rs. 34,85,00,000/-
	iv. Expected Forced/ Distress Sale Value	Rs. 30,75,00,000/-
	v. Valuation of structure for Insurance purpose	---
e.	i. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.
	ii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in Part D: Procedure of Valuation Assessment of the report and the screenshots of the references are annexed in the report for reference.

14.	Declaration	<p>a. The information provided by us is true and correct to the best of our knowledge and belief.</p> <p>b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks.</p> <p>c. Firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2009 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook as much as practically possible in the limited time available.</p> <p>d. Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.</p> <p>e. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>f. Our authorized surveyor Dhawal Vanjari & Anit Bhanji has visited the subject property on 29/9/2023 in the presence of the owner's representative with the permission of owner.</p> <p>g. Firm is an approved Valuer of the Bank.</p> <p>h. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.</p> <p>i. We have submitted the Valuation Report directly to the Bank.</p>
15.	ENCLOSED DOCUMENTS	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
b.	Building Plan	Enclosed with the report
c.	Floor Plan	Enclosed with the report
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer representative at the site	Enclosed with the report along with other property photographs
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Not Applicable
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc.	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<p>i. Part C: Area Description of the Property</p> <p>ii. Part D: Procedure of Valuation Assessment</p> <p>iii. Google Map</p> <p>iv. References on price trend of the similar related properties available on public domain, if available</p> <p>v. Photographs of the property</p> <p>vi. Copy of Circle Rate</p> <p>vii. Important property documents exhibit</p> <p>viii. Annexure: VI - Declaration-Cum-Undertaking</p> <p>ix. Annexure: VII - Model Code of Conduct for Valuers</p> <p>x. Part E: Valuer's Important Remarks</p>
i.	Total Number of Pages in the Report with enclosures	48



ENCLOSURE: I

PART C		AREA DESCRIPTION OF THE PROPERTY	
1.	Land Area considered for Valuation	3236.60 sq. mtr.	
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	NA	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Salable Area	72,292 sq. ft.
	Area adopted on the basis of	Company Area sheet	
	Remarks & observations, if any	As per Agreement for permanent Alternate Accommodation, Out of total saleable area i.e. 92,415 sq. ft. saleable area of 120 units i.e. 72,292 sq.ft. is with developer. Thus, the same is considered for valuation purpose.	

Note:

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



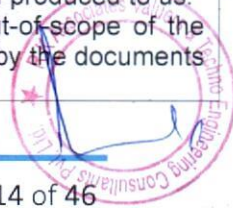
ENCLOSURE: II

PART D

PROCEDURE OF VALUATION ASSESSMENT

1.		GENERAL INFORMATION			
i.	Important Dates	Date of Appointment	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		28 September 2023	29 September 2023	9 October 2023	9 October 2023
ii.	Client	M/s Shreeji Realities Private Limited			
iii.	Intended User	M/s Shreeji Realities Private Limited			
iv.	Intended Use	Only for the intended user, purpose of the assignment as per the scope of the assessment.			
v.	Purpose of Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose			
vi.	Scope of the Assessment	1) Future Value Computation of Residential Complex (Based On Upright Sale).			
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.			
viii.	Manner in which the proper is identified	✓	Identified by owner's representative		
		✓	Done from the name plate displayed on the property		
ix.	Is property number/ survey number displayed on the property for proper identification?	No			
x.	Type of Survey conducted	Only photographs taken (No sample measurement verification),			

2.		ASSESSMENT FACTORS		
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.		
ii.	Nature of the Valuation	Fixed Assets Valuation		
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		RESIDENTIAL COMPLEX	RESIDENTIAL	RESIDENTIAL
		Classification	Only residential use asset	
iv.	Type of Valuation (<i>Basis of Valuation as per IVS</i>)	Primary Basis	Fair Market Value	
		Secondary Basis	On-going concern basis	
v.	Present market state of the Asset assumed (<i>Premise of Value as per IVS</i>)	Under Normal Marketable State Reason: Asset under free market transaction state		
vi.	Property Use factor	Current/ Existing Use	Highest & Best Use (<i>in consonance to surrounding use, zoning and statutory norms</i>)	Considered for Valuation purpose
		Proposed to be 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.		



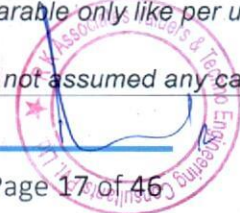
		Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
viii.	Class/ Category of the locality	Middle Class (Ordinary)			
ix.	Property Physical Factors	Shape	Size	Layout	
		Irregular	Small	Normal Layout	
x.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Very Good	Near to Highway	Vacant Land
		Urban developed	Normal	Near to Metro Station	
			Within main city	Good location within locality	
		Property Facing			
		South Facing			
xi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes from municipal connection	Yes	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
xii.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Mixed area			
xiii.	Neighbourhood amenities	Very Good			
xiv.	Any New Development in surrounding area	Few residential & commercial project is in progress			
xv.	Any specific advantage in the property	No			
xvi.	Any specific drawback in the property	No.			
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 temporary 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	Fair Market Value			
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			



	state or premise of the Asset as per point (iv) above)				
xxiv.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value			
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
xxv.	Approach & Method of Valuation Used	Land	Approach of Valuation	Method of Valuation	
			Income Approach	Residual Income Method	
xxvi.	Type of Source of Information	Level 3 Input (Tertiary)			
	Market Comparable				
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	1.	Name:	Mr. Deepak Anam	
			Contact No.:	+91 90296 01007	
			Nature of reference:	Property dealer	
			Size of the Property:	1 BHK= 420 sqft. Carpet Area 2 BHK= 610 sqft. Carpet Area	
			Location:	Nearby locality	
			Rates/ Price informed:	Rs.22,000/- to Rs.25,000/- per sq. ft. on carpet area.	
			Any other details/ Discussion held:	As per the discussion held with the property dealer the rate for residential flat nearby the subject location is ~ Rs. 22,000/- to Rs.25,000/- per sq. ft. on carpet area further depends on the size and location of the flat.	
		2.	Name:	Sai Shraddha Real Estate	
			Contact No.:	+91 89765 59075	
			Nature of reference:	Property consultant	
			Size of the Property:	400 to 500 sq. ft. carpet area	
			Location:	Subject location	
			Rates/ Price informed:	Rs.23,000/- to Rs.24,000/- per sq. ft. on carpet area	
			Any other details/ Discussion held:	As per the discussion held with the property dealer the rate for residential flat nearby the subject location is ~ Rs. 23,000/- to Rs.24,000/- per sq. ft. on carpet area further depends on the size and location of the flat.	
		3.	Name:	Global Realtors	
			Contact No.:	+91 98206 13238	
			Nature of reference:	Property consultant	
			Size of the Property:	~625 sq. ft. carpet area	
			Location:	Subject location	
			Rates/ Price informed:	Rs.22,000/- to Rs.24,000/- per sq. ft. on carpet area	
			Any other details/ Discussion held:	As per the discussion held with the property dealer the rate for residential flat nearby the subject location is ~ Rs. 22,000/- to Rs.24,000/- per sq. ft. on carpet area further depends on the size and location of the flat.	
		NOTE: The given information above can be independently verified to know its authenticity.			
xxvii.		Adopted Rates Justification	As per our market research through different public domain and discussion with different property dealers we came to know following information: 1. There are multiple under-construction nearby the subject property & locality. 2. Most of the property nearby the subject location is being used residential and commercial as well as.		



		3. Demand for residential units are good in this area. Based on the above mentioned information we are of the view to adopt a present market rate for selling of similar residential units in nearby location at present year i.e. FY2023 ~ Rs.23,000/- per sq. ft. on carpet area.	
	NOTE: We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record. Related postings for similar properties on sale are also annexed with the Report wherever available.		
xxviii.	Other Market Factors		
	Current Market condition	Normal Remarks: --- Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Easily sellable Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand Good	Supply Adequately available Remarks: Good demand of such properties in the market Adjustments (-/+): 0%
xxix.	Any other special consideration	Reason: ---- Adjustments (-/+): 0%	
xxx.	Any other aspect which has relevance on the value or marketability of the property	NA Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financier or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing. This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing. Adjustments (-/+): 0%	
xxxi.	Final adjusted & weighted Rates considered for the subject property	Rs.23,000/- per sq. ft. on carpet area	
xxxii.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.	
xxxiii.	Basis of computation & working		
	<ul style="list-style-type: none">This valuation is conducted for an under construction Project, which is approved to construct total 153 units. Accordingly, the valuation is estimated using DCF technique under Income approach for the prospective development to be created in this Project and not through cost approach. Market approach can't be applied directly since due to nature of the asset and the project direct comparable information can't be derived. However the input used in calculation of income approach is taken from market comparable only like per unit rates and cost of construction.It is assumed that the parking shall be provided along with the Units. Hence, we have not assumed any cash		



receipts from Car Parking Sale.

- Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
- For ascertaining 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.
- 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 documents provided.
- 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.
xxxiv.	ASSUMPTIONS <ol style="list-style-type: none"> Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns. Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated. If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.
xxxv.	SPECIAL ASSUMPTIONS The company shall deliver the project within project timeline.
xxxvi.	LIMITATIONS None.



6. PRESENT VALUE COMPUTATION OF RESIDENTIAL CUM COMMERCIAL COMPLEX (BASED ON UPRIGHT SALE)

Notes for special assumptions:

General:

- We have considered revenue and cost-based model while making the future financial projections.
- These projections are made based on the primary assumptions that building will be built on the said land as per the approved plan.
- This is only a future value projection of the project and shall not be construed as present value of the property for any purpose. Currently only pilling & basement work is in progress.
- For projections saleable area is taken from the area details sheet provided by the company. In approved map total built area proposed is 9375.61 sqm.
- The projections are forecasted 4 years i.e. from FY2023-24 to FY2027-28, assuming that construction will be over before 31.03.2027.
- In the subject property, the source of operational revenue is from amount collected from the upright sale of the property.
- Currently the site is under construction. Only excavation has been started. We are assuming that the whole project will take 4 years to complete and will be ready for use from year 31.03.2027.
- As per Agreement for permanent Alternate Accommodation, Out of total saleable area i.e. 92,415 sq. ft. **saleable area of 120 units i.e. 72,292 sq.ft.** is with developer. Thus, the same is considered for valuation purpose.
- The selling rate for the projection of units is considered as per sale area rate as described in section below.

Revenue:

- For revenue projections, as per our market research through information available in public domain and our micro analysis the present market rate for selling of similar residential units in nearby location at present year i.e. FY2023 is ~ **Rs.23,000/- per sq. ft. on carpet area.**
- Since this is mainly a residential project and the revenue will be generated by upright sale of the all units. It is assumed that by 31.03.2028 ie when construction is finished, all the units will be sold.

	Sale out Phasing				
Year	2023-24	2024-25	2025-26	2026-27	2027-28
Inflow (in Cr.)					
Income from sale (in Cr.)	8.31	34.92	45.83	57.74	40.42

Note:

- Escalation of 5% on rate every year is considered which a market trend is also.

Capital Expenditure: All the capex has been taken as per the information provided by the client.

WACC: WACC is calculated by multiplying the cost of each capital sources (Debt & Equity) by its relevant weight, then adding the product to determine the total. WACC is also used as discount rate for future cash flow in discounted cash flow analysis. Here, we have assumed discount rate as 15%.

Details of rates projection given below:

RATE ESCALATION PER SQ. FT. ON CARPET AREA					
Year	2023-24	2024-25	2025-26	2026-27	2027-28
Rate of escalation	-	5%	5%	5%	5%
RESIDENTIAL	₹ 23,000	₹ 24,150	₹ 25,358	₹ 26,625	₹ 27,957

SALE OUT PHASING					
Year	2023-24	2024-25	2025-26	2026-27	2027-28
RESIDENTIAL	5%	20%	25%	30%	20%

Year	2023-24	2024-25	2025-26	2026-27	2027-28
Inflow (in Cr.)					
Income from upright sale (in Cr.)	8.31	34.92	45.83	57.74	40.42
Outflow (in Cr.)					
Cost of approach (BMC Charges) (As per Company)	13.12	5.50	8.50	1.72	-
Construction cost (As per Company)	16.57	15.03	16.16	9.47	-
IDC Cost (As per Company)	1.11	2.22	2.22	2.77	2.77
Interest on Unsecured Loan (As per Company)	0.39	-	-	-	-
TDR/Cost of fungible (As per Company)	-	-	5.8	-	-
Professional Fees and Admin expenses (As per Company)	0.66	0.60	0.65	0.38	-
Contingencies (As per Company)	0.33	0.30	0.32	0.19	-
Marketing (As per Company)	0.08	0.35	0.46	0.58	0.40
Total (In Rs. Cr.)	32.27	24.00	34.10	15.11	3.17
Net Cash Flow	-23.95	10.92	11.72	42.64	37.25
Discount factor					
	15%				
Time Factor					
	31-03-2024	31-03-2025	31-03-2026	31-03-2027	31-03-2028
	(22.41)	8.88	8.29	26.23	19.92
Net Present Value (in Cr.)	40.91				
Or Say (In Rs. Cr.)	41.00				

As per secondary inquiry conducted with the nearby property dealers, vacant land parcel in the locality are easily not available for sale. However, the ongoing rates of residential plots are in range of Rs. 10,000/- to 19,000/- per sq. ft. for land parcels nearer to Eastern Expressway Flyover. Since our subject land parcel is about 4 km from Eastern Expressway Flyover and being end of locality. We have considered 40% discount on base rate of Rs. 10,000/- per sq.ft. Thus, we can assume Rs. 6,000/- per .sq.ft. for our subject land parcel. Thus, the valuation is,

Particulars	Value	UOM
Balance Land Area	3147.79	Sqm
Guideline Land Rate	73,360	Per sqm
Ongoing Market Land Rate	6000	Per sq.ft.
Guideline Value	23.09	Rs. Cr.
Indicative Market Land Value	20.33	Rs. Cr.



5. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET (NET PRESENT VALUE)			
S. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Net Present Value (A)	---	Rs. 40,91,40,384/-
2.	Additional Aesthetic/ Interior Works Value (B)	---	---
3.	Total Add (A+B)	---	Rs. 40,91,40,384/-
4.	Additional Premium if any	---	---
	Details/ Justification	---	---
5.	Deductions charged if any	---	---
	Details/ Justification	---	---
6.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs. 40,91,40,384/-
7.	Rounded Off	---	Rs. 41,00,00,000/-
8.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Forty-One Crore Only
9.	Expected Realizable Value (@ ~15% less)	---	Rs. 34,85,00,000/-
10.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 30,75,00,000/-
11.	Percentage difference between Circle Rate and Fair Market Value	---	
12.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
13.	Concluding Comments/ Disclosures if any		
	<p>a. In the present economic condition prevailing in the country, the demand for residential properties in general is moderate.</p> <p>b. The liabilities and contingent liabilities are not featured in this valuation report. Therefore, it has to be factored separately to get the transactional value.</p> <p>c. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>d. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.</p>		

- e. This Valuation is done for the property found on as is where is basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
- f. 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.
- g. 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.
- h. 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.
- i. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- j. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- k. 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.
- l. During the site visit, the units of the plant was in operational (Maintenance work going on since, it is an off season). Our engineering team visited all the sections and manually inspected the machines and equipment's on the basis of their physical existence not on the basis technical.

14. IMPORTANT KEY DEFINITIONS

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

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

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

in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.

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

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

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

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

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

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

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

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

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

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

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

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



15. Enclosures with the Report:

- Enclosure: I – Google Map Location
- Enclosure: II - References on price trend of the similar related properties available on public domain
- Enclosure: III – Photographs of the property
- Enclosure: IV – Copy of Circle Guideline Rate
- Enclosure V: Important property documents exhibit
- Enclosure VI: Annexure: VI - Declaration-cum-Undertaking
- Enclosure VII: Annexure: VII - Model code of conduct for valuers
- Enclosure VII: Part D - Valuer's Important Remarks

IMPORTANT NOTES

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

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


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

IF REPORT IS USED FOR BANK/ FIs

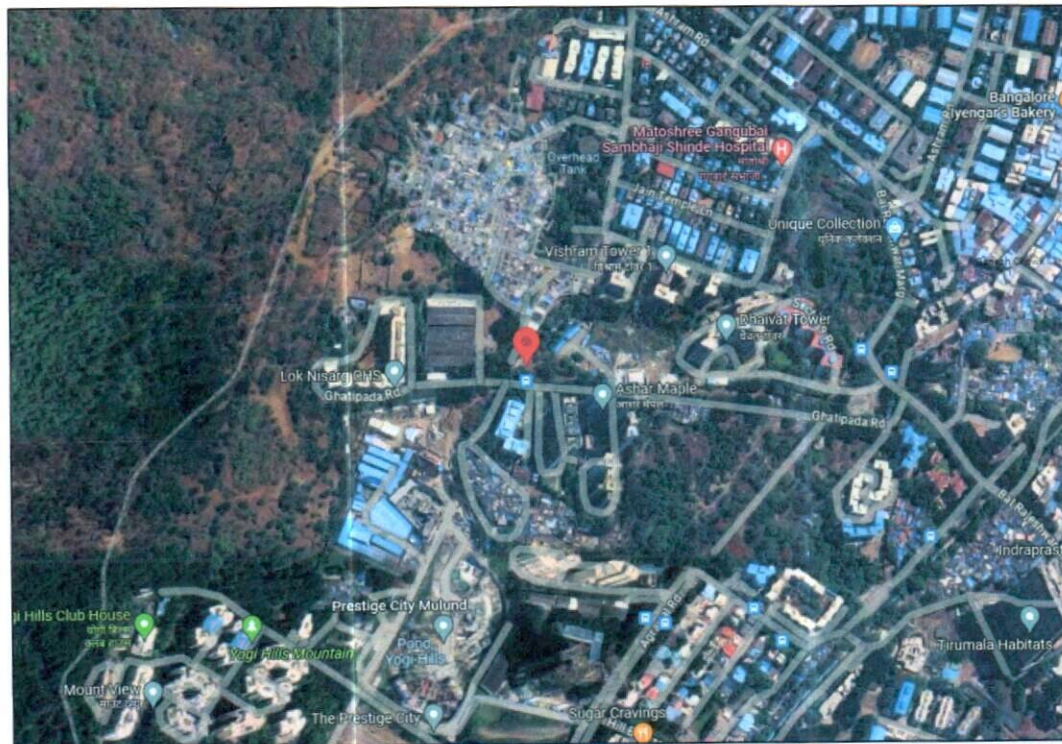
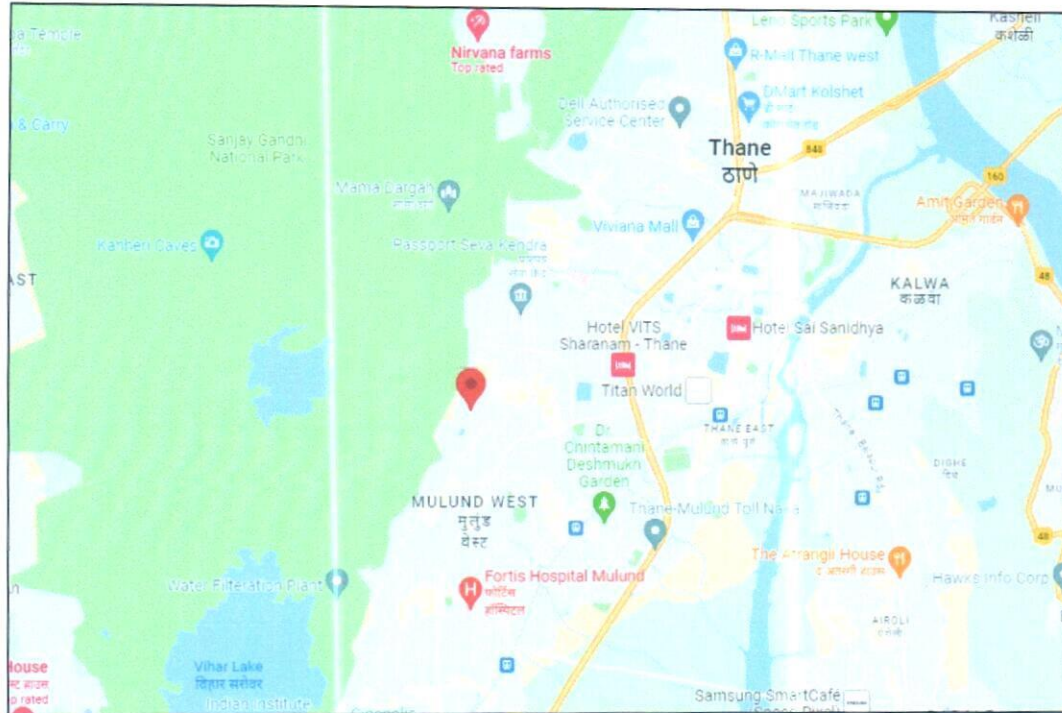
NOTE: As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the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

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

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

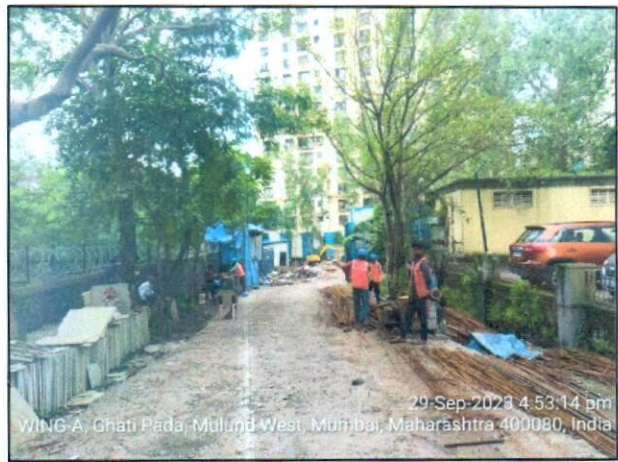
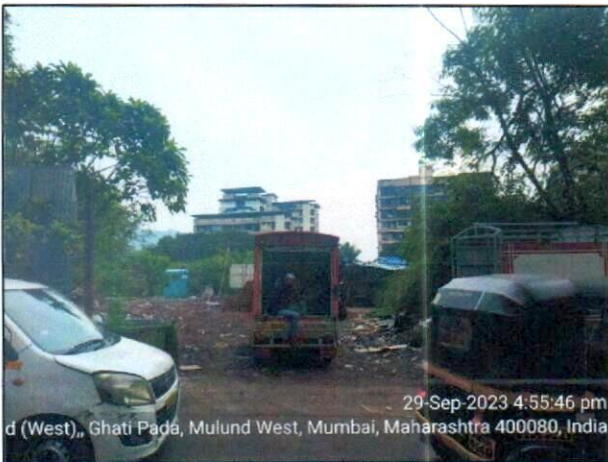
SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Dhawal Vanjari & Anit Bhanji	Abhinav Chaturvedi	Anil Kumar
		

ENCLOSURE: I – GOOGLE MAP LOCATION



ENCLOSURE: II – PHOTOGRAPHS OF THE PROPERTY





ENCLOSURE: III – COPY OF CIRCLE RATE

Valuation For Influence Area

Location Details

Division Name		Mumbai		Help on Division	
District Name	मुंबई(उपनगर)	Zone Name	123-मुंबई (प) - कुली		
Attribute	सि.टी.एस. नंबर	18	SubZone Name	धुभाग: एल.बी.एस. मार्गाथ	

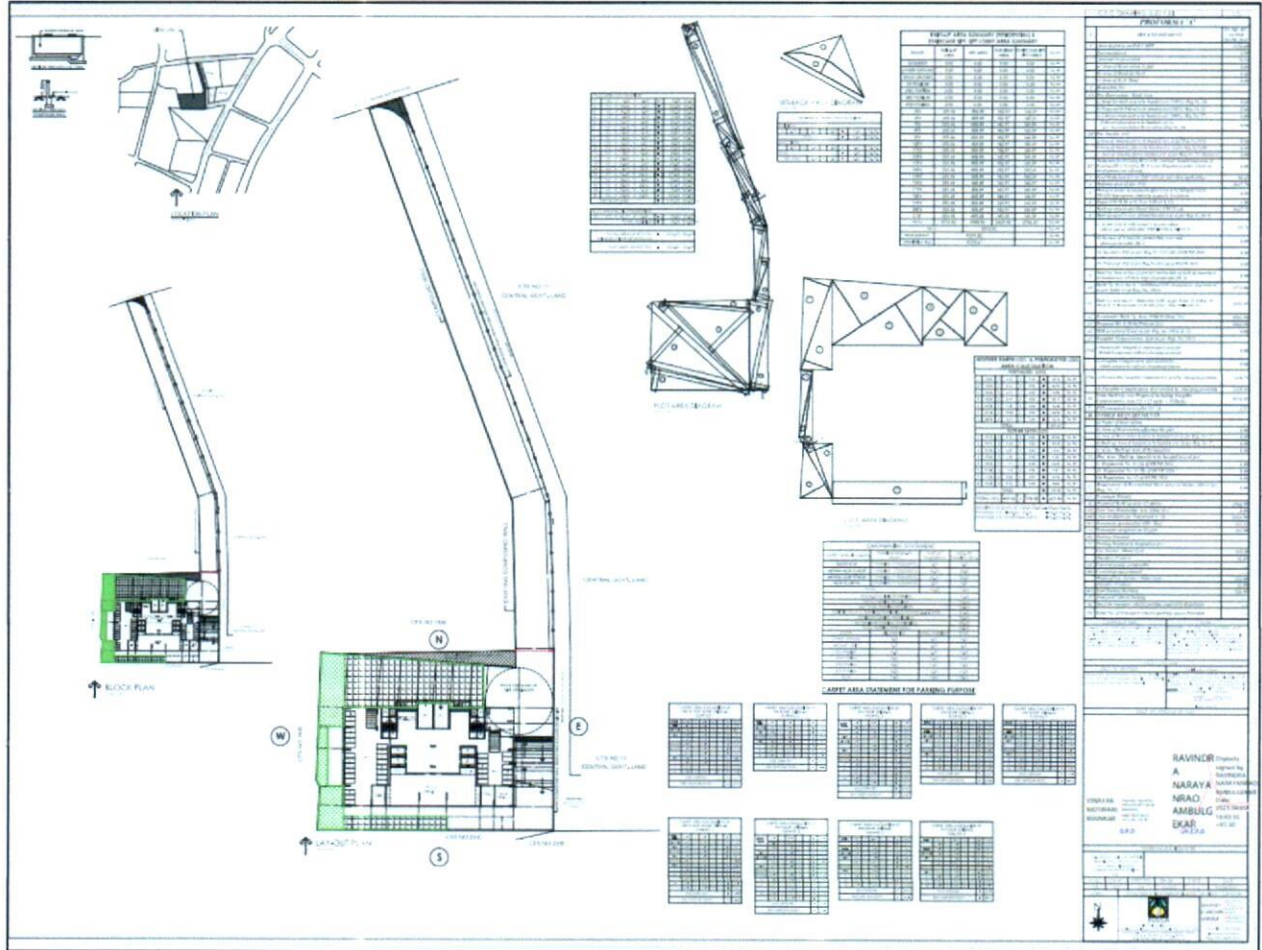
Open Land	Residence	Office	Shop	Industry	Unit
73360	151460	174180	189330	151460	Square Meter

[Next](#)



ENCLOSURE IV: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

Proposed Sanction Plan



Agreement for permanent Alternate Accommodation



करल - १		
०३१८	६	१०१
२०२३		

**AGREEMENT FOR PERMANENT ALTERNATE
ACCOMMODATION**

THIS AGREEMENT made at Mumbai on this 29th day of March, 2023,

BETWEEN

SHREEJI REALTIES PRIVATE LIMITED, a company registered under the provisions of Companies Act, 1956, having its office at 1, Saurabh, Chakala, Andheri Kurla Road, Andheri East, Mumbai - 400093, hereinafter referred to as "**THE DEVELOPER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its executors, administrators and

X

[Signature]



2

करल - १		
६०२२	७	२०११
२०२३		

assigns), of the **ONE PART**;

AND

**VENUS TILES AND MARBLES MANUFACTURING COMPANY
PRIVATE LIMITED**, a company registered under the provisions of

Companies Act, 1956, having its registered office at PLP Compound,
Bal Rajeshwar Road, Mulund (West), Mumbai 400 080, hereinafter
called **"THE OWNER"** (which expression shall unless it be
repugnant to the context of meaning thereof be deemed to mean
and include its executors, administrators and assigns)

OTHER PART;

A. WHEREAS prior to 1st August 1972

Pandurang Pandit and Others were
seized and possessed off and/or well and suffered
entitled to and the Owner of property being all that
piece and parcel of land or ground bearing Survey
Nos. 250, 251/1A and 251/1B admeasuring in all
86515 sq. yards i.e. 72337.60 sq. mtrs. or
thereabout situate lying and being at Revenue
Village Mulund, Taluka Kurla (for brevity's sake
hereinafter referred to as "the said larger property").

B. AND WHEREAS by and under a Lease dated 1st

August, 1972 the said Anant Pandurang Pandit
therein called the Lessor, Harishchandra Anant
Pandit and 9 Others therein called the First
Confirming Party, Gajanan Appaji Bhatte therein
called the Second Confirming Party and L.S.
Agarwal and 3 Others therein called the Lessees and
duly registered with the Sub-Registrar of

XI.



Development Agreement

The document is a 'Development Agreement' dated 15th day of October, 2010, made at Mumbai. It is between VENUS TILES AND MARBLES MANUFACTURING PRIVATE LIMITED, a Company registered under the provisions of Indian Companies Act 1956, having its Registered Office at PLP Compound, Bal Rajeshwar Road, Mulund (West), Mumbai - 400 080, hereinafter referred to as "the OWNERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor or successors) of the ONE PART, AND SHREEJI REALTIES PRIVATE LIMITED, a Company registered under the provisions of Indian Companies Act.

The document features a large 500 Rupee stamp from India, non-judicial, dated 2 AUG 2010. The stamp includes the text 'भारतीय गैर न्यायिक भारत INDIA', 'रु. 500', 'FIVE HUNDRED RUPEES', 'पाँच सौ रुपये', and 'Rs. 500'. There are several official seals and stamps, including one from the 'Collector of Stamp' dated 28 JUL 2010, and another from 'MRL S. BAMBLE' dated 28 JUL 2010. A circular seal of the 'Collector of Stamp' is also visible. The document is signed by 'MRL S. BAMBLE' and 'Collector of Stamp'.

COMMENCEMENT CERTIFICATE MCGM

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-3787/2019/(18/C)/T Ward/MULUND-W/CC/1/New

COMMENCEMENT CERTIFICATE

To,
M/s. Shreeji Realities Pvt. Ltd.
1 Saurabh CHS. Ltd., behind union bank, Chakala,
A.K. Road, Andheri - East

Sir,

With reference to your application No. P-3787/2019/(18/C)/T Ward/MULUND-W/CC/1/New Dated. 11 Oct 2019 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 11 Oct 2019 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 4-C C.T.S. No. 18/C Division / Village / Town Planning Scheme No. MULUND-W situated at Bal Rajeshwar Road Road / Street in T Ward Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Executive Engineer (BP) ES III** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 11/1/2024



RERA Certificate



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800052282

Project **GREEN ORIGIN** Plot Bearing / CTS / Survey / Final Plot No. **18/C** at **Mulund, Kurla, Mumbai Suburban**,
400080

1. **Shreeji Realities Private Limited** having its registered office / principal place of business at **Tehsil: Andheri**
District: Mumbai Suburban, Pin: 400093
2. This registration is granted subject to the following conditions, namely -
 - The promoter shall enter into an agreement for sale with the allottees.
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of sub-section (2) of section 4 read with Rule 5

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from **09/08/2023** and ending with **15/08/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under



Dated: **09/08/2023**
Place **Mumbai**

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 11-08-2023 12:30:05

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



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



₹1.99 Cr - 2.8 Cr EMI starts at ₹98.80 K

Prestige Bellanza Phase 2 Wing D E F At The Prestige City RERA ✓

Marketed by Bonus Aventus Services


2, 3 BHK Flats for sale in Mulund West

POSSESSION DATE Jun, 2027	AVERAGE PRICE 24.45k/sq.ft	BUILD UP AREA 814 sq.ft
------------------------------	-------------------------------	----------------------------

Prestige Bellanza Phase 2 Wing D E F At The Prestige City is a project by Prestige Estates Projects Lt. more

Bonus Aventus Services
Seller+ 2 more

[Brochure](#) [Contact Sellers](#)



₹1.85 Cr

Contendre Heights RERA ✓

By Contendre Infratech

2 BHK Apartment for sale in Mulund West

POSSESSION DATE Nov, 2023	AVERAGE PRICE 24k/sq.ft
------------------------------	----------------------------

CI Contendre Infratech
Developer

[View Phone](#) [Contact Developer](#)



₹1.75 Cr - 1.81 Cr Popular

Marathon Zaver Arcade

By Marathon Realty

Mulund West, Central Mumbai Suburbs, Mumbai

CONFIGURATION 2 BHK Apartment	AVG. PRICE ₹25.00 K/sq.ft
----------------------------------	------------------------------

Interested →

Marathon Zaver Arcade, an exquisite project in Mulund, M. more

FEATURED



₹1.75 Cr - 1.81 Cr EMI starts at ₹86.88 K

Marathon Zaver Arcade RERA ✓

By Marathon Realty

2 BHK Flat for sale in Mulund West

POSSESSION DATE Dec, 2024	AVERAGE PRICE 25k/sq.ft	BUILD UP AREA 700 sq.ft
------------------------------	----------------------------	----------------------------

Marathon Zaver Arcade, an exquisite project in Mulund, M. bai, welcomes you to a luxurious lifestyle...more

Marathon Realty
Developer

[Brochure](#) [Contact Developer](#)

2 BHK Flat In Sugama Apartment For Sale In Mulund East

Navghar rd near Campus Veg Treat [Explore Nearby](#)



₹1.8 Crores

₹23,316 per sq.ft.

₹1.03 Lacs/Month

Estimated EMI

772 sqft

Builtup



East
Facing



2
Bathrooms



2 BHK
Apartment Type



Bike and Car
Parking

Get Owner Details



2 BHK Flat In Vastav Awantika Chs For Sale In Mulund East

C.T.S. Nos. 412, 425 And 413 D/L-A, Cavanpada Road, Mulund East, Mumbai, Maha... [Explore Nearby](#)



₹1.8 Crores

₹24,064 per sq.ft.

₹1.03 Lacs/Month

Estimated EMI

748 sqft

Builtup



East
Facing



2
Bathrooms



2 BHK
Apartment Type



Bike and Car
Parking

Get Owner Details



Posted: Oct 08, '23

2 BHK Apartment for Sale in Mulund West Mumbai (Moti Nag...

[Kalpataru - litus](#)



CARPET AREA
802 sqft



UNDER CONSTRUCT..
Poss. by Mar '26



FLOOR
15 out of 36

₹1.88 Cr

₹23,441 per sqft

Contact Agent

Get Phone No.

[Calculate EMI](#)

Certified Agent Locality Superstar

Ajay Haldankar Real Estate ...
500+ Buyers Served

OFFER Pay 10% on Booking & Rest on Possession

New property in premium place in mulund. This lovely 2 BHK Flat in Moti Nagar, Mum...



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

- a Persons worked on this report are citizen of India.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c The information furnished in our valuation report dated 9/10/2023 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized Engineer/ surveyor Dhawal Vanjari & Anit Bhanji have personally inspected the property on 29/9/2023 the work is not subcontracted to any other valuation firm and is carried out by us.
- e We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- f We have not been removed/ dismissed from service/employment earlier.
- g We have not been convicted of any offence and sentenced to a term of imprisonment.
- h Company is not found guilty of misconduct in professional capacity.
- i Persons worked on this report are not declared to be unsound mind.
- j Company is not undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- k Company is not an undischarged insolvent.
- l No penalty is levied under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- m Company is not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- n Our PAN Card number/ GST number as applicable is **AAHCR0845G/ 09AAHCR0845G1ZP**.
- o We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- p We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- q We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2009 of the IBA and has tried to apply the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of our ability as much as practically possible in the limited time available.
- r We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class and has tried to apply the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable to the best of our ability as much as practically possible in the limited time available.
- s Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.
- t We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u The authorized Engineers of the company who has worked on the assignment has signed this valuation report.
- v The work is taken on the instructions of the Bank.
- w Further, we hereby provide the following information.

S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	This is an under-construction Residential complex proposed to have 2 Nos. of towers located at aforesaid address Proposed with 153 nos. of units as 3236.60 sq. mtr. land 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	Survey Analyst: Dhawal Vanjari & Anit Bhanji Valuation Engineer: Abhinav Chaturvedi L1/ L2 Reviewer: Anil Kumar	
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower and no conflict of interest.	
5.	Date of appointment, valuation date and date of report	Date of Appointment:	28/9/2023
		Date of Survey:	29/9/2023
		Valuation Date:	9/10/2023
		Date of Report:	9/10/2023
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Dhawal Vanjari & Anit Bhanji on 29/9/2023. Property was shown and identified by Mr. Jigar Patel (☎: +91 75069 99740)	
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 & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.</p> <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. During the course of the assignment, we have relied upon various information, data, documents in good faith provided by Bank/ client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void.</p> <p>This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p> <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.	



VALUATION ASSESSMENT
M/S. SHREEJI REALTIES PRIVATE LIMITED

12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Please refer to Part E of the Report and Valuer's Important Remarks enclosed herewith.
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Date: 9/10/2023

Place: Noida


Signature

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

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

Integrity and Fairness

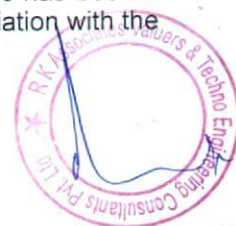
1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



Confidentiality

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

Information Management

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

Gifts and hospitality.

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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



VALUATION ASSESSMENT
M/S. SHREEJI REALTIES PRIVATE LIMITED

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: 9/10/2023

Place: Noida

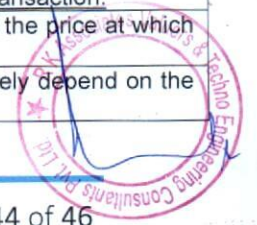


ENCLOSURE: X

PART E

VALUER'S IMPORTANT REMARKS

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



VALUATION ASSESSMENT

M/S. SHREEJI REALTIES PRIVATE LIMITED

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

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

