

REPORT FORMAT: V-L4 (RKA - Medium) | Version: 11.0_2022

CASE NO.: VIS(2023-24)-PL566-479-736

DATED: 18/12/2023

VALUATION REPORT OF

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

SITUATED AT

MAKER KUNDAN GARDENS, JUHU TARA ROAD, SANTACRUZ (WEST),
MUMBAI-400054

PROMOTER

M/S. MAKERS DEVELOPMENT SERVICES LIMITED

REPORT PREPARED FOR

M/S. UTI INFRASTRUCTURE TECHNOLOGY & SERVICES LIMITED

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

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

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

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

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PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT
MAKER KUNDAN GARDENS, JUHU TARA ROAD, SANTACRUZ (WEST),
MUMBAI-400054



PART B

SUMMARY OF THE VALUATION REPORT

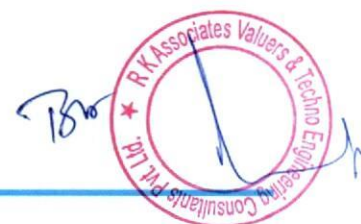
S.NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
i.	Report prepared for	M/S.UTI Infrastructure Technology & Services Limited		
ii.	Work Order No. & Date	Dated 08 th December, 2023		
iii.	Name of Property Owner	SUUTI (Erstwhile M/s. Unit Trust Of India)		
iv.	Address & Phone Number of the owner	Add: 6Th Floor, UTI Tower, 'GN' Block, Bandra-Kurla Complex, Bandra (East), Mumbai 400 051 Phn No.: (022) 6678 6666		
v.	Type of the Property	Residential Apartment in multistoried building		
vi.	Type of Valuation Report	Valuation of residential property		
vii.	Report Type	Plain Asset Valuation		
viii.	Date of Inspection of the Property	14 December 2023		
ix.	Date of Valuation Assessment	19 December 2023		
x.	Date of Valuation Report	19 December 2023		
xi.	Property Shown By	Name	Relationship with Owner	Contact Number
		Mr. Manoj	Caretaker	959453878
xii.	Purpose of the Valuation	To fix the reserve price of the property under valuation		
xiii.	Scope of the Report	Non Binding Opinion on General Prospective Valuation Assessment of the Property identified by Property owner or through its representative		
xiv.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. depts. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited upto sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Drawing Map & design of the property is out of scope of the work.		
xv.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total Documents requested.	Total Documents provided.	
		Property Title document	Sale Deed	Dated- 31 st March, 1992
		Allotment Papers	Extract of property register card	
		Copy of TIR	---	



		Approved building plan	---	---
		Inventory sheet	Inventory sheet	---
		Last paid Electricity Bill	NA	---
		Last paid Municipal Tax Receipt	NA	---
xvi.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	

2.	VALUATION SUMMARY		
i.	Total Prospective Fair Market Price	Rs.273,00,00,000/-	
ii.	Expected Realizable Value (@ ~15% less)	Rs.232,05,00,000/-	
iii.	Expected Distress Value (@ ~25% less)	Rs.204,75,00,000/-	

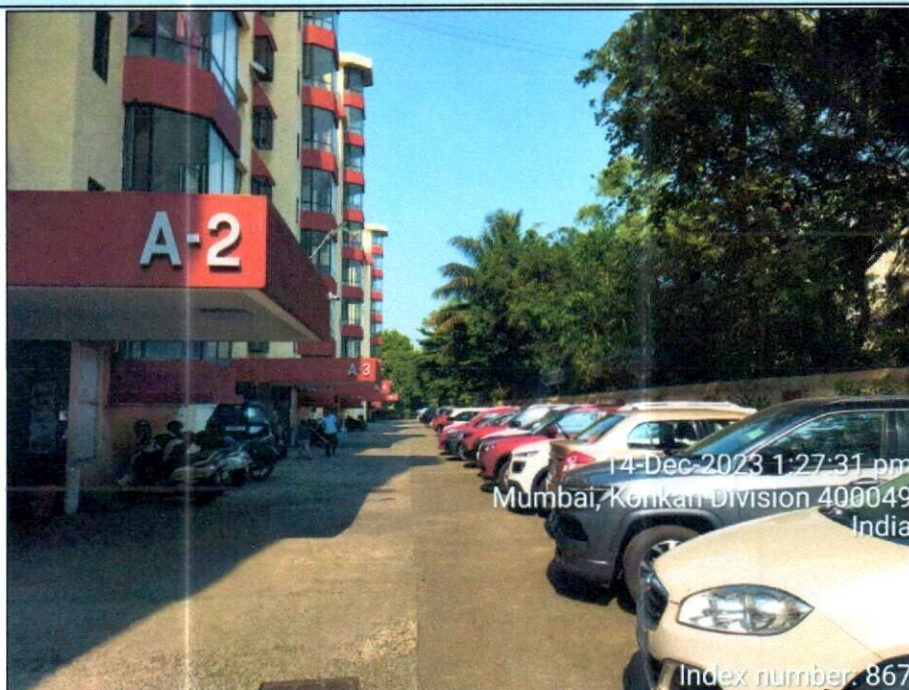
3.	ENCLOSURES	
a.	Part A	Snapshot of The Asset/ Property Under Valuation
b.	Part B	Valuation Report as per RKA Format Annexure-II
c.	Part C	Characteristics Description of The Asset
d.	Part D	Area Description of The Property
e.	Part E	Procedure of Valuation Assessments
f.	Enclosure 1	Price Trend references Of The Similar Related Properties Available On Public Domain.
g.	Enclosure 2	Google Map – Page 1
h.	Enclosure 3	Photographs – Pages 4
i.	Enclosure 4	Copy of Circle Rate – Pages 1
j.	Enclosure 5	Copy of Important Property Documents
k.	Enclosure 6	Flat Layout Drawing
l.	Enclosure 7	Valuer's Important Remarks



PART C

CHARACTERISTICS DESCRIPTION OF THE ASSET

1. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION



Snapshot of the Asset/ Property Under Valuation

This opinion on valuation report is prepared for the flat inventory situated in multiple residential block building at the aforesaid address having total land area admeasuring 10,507 sq. mtr. as per the copy of deed provided to us.

The flat inventory details are provided in the below table:

INVENTORY SUMMARY OF THE PROPERTY OF M/S. UNIT TRUST OF INDIA SITUATED AT JUHU TARA ROAD, MUMBAI					
Sl. No.	Tower Name	Floor No.	No. of unit	Flat Type	Carpet area for each unit (in sq. ft.)
1	A - 1	S+7	14	2BHK	750
2	A - 2	S+7	14	2BHK	750
3	A - 3	S+7	14	2BHK	750
4	A - 4	S+7	14	2BHK	750
5	B - 1	S+6	12	3BHK	1,050

The subject property is located in the midst of developed residential area of Juhu Tara Road, Santacruz West. The property consists of total 5 building blocks naming A1 to A2 and B1. All the A block buildings are Stilt + 7 Floors, each floor having 2 flats. B1 block is a Stilt + 6 floors having 2 flats in each floor. Stilt is being used as parking. As per the information received by company 20 stilt parking spaces are

available in the property and the remaining are open parking. Maintenance of the building is good.

In case of discrepancy in the address 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 client misled the valuer by providing the fabricated document, the valuation should be considered of the property shown to us at the site of which the photographs are also attached. Our responsibility will be only related to the valuation of the property shown to us on the site and not regarding matching from the documents or searching the property from our own. Banker to verify from district administration/ tehsil level the identification of the property if it is the same matching with the document pledged.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the Valuation for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the valuation assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

2. GENERAL DESCRIPTION OF THE PROPERTY

i.	Names of the Legal Owner/s	SUUTI (Erstwhile M/s. Unit Trust Of India)
ii.	Constitution of the Property	Free hold, complete transferable rights
iii.	Since how long owners owing the Property	More than 30 Years
iv.	Year of Acquisition/ Purchase	1992
v.	Property presently occupied/ possessed by	All 68 nos. of flats are occupied by Licensees of SUUTI
vi.	Current Rental value of the property	~ Rs.57 Lakhs per Month (as per the information received from company representative)

*NOTE: Please see point 6 of Enclosure: 7 – Valuer's Important Remarks.

3. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	SNDT University		
ii.	Postal Address of the Property	Maker Kundan Gardens, Juhu Tara Road, Santacruz (West), Mumbai-400054		
iii.	Independent access/ approach to the property	Clear independent access is available		
iv.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 19°05'11.7"N 72°49'47.1"E		
v.	Description of adjoining property	Residential		
vi.	Plot No. / Survey No.	C.T.S. No. 1049-B		
vii.	Village/ Zone	Juhu		
viii.	Sub registrar	Mumbai City		
ix.	District	Mumbai		
x.	City Categorization	Metro City		Urban developed
xi.	Characteristics of the locality	Very Good		Within Posh Residential locality
xii.	Property location classification	Near to Highway	Near to Metro Station	Near to Market
xiii.	Property Facing	North Facing		
xiv.	Details of the roads abutting the property			

	a) Main Road Name & Width	Juhu Tara Road	15 mtr.
	b)Front Road Name & width	Juhu Tara Road	15 mtr.
	c)Type of Approach Road	Bituminous Road	
	d)Distance from the Main Road	Adjacent to main road	
xv.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated with permanent boundary wall	
xvi.	Is the property merged or colluded with any other property	No, it is an independent single bounded property	
		No	
xvii.	Boundaries schedule of the Property		
a)	Are Boundaries matched	Yes from the available documents	
b)	Directions	As per Sale Deed	Actual found at Site
	East	Multiple property details for multiple land parcels	SNDT University
	West	Multiple property details for multiple land parcels	IDBI quarters
	North	Multiple property details for multiple land parcels	Entrance / Other Plot
	South	Multiple property details for multiple land parcels	Juhu Ruturaj Society

4.	TOWN PLANNING/ ZONING PARAMETERS		
i.	Planning Area/ Zone	MMRDA	
ii.	Master Plan currently in force	NA	
iii.	Municipal limits	BMC (Bombay Municipal Corporation)	
iv.	Developmental controls/ Authority	MMRDA (Mumbai Metropolitan Region Development Authority)	
v.	Zoning regulations	Mixed (Residential cum Commercial)	
vi.	Master Plan provisions related to property in terms of Land use	Residential	
vii.	Any conversion of land use done	NA	
viii.	Current activity done in the property	Being used as residential flats	
ix.	Is property usage as per applicable zoning	Yes	
x.	Any notification on change of zoning regulation	NA	
xi.	Street Notification	Not notified	
xii.	Status of Completion/ Occupational certificate	No information available	No information available
xiii.	Comment on unauthorized construction if any	Cannot comment since approved building plan is not provided	
xiv.	Comment on Transferability of developmental rights	Freehold property, complete transferable rights	
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for both commercial and residential purpose	
xvi.	Comment of Demolition proceedings if any	No information found	

xvii.	Comment on Compounding/ Regularization proceedings	No information found
xviii.	Any information on encroachment	No information found
xix.	Is the area part of unauthorized area/ colony	No information found

5. SOCIO - CULTURAL ASPECTS OF THE PROPERTY		
i.	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
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

6. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES					
i.	Drainage arrangements		Yes		
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		
vii.	Compound wall/ Main Gate		Demarcated with boundary wall		
viii.	Whether gated society		Yes		
ix.	Car parking facilities		Yes		
x.	Ventilation		No		
xi.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes	Yes	Yes	Yes	Yes

7. INFRASTRUCTURE AVAILABILITY		
i.	Description of Aqua Infrastructure availability in terms of:	
	a) Water Supply	Yes from municipal connection
	b) Sewerage/ sanitation system	Underground
	c) Storm water drainage	Yes
ii.	Description of other Physical Infrastructure facilities in terms of:	
	a) Solid waste management	No information available
	b) Electricity	Yes
	c) Road and Public Transport connectivity	Yes

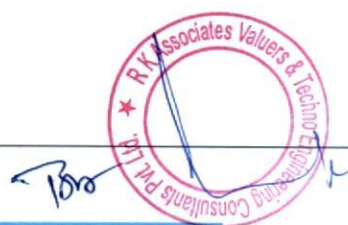


	d) Availability of other public utilities nearby			Transport, Market, Hospital etc. available in close vicinity			
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	100 mtr.	1 km.	50 mtr.	--	3 Km.	17 kms.	2.3 km.
iv.	Availability of recreation facilities (parks, open spaces etc.)			Yes ample recreational facilities are available in the vicinity.			

8.	MARKETABILITY ASPECTS OF THE PROPERTY:	
i.	Location attribute of the subject property	Very Good
ii.	Scarcity	Similar kind of properties are easily available on demand.
iii.	Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.
iv.	Any New Development in surrounding area	None
v.	Any negativity/ defect/ disadvantages in the property/ location	No
vi.	Any other aspect which has relevance on the value or marketability of the property	No

9.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
i.	Type of construction & design	RCC framed beam column structure on RCC slab	
ii.	Method of construction	Regular masonry construction using standard quality material	
iii.	Specifications		
	a) Class of construction	Class B construction (Good)	
	b) Appearance/ Condition of structures	Internal - Class B construction (Good)	
		External - Class B construction (Good)	
	c) Roof	Floors/ Blocks	Type of Roof
		S+6 Floors & S+7 Floors	RCC
	d) Floor height	~10 ft.	
	e) Type of flooring	Simple marble	
	f) Doors/ Windows	Wooden frame & panel doors	
	g) Interior Finishing	Ordinary regular architecture, Plain ordinary finishing	
	h) Exterior Finishing	Ordinary regular architecture, Plain ordinary finishing, Neatly plastered and putty coated walls	
i) Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration.		
j) Class of electrical fittings	Internal / Normal quality fittings used		
k) Class of sanitary & water supply fittings	Internal / Normal quality fittings used		
iv.	Maintenance issues	No maintenance issue, structure is maintained properly	
v.	Age of building/ Year of construction	Approx. 30 years	Around year-1992-93

vi.	Total life of the structure/ Remaining life expected	Approx. 65 years	Approx. 35 years subject to proper and timely maintenance
vii.	Extent of deterioration in the structure	No deterioration came into notice through visual observation	
viii.	Protection against natural disasters viz. earthquakes etc.	Since this is a RCC structure so should be able to withstand moderate intensity earthquakes. Comments are been made only based on visual observation and not any technical testing.	
ix.	Visible damage in the building if any	No visible damages in the structure	
x.	System of air conditioning	No Aircondition installed	
xi.	Provision of firefighting	No firefighting system installed	
xii.	Status of Building Plans/ Maps	Cannot comment since no approved map provided to us on our request	
	a) Authority approving the plan	NA	
	b) Name of the office of the Authority	Cannot comment since no approved map provided to us on our request	
	c) Is Building as per approved Map	Cannot comment since no approved map provided to us on our request	
	d) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	Cannot comment since no approved map provided to us on our request
		<input type="checkbox"/> Not permitted alteration	Cannot comment since no approved map provided to us on our request
e) Is this being regularized	Cannot comment since no approved map provided to us on our request		
10.	ENVIRONMENTAL FACTORS:		
i.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Normal material used	
ii.	Provision of rainwater harvesting	No	
iii.	Use of solar heating and lighting systems, etc.	No	
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, regular vehicular pollution present	
11.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:		
i.	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.	Plain looking simple structure	



PART D

AREA DESCRIPTION OF THE PROPERTY

1.	Land Area considered for Valuation	Not applicable since this is a flat inventory valuation	
	Area adopted on the basis of	Not applicable	
	Remarks & observations, if any	None	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Carpet Area	54,600 sq. ft.
	Area adopted on the basis of	Inventory sheet provided by the company & sample site survey measurement	
	Remarks & observations, if any	None	

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.



PART E

PROCEDURE OF VALUATION ASSESMENT

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		14 December 2023	19 December 2023	19 December 2023
ii.	Client	M/s. UTI Infrastructure Technology & Services Limited		
iii.	Intended User	M/s. UTI Infrastructure Technology & Services Limited		
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Valuation	To fix the reserve price of the property under valuation		
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.		
vii.	Restrictions	This report should not be referred or used for any other purpose including mortgage, by any other user and for any other date other then as specified above. This is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.		
viii.	Manner in which the proper is identified	<input type="checkbox"/>	Done from the name plate displayed on the property	
		<input type="checkbox"/>	Identified by the owner	
		<input checked="" type="checkbox"/>	Identified by the owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Cross checked from the boundaries/ address of the property mentioned in the documents provided to us	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	
ix.	Type of Survey conducted	Full survey (inside-out with approximate sample random measurements verification & photographs).		

2.	ASSESSMENT FACTORS			
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.		
ii.	Nature of the Valuation	Fixed Assets Valuation		
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		BUILT-UP UNIT	RESIDENTIAL	RESIDENTIAL APARTMENT IN



				MULTISTORIED BUILDING	
		Classification	Personal use asset		
iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Market Value & Govt. Guideline Value		
		Secondary Basis	On-going concern basis		
v.	Present market state of the Asset assumed (Premise of Value as per IVS)	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	
		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.	Land Physical Factors	Shape	Size	Layout	
		Not Applicable	Medium	NA	
ix.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Very Good	Near to Metro Station	B1: S+6 Floors & A1 to A4: S+7 Floors
		Urban	Within main city	Near to Highway	
			Within urban developed area	Not Applicable	
		Property Facing			
		North Facing			
x.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Underground	Yes	Easily available

		Availability of other public utilities nearby	Availability of communication facilities
		Transport, Market, Hospital etc. are available in close vicinity	Major Telecommunication Service Provider & ISP connections are available
xi.	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	
xii.	Neighbourhood amenities	Good	
xiii.	Any New Development in surrounding area	None	
xiv.	Any specific advantage/ drawback in the property	None	
xv.	Property overall usability/ utility Factor	Normal	
xvi.	Do property has any alternate use?	None	
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly	
xviii.	Is the property merged or colluded with any other property	No, it is an independent singly bounded property	
		Comments: None	
xix.	Is independent access available to the property	Clear independent access is available	
xx.	Is property clearly possessable upon sale	Yes	
xxi.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value	
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xxii.	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.			
xxiii.	Approach & Method of Valuation Used	Built Up Unit	Approach of Valuation	Method of Valuation	
			Market Approach	Market Comparable Sales Method	
xxiv.	Type of Source of Information	Level 3 Input (Tertiary)			
xxv.	Market Comparable				
xxvi.	Type of Source of Information	Level 3 Input (Tertiary)			
xxvii.	Market Comparable				
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	1.	Name:	Riya Estate	
			Contact No.:	+91-9869181555	
			Nature of reference:	Property Consultant	
			Size of the Property:	800 sq. ft. carpet area	
			Location:	Juru Tara Road, Santacruz West	
			Rates/ Price informed:	Rs.45,000/- to Rs.50,000/- per sq. ft. on carpet area	
			Any other details/ Discussion held:	As per the discussion with the property dealer the prevailing market rate for residential apartment near the subject property is ~ 45,000/- to Rs.50,000/- per sq. ft. on carpet area further depending upon the location size, floor no. of the subject flat.	
			2.	Name:	Mr. National Realtors
				Contact No.:	+91-9769021535
				Nature of reference:	Property Consultant
				Size of the Property:	~1,200 sq. ft. carpet area
				Location:	Juru Tara Road, Santacruz West
				Rates/ Price informed:	Rs.~48,000/- to Rs.52,000/- per sq. ft. on carpet
				Any other details/ Discussion held:	As per the discussion with the property dealer the prevailing market rate for residential apartment near the subject property is ~ 48,000/- to Rs.52,000/- per sq. ft. on carpet area further depending upon the location size, floor no. of the subject flat.
			NOTE: The given information above can be independently verified to know its authenticity.		
xxviii.	Adopted Rates Justification	The location of the subject property is in the midst of developed area of Santacruz West, Mumbai and demand of the residential flats are good.. As per the present market survey & verbal communication with habitants and market participants of subject location we got the following information: - 1. The market rates for residential flats will depend upon the size, location, age and floor no. 2. The general rate for residential flat is between Rs.45,000/- to Rs.55,000/- per sq. ft. on Carpet area. Depends on size and location of the property.			



3. Circle Rate for residential flat nearby the subject location is Rs. 3,51,300/- per sq. mtr. on carpet area. i.e. Rs.32,636/- per sq. ft.
4. We have found a public notice for e-auction dated 21.08.2023, sale of a flat having 1,550 sq. ft. carpet area, located at Juhu Tara Road, Bandra Juhu, Mumbai. Reserve price for this flat is Rs.7,38,00,000/- which comes to ~Rs.47,613/- per sq. ft. on carpet area.
5. As per the documents total super built up area of the whole property is 75,968.48 sq. ft. So, ~33% loading factor has been adopted since total carpet area is 54,600 sq. ft.

Hence taking into consideration all these factors like, location of the property, market condition, we are of the view that the appropriate rate for the valuation purpose we have adopted Rs.50,000/- per sq. ft. on carpet area and Rs.33,500/- per sq. ft. on super built up area, which appears to be reasonable in our view.

NOTE: We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record.

Related postings for similar properties on sale are also annexed with the Report wherever available.

xxix. Other Market Factors

Current Market condition

Normal

Remarks: NA

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%

xxx. Any other special consideration

Reason: NA

Adjustments (-/+): 0%

xxxi. Any other aspect which has relevance on the value or marketability of the property

Property is located in developed area.

Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financier or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing.

This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market



		value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.
		Adjustments (-/+): 0%
xxxii.	Final adjusted & weighted Rates considered for the subject property	Rs.50,000/- per sq. ft. on carpet area
xxxiii.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.
xxxiv.	Basis of computation & working	
	<p>a. Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report. Rates given for the apartments are excluding the all the furniture and fixtures.</p> <p>b. 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.</p> <p>c. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.</p> <p>d. 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.</p> <p>e. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.</p> <p>f. 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.</p> <p>g. 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.</p> <p>h. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as</p>	

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.

- i. Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- j. Verification of the area measurement of the property is done based on sample random checking only.
- k. 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.
- l. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- m. 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.
- n. 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.
- o. 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.
- p. 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.
- q. 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.
- r. Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxv. **ASSUMPTIONS**

- a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- d. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- e. 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.
- f. 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.

g. If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

xxxvi. **SPECIAL ASSUMPTIONS**

No approved building plan has been provided to us. The carpet area of each flat has been adopted as per the inventory sheet provided to us by company and also cross verified with the sample site survey measurement by us.

xxxvii. **LIMITATIONS**

None

3.

VALUATION OF LAND

Particulars

Govt. Circle/ Guideline Value

**Indicative & Estimated Prospective
Fair Market Value**

a. Prevailing Rate range

b. Deduction on Market Rate

c. Rate adopted considering all characteristics of the property

d. Total Land Area considered
(documents vs site survey whichever is less)

e. **Total Value of land (A)**

Not applicable since this is a flat inventory valuation

Not applicable since this is a flat inventory valuation

4.

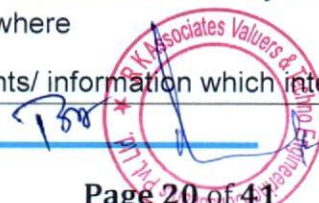
VALUATION COMPUTATION OF FLAT INVENTORY

INVENTORY SUMMARY OF THE PROPERTY OF M/S. UNIT TRUST OF INDIA SITUATED AT JUHU TARA ROAD, MUMBAI

Sl. No.	Tower Name	Floor No.	No. of unit	Flat Type	Carpet area for each unit (in sq. ft.)	Total Carpet Area (sq. ft.)	Market rate @Rs.50,000/- per sq. ft. on carpet area
1	A - 1	S+7	14	2BHK	750	10,500	52,50,00,000
2	A - 2	S+7	14	2BHK	750	10,500	52,50,00,000
3	A - 3	S+7	14	2BHK	750	10,500	52,50,00,000
4	A - 4	S+7	14	2BHK	750	10,500	52,50,00,000
5	B - 1	S+6	12	3BHK	1,050	12,600	63,00,00,000
			68			54,600	2,73,00,00,000



5. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET			
S. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Flat Inventory (A)	Rs.178,19,56,522/- (@Rs.3,51,300/- per sq. mtr. on carpet area)	Rs.273,00,00,000/-
b.	Additional Aesthetic Works Value (B)	NA	NA
c.	Total Add (A+B)	Rs.178,19,56,522/-	Rs.273,00,00,000/-
d.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
e.	Deductions charged if any	---	---
	Details/ Justification	---	---
f.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs.273,00,00,000/-
g.	Rounded Off	---	Rs.273,00,00,000/-
h.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Two Seventy Three Six Crore Only
i.	Expected Realizable Value (@ ~15% less)	---	Rs.232,05,00,000/-
j.	Expected Distress Value (@ ~25% less)		Rs.204,75,00,000/-
k.	Percentage difference between Circle Rate and Fair Market Value	~ 42%	
l.	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.	
m.	Concluding Comments/ Disclosures if any		
	a. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		
	c. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report. as-is-where		
	d. Reference of the property is also taken from the copies of the documents/ information which interested		



organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.

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

n. **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.

o. 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 – Copy of Important Property Documents
- Enclosure VI – Flat layout drawing
- Enclosure VII - 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	Babul Akhtar Gazi	Anil Kumar
		

**ENCLOSURE: 1 - PRICE TREND/REFERENCES OF THE SIMILAR RELATED
PROPERTIES AVAILABLE ON PUBLIC DOMAIN**

99acres Buy Enter Locality / Project / Society / Landmark

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

Posted on Dec 17, 2023 | Ready to move

₹2.4 Cr @ 49.34 per sq.ft. **1BHK 1Bath**
Estimated EMR ₹ 1,91,580
Flat/Apartment for Sale
Elite Simran, Santacruz West, Mumbai (South West), Mumbai

RERA STATUS **REG/ST/48** Registration No: P51800001782 Website: <https://maharera.maharashtra.gov.in/>

[Overview](#) [Society](#) [Dealer Details](#) [Price Trends](#) [Society Reviews](#) [Explore Locality](#)

Videos (1) **Property (8)**

Area
Carpet area: 485 sq.ft. (45.06 sq.m.)

Price
₹ 2.4 Crore+ Govt Charges & Tax @ 49.484 per sq.ft. (negotiable) [View Price Details](#)

Configuration
1 Bedroom, 1 Bathroom, 1 Balcony with Others

Address
Elite Simran
Santacruz West, Mumbai South West

Floor Number
7th of 10 Floors

Facing
West

Property Age
1 to 5 Year Old

99acres Buy Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Pali Village > 2 BHK Flats in Pali Village

Posted on Dec 06, 2023 | Ready to move

₹4.25 Cr @ 7,222 per sq.ft. **2BHK 2Baths**
Estimated EMR ₹ 3,38,440
Flat/Apartment for Sale
Maker kundan gardens, Pali Village, Mumbai (South West), Mumbai

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

[Overview](#) [Dealer Details](#) [Price Trends](#) [Registry Record](#) [Recommendations](#) [Article](#)

Property (16)

Area
Super Built up area 1300 sq.ft. (121.24 sq.m.)
Built up area: 1290 sq.ft. (120.5 sq.m.)
Carpet area: 900 sq.ft. (83.61 sq.m.)

Price
₹ 4.25 Crore+ Govt Charges & Tax @ 47,222 per sq.ft. (negotiable) [View Price Details](#)

Configuration
2 Bedrooms, 2 Bathrooms, 1 Balcony with Servant Room, Others

Address
maker kundan gardens
Pali Village, Mumbai South West

Floor Number
7th of 8 Floors

Facing
East

Overlooking
Park/Garden, Main Road, Club Pool, Others

Property Age
10+ Year Old



42 Views
Compare

3 Photos

The Designate
**3 Bedroom 1229 Sq.Ft. Apartment
in Santacruz West Mumbai**
Listing ID #6336539
₹ 6.75 Cr.

3 Bedrooms
Unfurnished
3 Bathroom
1229 Sq.Ft. (Carpet Area)

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[View Sample Report](#)

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INDIA RESURGENCE ARC PRIVATE LIMITED

3rd Floor, Piramal Tower, Peninsula Corporate Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013.

T: 022-68608500 / 68608501.CIN: U67190MH2016PTC272471

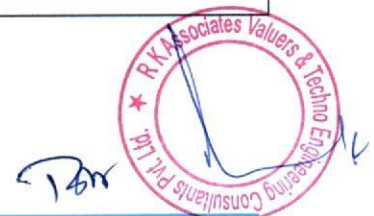
APPENDIX IV-A (PROVISO TO RULE 8(6))

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-auction sale notice for sale of Immoveable Property under SARFAESI Act, 2002 read with proviso to rule 8(6) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to borrowers and guarantors, details whereof are mentioned below, that the below described Immoveable Property mortgaged/charged to the India Resurgence ARC Private Limited (India RF/Secured Creditor), the possession of which has been taken by the Authorised Officer of India RF/Secured Creditor will be sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" as per the brief particulars mentioned in the schedule.

Name of the Account / Borrowers / Guarantors	BJN Hospitality Pvt. Ltd., Mr. Kishore Balram Nichani, Ms. Kavita Kishore Nichani, Mr. Rohan Kishore Nichani		
Details of property	Residential flat on entire 4th floor, admeasuring 1,550 sq ft carpet area on the 4th floor, 12-A, in the building known as "Nichani Kutir" constructed on CTS No. 996, situated at TPS II, Village Vile Parle Juhu Tara Road, Bombay Suburban District - Bandra, Juhu Mumbai - 400 049.		
Nature of Possession and date	Physical Possession taken 16.06.2023		
Name of the owner of the Property	Mr. Kishore Balram Nichani		
Outstanding Amount	Rs. 8,55,72,811 (Rupees Eight Crore Fifty Lakh Seventy Two Thousand Eight Hundred Eleven Only) as on 30.06.2023 together with further interest as applicable, incidental expenses, costs, charges etc. incurred up to the date of payment and realisation thereof.		
Reserve Price (INR) and EMD	Sr. Nos.	Property Description	Proposed Reserve Price (in Rs.) Earnest Money Deposit (in Rs.)
	1.	Residential flat on entire 4th floor, admeasuring 1,550 sq ft carpet area on the 4th floor, 12-A, in the building known as "Nichani Kutir" constructed on CTS No. 996, situated at TPS II, Village Vile Parle, Juhu Tara Road, Bombay Suburban District - Bandra, Juhu, Mumbai - 400 0	Rs. 7,38,00,000 (Rupees Seven Crore Thirty Eight Lakh Only) Rs. 73,80,000 (Rupees Seventy Three Lakh Eighty Thousand Only)
Last date of submission of bid	21.08.2023 by 6:00 pm		
Date/ Time of e-Auction	22.08.2023 at 12:00 pm		
Contact Person for sale / inspection related queries	Harshwardhan Kadam - 9819058003		
**Known encumbrances if any	No known encumbrances		



Sale Transaction Instances:

[illegible]

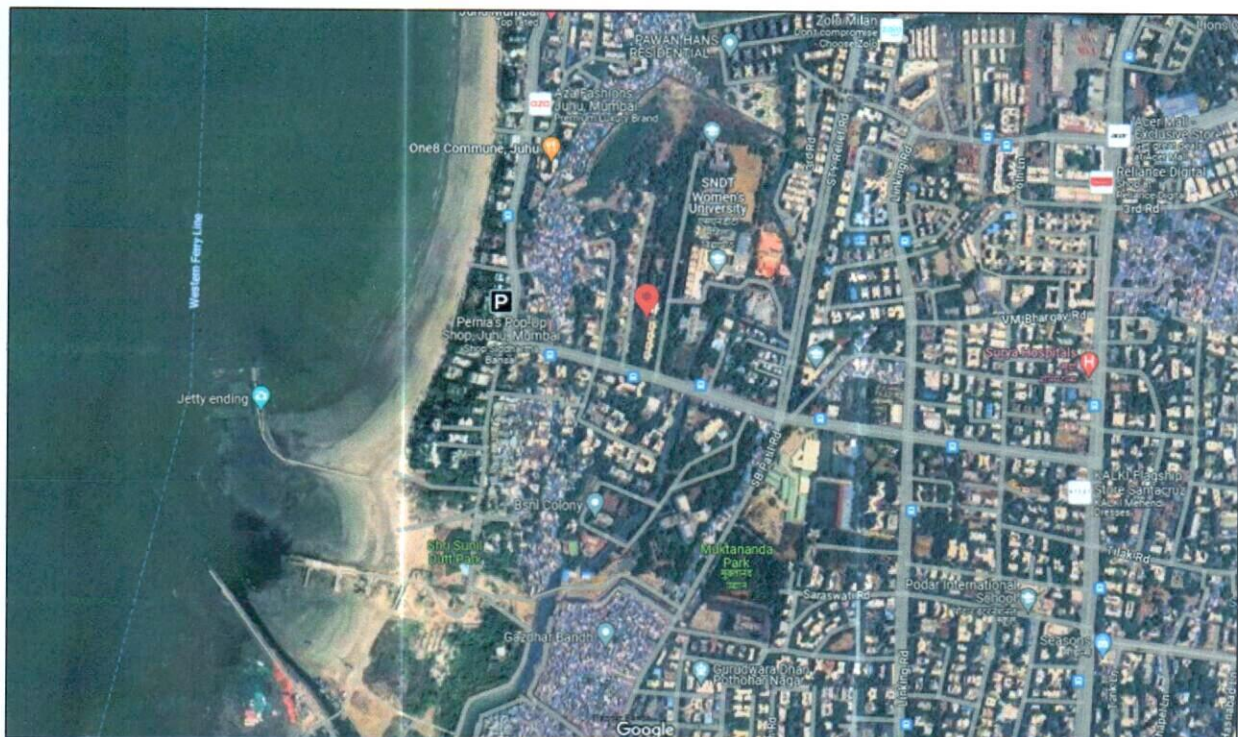
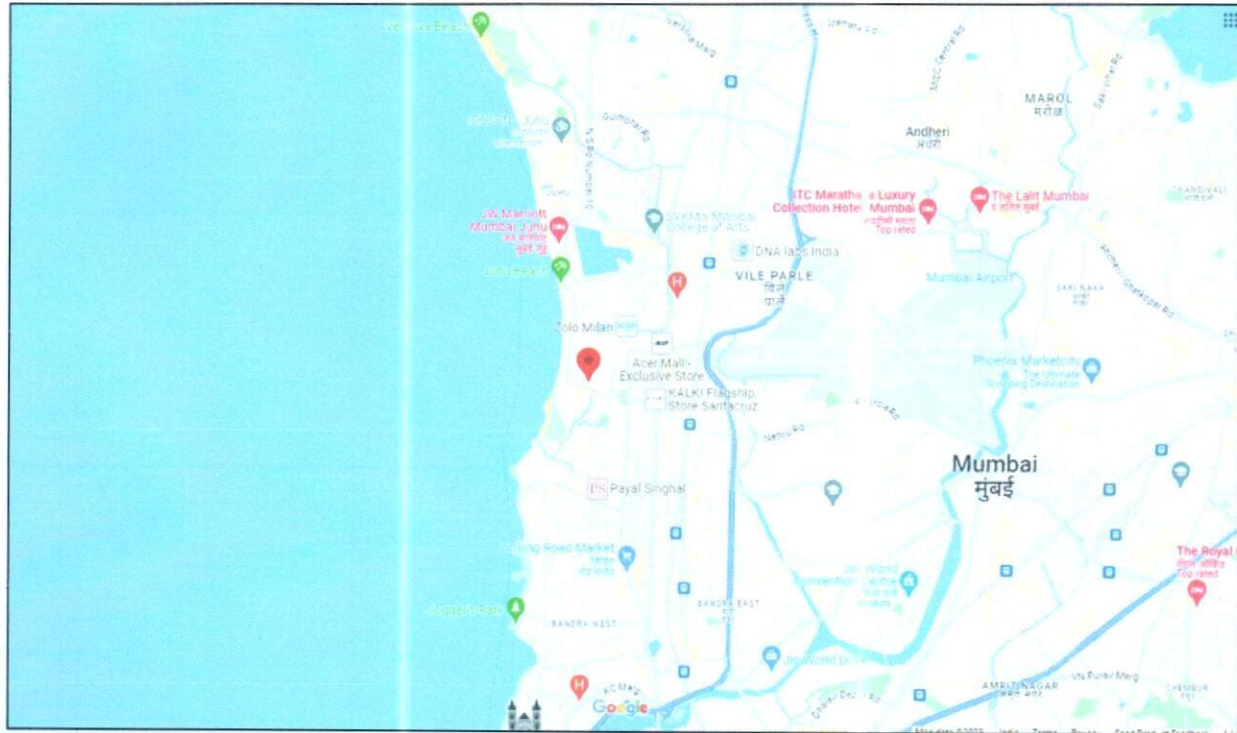
15082378 07-01-2024 Note -Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2	ग्रामपंच निबंधक : सह दुग्ध नि. अंधेरी 3 वसंत क्रमांक : 15082 2023 मौदणी Regn 63m
गावाचे नाव : सान्ताक्रुझ		
(1)खिलेखाचा प्रकार	गहाणखत	
(2)मौदवला	8000000	
(3) बाजारभाउ/भाडेपट्टापत्तया बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे	0	
(4) भू.मापन, पोटहिसा व घरक्रमांक(अस्त्ययास)	1) पालिकेचे नाव मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं.08, दुसरा मजला, सान्ताक्रुझ मेशान नं.1, वलीम को ऑप ही सो ति. बस डेपो जवळ, ऑप सान्ताक्रुझ रेल्वे स्टेशन, सान्ताक्रुझ पूर्व मुंबई 400055 इतर माहिती दस्तात नमूद केल्याप्रमाणे ((Survey Number : 129,130.))	
(5) क्षेत्रफल	440 चौ फूट	
(6)आकारणी किंवा लुडी देण्यात असले तेखा		
(7) दस्तऐवज करून देणा.या लिहून ठेवणा.या पक्षाकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास प्रतियादिवे नाव व पत्ता	1). नाव..संजय तुकार मेहता वय .52 पत्ता..प्लॉट नं. सदनिका नं.08, माळा नं. दुसरा मजला, इमारतीचे नाव : सान्ताक्रुझ मेशान नं.1, वलीम को ऑप ही सो ति. , वलीम को ऑप ही सो ति. , बस डेपो जवळ, ऑप सान्ताक्रुझ रेल्वे स्टेशन, सान्ताक्रुझ पूर्व, मुंबई , रोड नं. , महाराष्ट्र, मुम्बई पिन कोड:-400055 पिन नं.-AADPN0205C	
(8)दस्तऐवज करून देणा.या पक्षाकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास प्रतियादिवे नाव व पत्ता	1). नाव ..श्रु. सातारा जिल्हा मागीरक मन्दी स्टेट को ऑपरेटिव्ह क्रेडिट सोसायटी लिमिटेड तर्फे ऑपरेटिव्ह सिव्हील मॅनिजर नीता सोनवखे वय .46, पत्ता..प्लॉट नं. , माळा नं. , इमारतीचे नाव : डॉ. प्रोफेसिब्लि विडिंग, वलीम को. डॉ. कॅप्टाईड डी एल मार्ग चिंचवडकोठी, मुंबई , रोड नं. , महाराष्ट्र, मुम्बई पिन कोड:-400012 पिन नं.-AAATN0453E	
(9) दस्तऐवज करून दिल्याचा दिनांक	12 /9/ 2023	
(10)दस्त. मौदणी केल्याचा दिनांक	12 /9/ 2023	
(11)अनुक्रमांक खंड व पृष्ठ	15082 2023	
(12)बाजारभाउप्रमाणे मुद्रांक शुल्क	24000	
(13)बाजारभाउप्रमाणे मौदणी शुल्क	15000	
(14)सौर		
मुल्यांकनासाठी विचारात घेतलेला तपशील ..	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही	
मुद्रांक शुल्क आकारताना निवडलेला अनुकेव ..		



16921378 07-01-2024 Note -Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2	द्वयम निवृत्त सह दु नि.अंधेरी 3 दस्ता क्रमांक : 16921 2023 मोदली Regn 63m
गावाचे नाव : सान्ताक्रुझ		
(1)विश्लेषका प्रकार	गहाणखत	
(2)मोडल	23:00000	
(3) बाजारभाड/भाडेपट्ट्याचा बाडविलेला प्रकार अकारणी देतो की पट्टेदार ते मंजूर करावे	0	
(4) धू.माण,वॉटहिस्सा व घरकामांक (असल्यास)	1) पाविकेचे नाव मुंबई मनपाइतर वर्णन- सदनिका नं. गाला नं 15,16 आणि 31, माळा नं. 1 ला मजला, इमारतीचे नाव: गुडविल प्रिमायसेस कॉ ऑप सो लिमिटेड, ब्रॉक नं. सांताक्रुझ ईस्ट मुंबई, रोड नं. विद्यानगरी मार्ग, इतर माहिती: स्वस्तिक इन्स्टिट्यूट इस्टेट (C.T.S. Number : 178 ;)	
(5) क्षेत्रफल	0 चौ मीटर	
(6)अकारणी किंवा जुडी देण्यात असेल तेका		
(7) दस्तऐवज कायम ठेवा, या सिद्धान्तावरून या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिपादिते नाव व पक्ष	1). नाव :वर्ज पेंगार , विद्याल इन्जिनियरिंग वर्क्स लॉक भागीदार रत्न कुमार भोजनिया घर -64 पला -पॉट नं . माळा नं 1 ला मजला, इमारतीचे नाव: गुडविल प्रिमायसेस कॉ ऑप सो लिमिटेड स्वस्तिक इन्स्टिट्यूट इस्टेट, ब्रॉक नं. सांताक्रुझ ईस्ट मुंबई, रोड नं. विद्यानगरी मार्ग, महाराष्ट्र, MLCIBAI पिन कोड:-400098 पिन नं.-AAAFV0863A 2). नाव :वर्ज पेंगार , विद्याल इन्जिनियरिंग वर्क्स लॉक भागीदार रत्न कुमार भोजनिया घर -66 पला -पॉट नं . माळा नं. 1 ला मजला, इमारतीचे नाव: गुडविल प्रिमायसेस कॉ ऑप सो लिमिटेड स्वस्तिक इन्स्टिट्यूट इस्टेट, ब्रॉक नं. सांताक्रुझ ईस्ट मुंबई, रोड नं. विद्यानगरी मार्ग, महाराष्ट्र, MLCIBAI पिन कोड:-400098 पिन नं.-AAAFV0863A	
(8)दस्तऐवज कायम ठेवा, या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिपादिते नाव व पक्ष	1). नाव :वर्ज पेंगार , मेसर्स हिरो फिनकोर्प लिमिटेड लॉक ऑथेराइस किशोरी इंडप्रतप सिंह घर -38, पला -पॉट नं व 102, माळा नं: 4 ला मजला, इमारतीचे नाव: दि ब्रुके मरोड , ब्रॉक नं. ऑपरी ईस्ट मुंबई , रोड नं. , महाराष्ट्र, मुंबई. पिन कोड:-400059 पिन नं.-AAACH01577	
(9) दस्तऐवज कायम ठेवायाचा दिनांक	16 10 2023	
(10)दस्त नोंदणी केल्याचा दिनांक	16 10 2023	
(11)अनुक्रमिक खंड व पृष्ठ	16921 2023	
(12)बाजारभाडाप्रमाणे मुद्रांक शुल्क	69६०0	
(13)बाजारभाडाप्रमाणे नोंदणी शुल्क	15६००	
(14)चौदा		
मुल्यांकनासाठी विधायक ठेवलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही	
मुद्रांक शुल्क अकारणाने निवडलेला अनुक्रमांक :-		

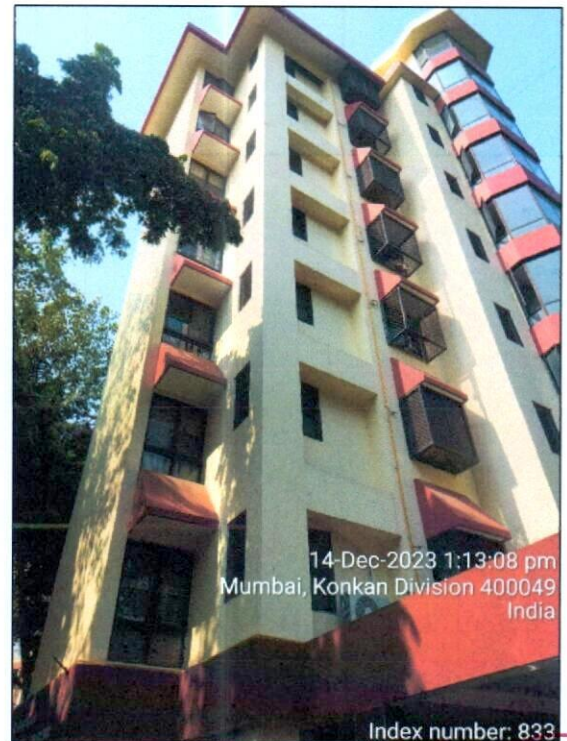
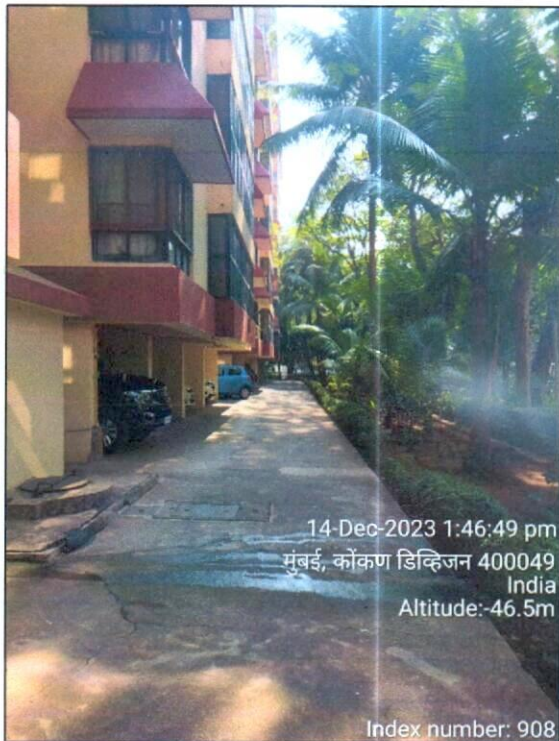
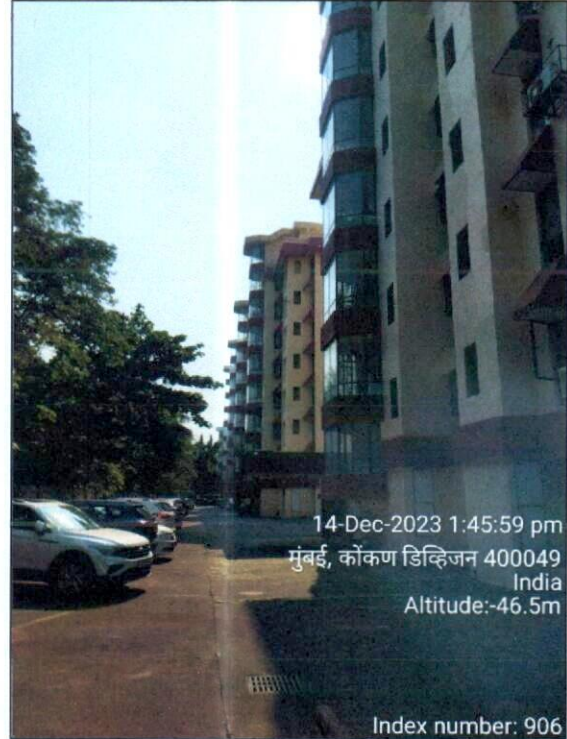
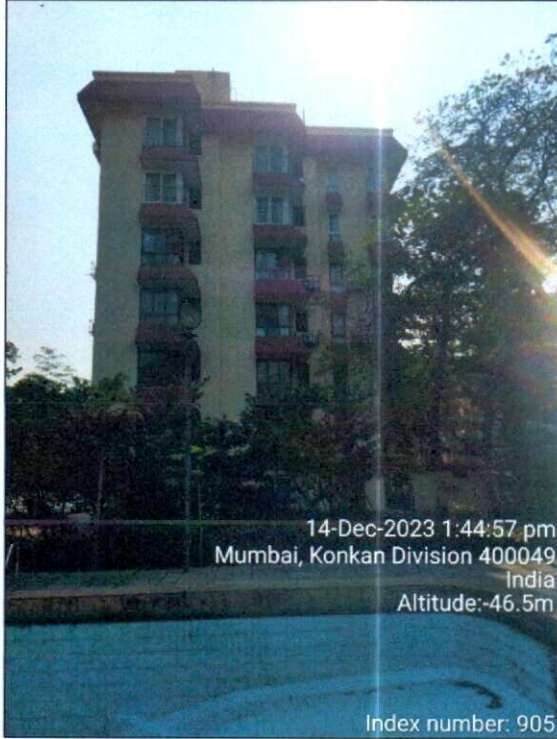


ENCLOSURE: 2 – GOOGLE MAP LOCATION

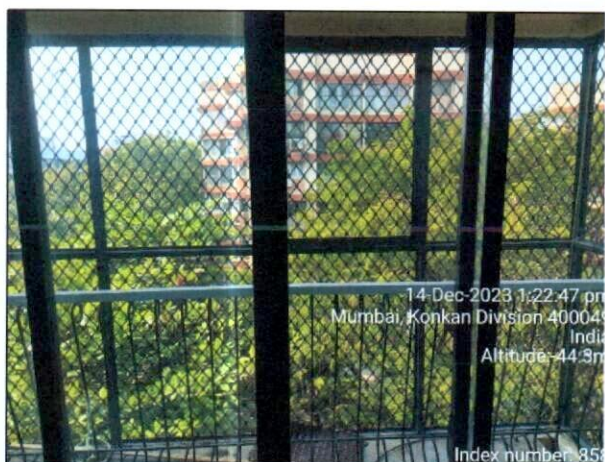
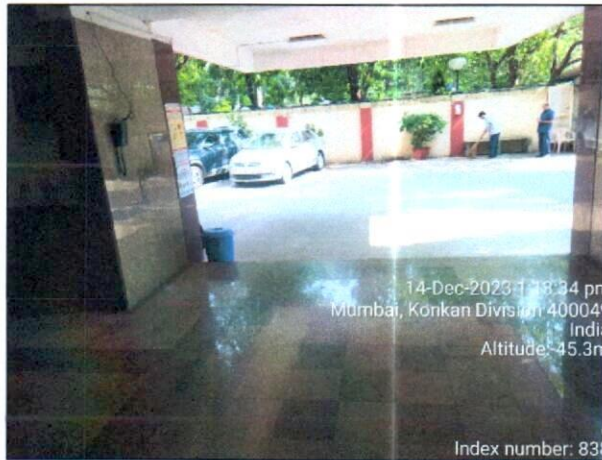


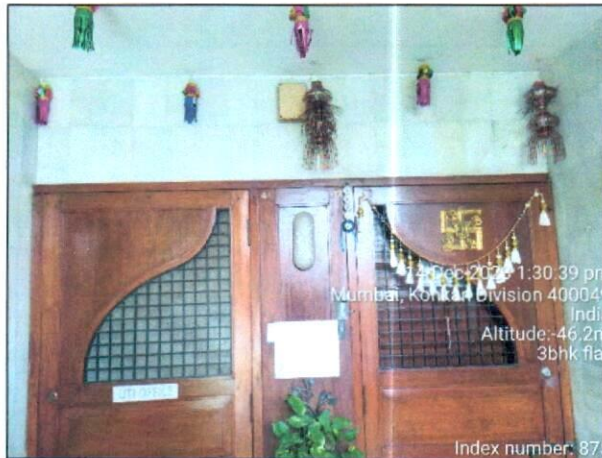
Handwritten signature
R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

ENCLOSURE: 3- PHOTOGRAPHS OF THE PROPERTY

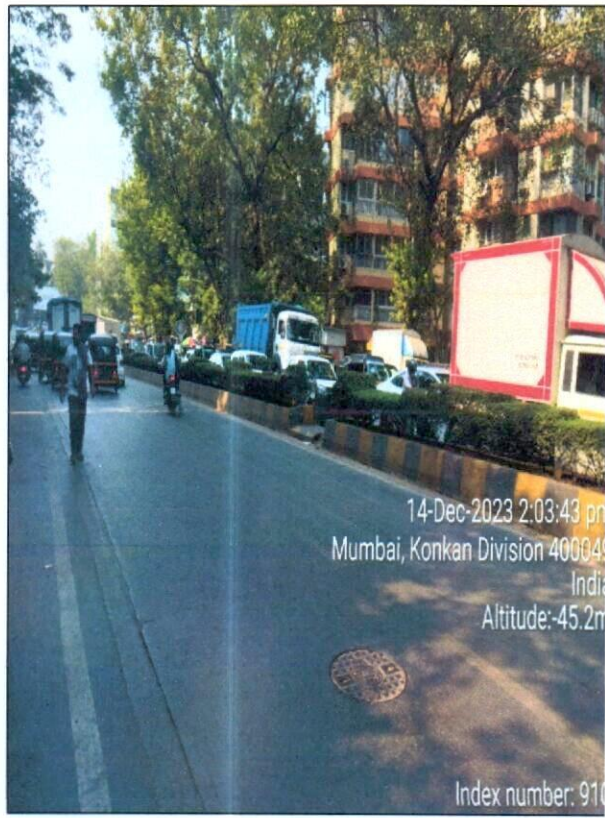
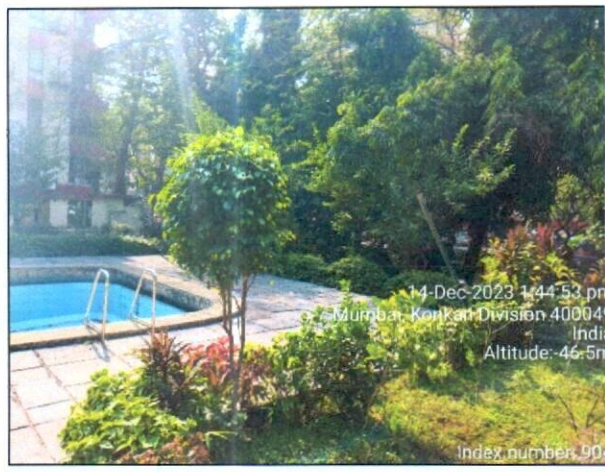
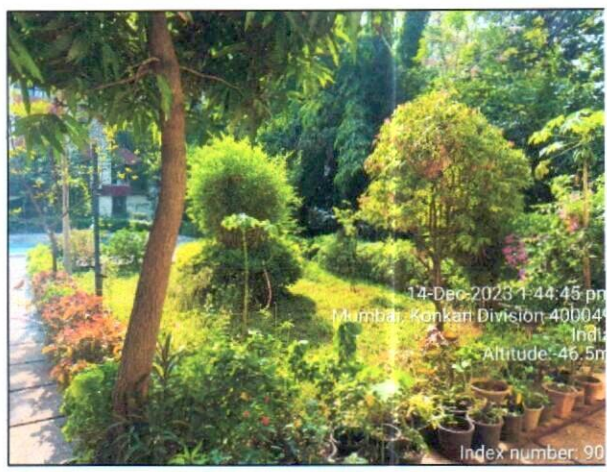


[Handwritten signature]
R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.






Handwritten signature and stamp of R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.




[Handwritten signature]
R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

ENCLOSURE: 4- COPY OF CIRCLE RATE



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

**नोंदणी व मुद्रांक
विभाग**
 महाराष्ट्र शासन



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Valuation For Influence Area

*** welcome to valuation of properties in Maharashtra ***

Location Details

Select Type
 ☐ Development Agreement
 ☐ Tenant Occupied
 ☒ Other

Division Name

Mumbai

[Help on Division](#)

District Name

Mumbai (suburb)

 Zone Name

38-Juhu (Andheri)

Attribute

others

 SubZone Name

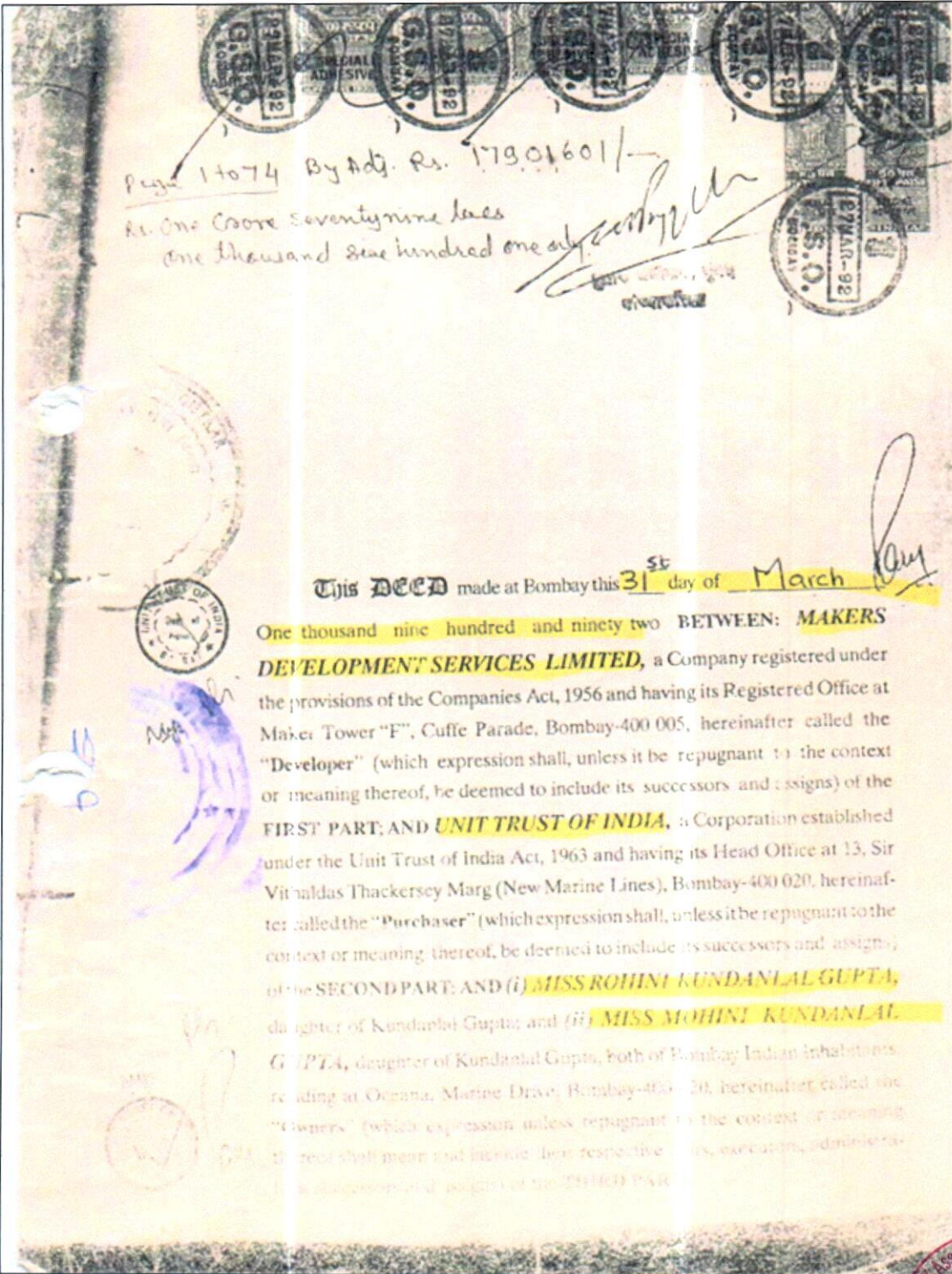
38/192A Area : Bound

Open Land	Residence	Office	Shop	Industry	Unit
182490	351300	386500	507300	351300	Square Meter

Next



ENCLOSURE: 5- COPY OF IMPORTANT PROPERTY DOCUMENTS



SECOND SCHEDULE

Firstly:

ALL THAT piece and parcel of land or ground admeasuring **3638 square metres** or thereabouts being a part of plot bearing C.T.S. No.1049-B (being amalgamated Plot Nos. 3, 4, 5, 6, 7, 8 and 9) and S. No. 71 (Part) at Village Juhu in the Registration District and Sub-District of Bombay City and Bombay Suburban within Greater Bombay and surrounded as follows: that is to say,

On or towards the **North** by the Additional Recreational Facilities Land;
On or towards the **South** by the Juhu Tara Road;
On or towards the **West** by the Common Project Amenities;
On or towards the **East** by the property of S.N.D.T. University.

Secondly:

ALL THAT piece and parcel of land or ground admeasuring **3174 square metres** or thereabouts being a part of plot bearing C.T.S. No.1049-B (being amalgamated Plot Nos. 3, 4, 5, 6, 7, 8 and 9) and S. No. 71 (Part) at Village Juhu in the Registration District and Sub-District of Bombay City and Bombay Suburban within Greater Bombay and surrounded as follows: that is to say,


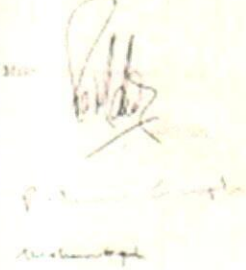





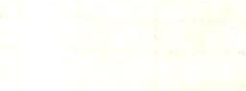

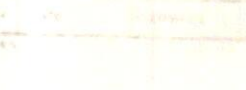
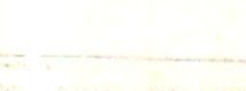
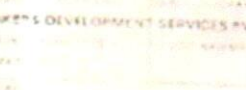
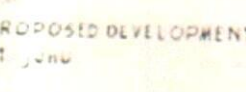
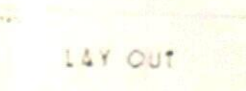
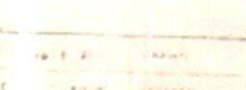
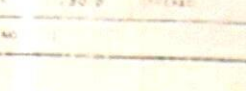
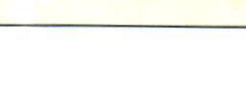




On or towards the **North** by the Phase II Lands.
On or towards the **South** by the Phase I Lands;
On or towards the **West** by the Common Project Amenities;
On or towards the **East** by the property of S.N.D.T. University.

Thirdly:

ALL THAT piece and parcel of land or ground admeasuring **3695 square metres** or thereabouts being a part of plot bearing C.T.S. No.1049-B (being amalgamated Plot Nos. 3, 4, 5, 6, 7, 8 and 9) and S. No. 71 (Part) at Village Juhu in the Registration District and Sub-District of Bombay City and Bombay Suburban within Greater Bombay and surrounded as follows: that is to say,

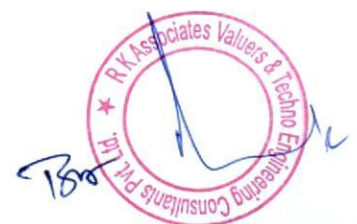
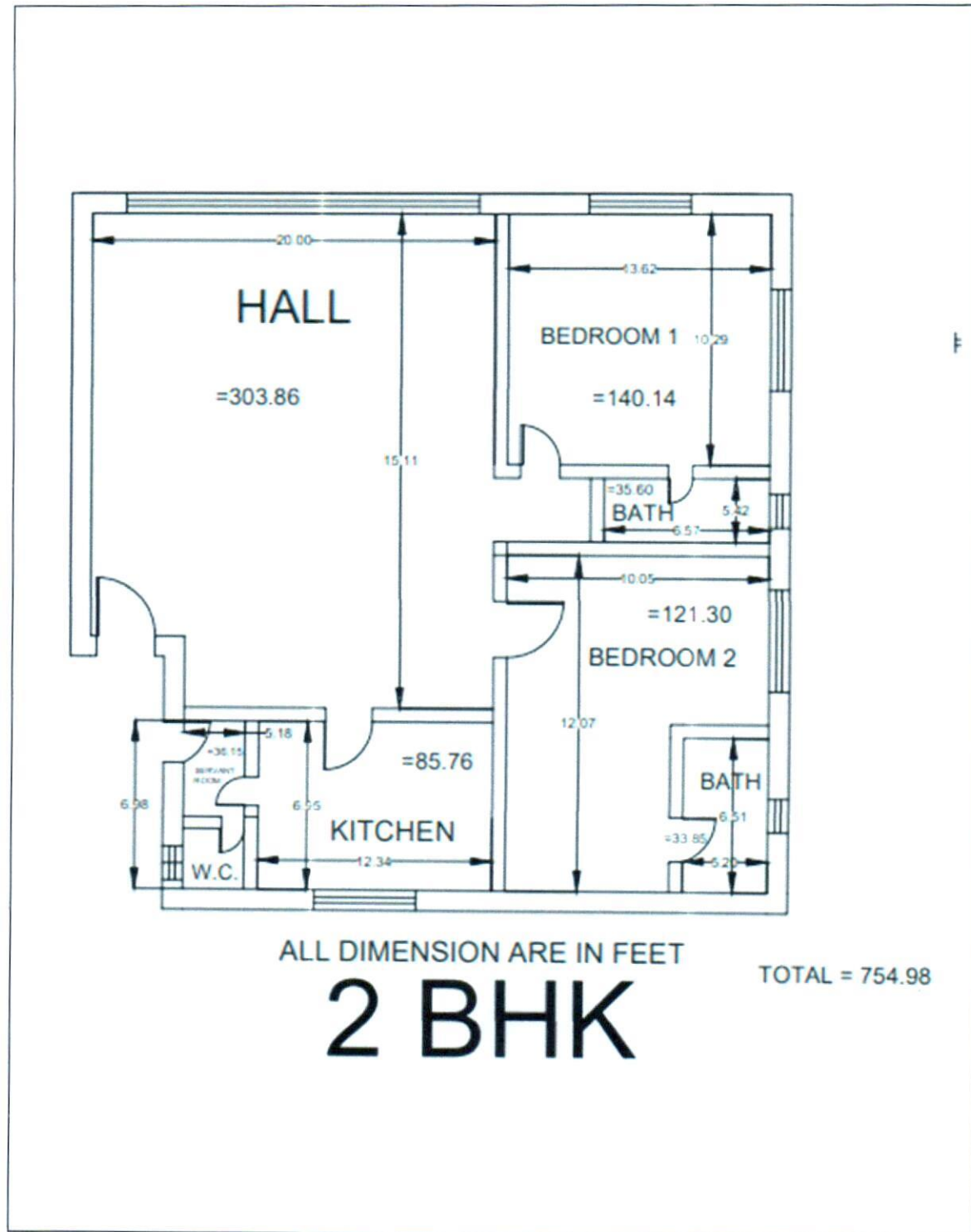
On or towards the **North** by the remaining property of the Owners;
On or towards the **South** by the Additional Recreational Facilities Land;
On or towards the **West** by the Common Project Amenities;
On or towards the **East** by the property of S.N.D.T. University.

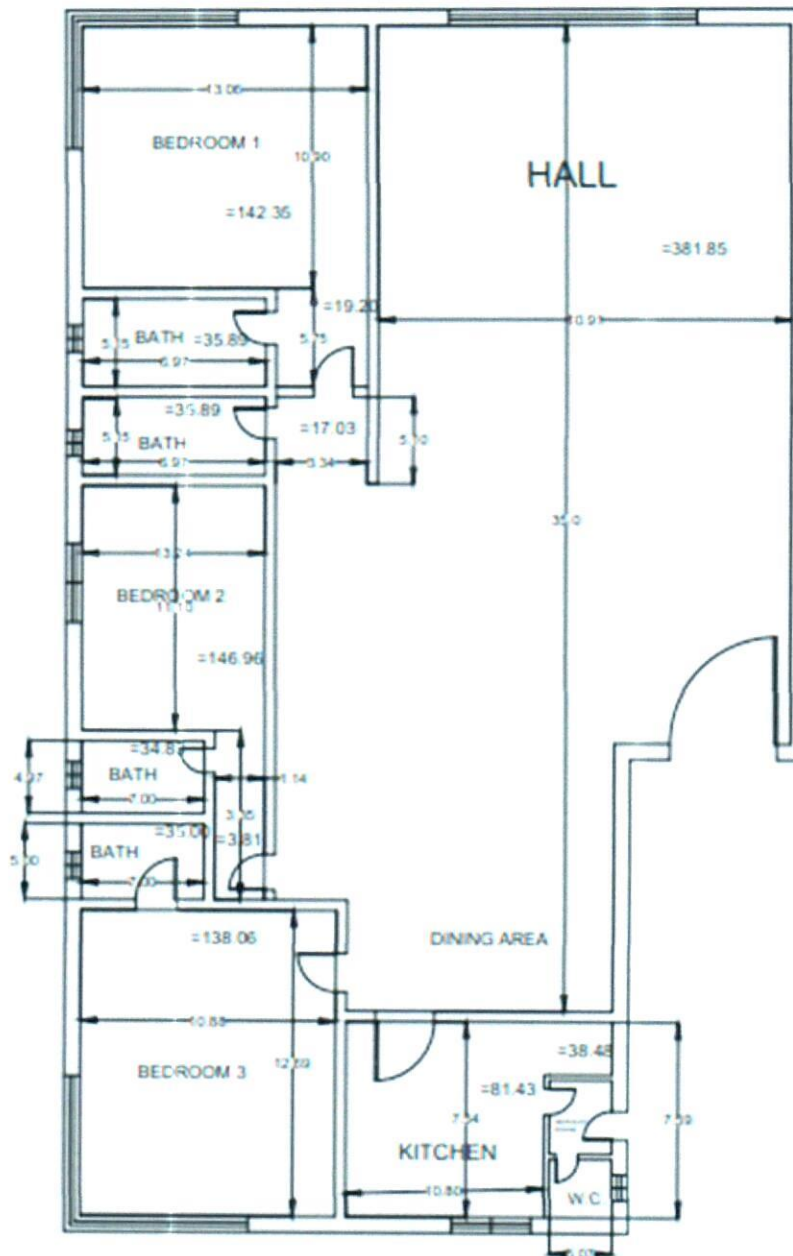


ANNEXURE 'B'	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	



ENCLOSURE: 6- FLAT LAYOUT DRAWING



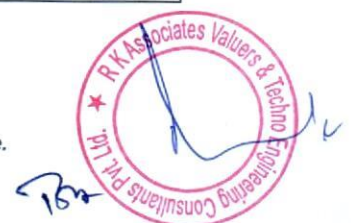


ALL DIMENSION ARE IN FEET TOTAL = 1110.92

3 BHK

Note:

- 1) All the measurements are in approximate basis.
- 2) Dimensions are not to scale.
- 3) Actual layout may differ from the above picture since only internal measurement has been done.



ENCLOSURE: 7 – VALUER'S IMPORTANT REMARKS

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

	with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
21.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
22.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
23.	Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
24.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
25.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
26.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
27.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
28.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
29.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
30.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
31.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
32.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the Asset and can help in facilitating the arm's length transaction.
33.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
34.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
35.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
36.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
37.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
38.	Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the

	client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
39.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
40.	Our Data retention policy is of 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 atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
42.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
43.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
44.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.

