

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

CASE NO.: VIS (2023-24)-PL761-660-1017

Dated: 07.03.2024

FIXED ASSETS VALUATION REPORT

OF

NATURE OF ASSETS	BUILT-UP UNIT
CATEGORY OF ASSETS	COMMERCIAL
TYPE OF ASSETS	COMMERCIAL OFFICE UNIT

SITUATED AT

OFFICE NO1, 2 & 3, FIRST FLOOR, BHAVESHA TOWER, CTS NO 640-B,
VILLAGE AMBIVALI, TALUKA ANDHERI, VEERA DESAI ROAD, MUMBAI 400058

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Auditing (ASA)
- Project Technical Feasibility
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

REPORT PREPARED FOR
GRUBSTAKE FINANCIAL, MUMBAI

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

*Noted As per IBA & Bank's Guidelines please provide your feedback on the report within 15 days of its submission
after which report will be considered to be correct.
Valuation Terms of Services & Valuer's Important Remarks are available at www.rkassociates.org for reference.*

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PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT

**OFFICE NO1, 2 & 3, FIRST FLOOR, BHAVESHA TOWER, CTS NO 640-B,
VILLAGE AMBIVALI, TALUKA ANDHERI, VEERA DESAI ROAD, MUMBAI 400058**



PART B

RKA FORMAT OF OPINION REPORT ON VALUATION

Name & Address of Branch	Grubstake financial, Mumbai
Name of Customer (s)/ Borrower Unit	M/s. Beautiful Properties Pvt. Ltd.
Work Order No. & Date	Via email Dated 16 th February, 2024

S.N O.	CONTENTS	DESCRIPTION						
1.	INTRODUCTION							
a.	Name of Property Owner	M/s. Beautiful Properties Pvt. Ltd. (Developer) (as per copy of documents provided to us)						
	Address & Phone Number of the Owner	Kantil House 14 Mahaparmannand Marg Mumbai 400004						
b.	Purpose of the Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose						
c.	Date of Inspection of the Property	16.02.2024						
	Property Shown By	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Awdesb</td><td>Representative</td><td>+91-9869501955</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Awdesb	Representative	+91-9869501955
Name	Relationship with Owner	Contact Number						
Mr. Awdesb	Representative	+91-9869501955						
d.	Date of Valuation Report	07.03.2024						
e.	Name of the Developer of the Property	M/s. Beautiful Properties						
	Type of Developer	No relevant document provided.						
2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY							
	<p align="center">BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION</p> <p>This opinion on Valuation report is prepared for the commercial property situated at the aforesaid address. The subject property is office units situated at 1st floor of G+13 storied building developed by M/s. Beautiful Properties Pvt. Ltd. as per the order no. 4902/20 from the DM office, Andheri dated 14/012/2020 development agreement executed between the society Bhavesha Co-Op. Housing Society. Ltd. & the developer M/s. Beautiful Properties Pvt. Ltd. for the redevelopment of the existing society.</p> <p>As per the approved map provide to us the total carpet area of 3 office units (1, 2 & 3) is 249.08 sq. mtr. / 2,681.1 sq. ft. and the same has been cross checked during the site survey, however no other documents has been provided to us hence we are taking the same for the valuation assessment.</p> <p>We have sought TIR from the bank but same was not made available to us. It is suggested to the Financial organizations to confirm the ownership/ legal rights of the property from the latest TIR/ Legal opinion. This report shouldn't be construed any certification for ownership / legal rights which has to be confirmed through TIR. Wherever any such details are mentioned in the report are merely representation from the document provided to us.</p> <p>The subject property is commercial office unit & located abutting Veera-Desai Road. All the basic and civic amenities are available within the close proximity of the subject property.</p> <p>This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property of which Bank/ customer asked us to conduct the Valuation for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. Even if any such information is mentioned in the report it is only referred from the information provided for which we do not assume any responsibility. Due care has been given while doing valuation assessment, but it doesn't contain any due-diligence</p>							

or audit or verification of any kind other than the valuation computation of the property shown to us on site. Information/ data/ documents given to us by Bank/ client have been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

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

a. Location attribute of the property

i.	Nearby Landmark	Andheri Sports Complex		
ii.	Postal Address of the Property	Office No1, 2 & 3, First Floor, Bhavesha Tower, CTS No 640-B, Village Ambivali, Taluka Andheri, Veera Desai Road, Mumbai 400058		
iii.	Type of Land	Solid Land/ on road level		
iv.	Independent access/ approach to the property	Clear independent access is available		
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 19°07'41.4"N 72°50'16.1"E		
vi.	Details of the roads abutting the property			
	(a) Main Road Name & Width	Versova Road	Approx. 30 ft. wide	
	(b) Front Road Name & width	Veera Desai Road	Approx. 30 ft. wide	
	(c) Type of Approach Road	Bituminous Road		
	(d) Distance from the Main Road	~500 mtr.		
ii.	Description of adjoining property	It is a mixed used area. On Ground floor properties are used as commercial and above that as residential.		
ii.	Plot No. / Survey No.	CTS No. 640 B		
x.	Zone/ Block	Village - Ambivali		
x.	Sub registrar	Mumbai		
xi.	District	Mumbai		
ii.	Any other aspect	Getting cizra map or coordination with revenue officers for site identification is not covered in this Valuation services.		
	(a) List of documents produced for perusal (Documents has been referred only for reference purpose as provided. Authenticity to be ascertained by legal practitioner)	Documents Requested	Documents Provided	Documents Reference No.
		Total 06 documents requested.	Total 02 documents provided	Total 02 documents provided
		Property Title document	Development Agreement	Dated:- 15/12/2020
		Copy of TIR	None	Not provided
		Approved Map	Approved Map	Dated:- 22/05/2023
		Last paid Electricity Bill	None	Not provided
		Fire Noc	None	Not provided
		Occupation Certificate	None	Not provided
	(b) Documents provided by	Owner's representative		
		Name	Relationship with Owner	Contact Number
		Mr. Awdesh	Representative	+91-9869501965

(c) Identification procedure followed of the property	<input type="checkbox"/>	Identified by the owner		
	<input checked="" type="checkbox"/>	Identified by owner's representative		
	<input checked="" type="checkbox"/>	Done from the name plate displayed on the property		
	<input type="checkbox"/>	Cross checked from boundaries or address of the property mentioned in the deed		
	<input type="checkbox"/>	Enquired from local residents/ public		
	<input type="checkbox"/>	Identification of the property could not be done properly		
	<input type="checkbox"/>	Survey was not done		
	(d) Type of Survey			
	Full survey (inside-out with approximate measurements & photographs).			
	(e) Is property clearly demarcated by permanent/ temporary boundary on site			
Yes demarcated properly				
(f) Is the property merged or colluded with any other property				
No. It is an independent single bounded property				
(g) City Categorization		Metro City		Urban Developed
(h) Characteristics of the locality		Good		Within city suburbs
(i) Property location classification		Near to Market	Road Facing	Good location within locality
(j) Property Facing		West Facing		
b. Area description of the Property <i>Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less, unless otherwise mentioned. Verification of the area measurement of the property is done only based on sample random checking.</i>	Land		Construction	
			Carpet Area	
	NA		Office 1= 119.57 sq. mtr. Office 2= 60.67 sq. mtr. Office 3= 68.84 sq. mtr. Total= 2,681.1 sq. ft. / 249.08 sq. mtr.	
c. Boundaries schedule of the Property				
i.	Are Boundaries matched		Yes from the available documents	
ii.	Directions	As per Sale Deed/TIR		Actual found at Site
	East	Not mentioned in the documents		Office No 04
	West	Not mentioned in the documents		Open to sky
	North	Not mentioned in the documents		Passage
	South	Not mentioned in the documents		Open to sky
3. TOWN PLANNING/ ZONING PARAMETERS				
a.	Master Plan provisions related to property in terms of Land use		Residential Apartment in multistoried building	
	i.	Any conversion of land use done	Not Applicable	
	ii.	Current activity done in the property	Used for Commercial purpose	
	iii.	Is property usage as per applicable zoning	Yes, Mixed Use (Commercial & Residential)	
	iv.	Any notification on change of zoning regulation	No	
	v.	Street Notification	Industrial	
b.	Provision of Building by-laws as applicable		PERMITTED	CONSUMED
	i.	FAR/FSI	---	---
	ii.	Ground coverage	---	---
	iii.	Number of floors	---	Ground Floor+13

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M/S. BEAUTIFUL PROPERTIES PVT. LTD.

	iv. Height restrictions	---	---
	v. Front/ Back/Side Setback	No information available	---
	vi. Status of Completion/ Occupational certificate	Must be obtained as building is currently in use.	
c.	Comment on unauthorized construction if any	None	
d.	Comment on Transferability of developmental rights	Free hold, complete transferable rights	
e.	i. Planning Area/ Zone	---	
	ii. Master Plan Currently in Force	MMRDA Master Plan 2036	
	iii. Municipal Limits	MCGM	
f.	Developmental controls/ Authority	MMRDA	
g.	Zoning regulations	Commercial	
h.	Comment on the surrounding land uses & adjoining properties in terms of uses	It is a mixed used area. On Ground floor properties are used as commercial and above that as residential.	
i.	Comment of Demolition proceedings if any	No such information came into our knowledge and could not be found at public domain	
i.	Comment on Compounding/ Regularization proceedings	No such information came into our knowledge and could not be found at public domain	
j.	Any other aspect	---	
	i. Any information on encroachment	No	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	
4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY		
a.	Ownership documents provided	Development Agreement	None
b.	Names of the Legal Owner/s	M/s. Beautiful Properties Pvt. Ltd. (Developer) (as per copy of documents provided to us)	
c.	Constitution of the Property	Free hold, complete transferable rights	
d.	Agreement of easement if any	Not required	
e.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could not be found on public domain	
f.	Notification of road widening if any and area under acquisition	No such information came in front of us and could not be found on public domain	
g.	Heritage restrictions, if any	No	
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights	
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	Not Known to us	---
j.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Not Known to us	NA
k.	Building plan sanction:		
	i. Is Building Plan sanctioned	Sanctioned by competent authority as per copy of Map provided to us	
	ii. Authority approving the plan	MCGM	
	iii. Any violation from the approved Building Plan	No	---
	iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations <input type="checkbox"/> Not permitted alteration	



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I.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No
m.	Whether the property SARFAESI complaint	Yes
n.	i. Information regarding municipal taxes (property tax, water tax, electricity bill)	Electricity Bill Not shared with us
		Water Tax Not shared with us
		Property Tax Not shared with us
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	No such information came to knowledge on site
	iii. Is property tax been paid for this property	No Relevant document provided.
	iv. Property or Tax Id No.	---
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Yes, as informed by owner/ owner representative.
p.	Qualification in TIR/Mitigation suggested if any	Cannot comment since copy of TIR not made available to us
q.	Any other aspect	Legal aspects, Title verification, Verification of authenticity of documents from originals or cross checking from any Govt. deptt. of the property is not covered under this valuation and have to be taken care by legal expert/ Advocate. 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 this should not be construed as a professional opinion.
	i. Property presently occupied/ possessed by	Developer

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

5.	ECONOMIC ASPECTS OF THE PROPERTY	
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	No relevant document available.
d.	Property Insurance details	No relevant document available.
e.	Monthly maintenance charges payable	No relevant document available.
f.	Security charges, etc.	No relevant document available.
g.	Any other aspect	NA
6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY	
a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Medium Income Group
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES	
a.	Description of the functionality & utility of the property in terms of:	
	i. Space allocation	Yes
	ii. Storage spaces	Yes



	iii.	Utility of spaces provided within the building	Yes				
	iv.	Car parking facilities	Yes				
	v.	Balconies	No				
b. Any other aspect							
	i.	Drainage arrangements	Yes				
	ii.	Water Treatment Plant	No				
	iii.	Power Supply arrangements	Permanent	Yes			
			Auxiliary	Yes, D.G sets			
	iv.	HVAC system	No				
	v.	Security provisions	No				
	vi.	Lift/ Elevators	Yes				
	vii.	Compound wall/ Main Gate	Yes				
	viii.	Whether gated society	No				
	Internal development						
	Garden/ Park/ Land scaping	Water bodies	Internal roads	Pavements	Boundary Wall		
	No	No	No	Yes	No		
8. INFRASTRUCTURE AVAILABILITY							
a. Description of Aqua Infrastructure availability in terms of:							
	i.	Water Supply	Yes from municipal connection				
	ii.	Sewerage/ sanitation system	Underground				
	iii.	Storm water drainage	Yes				
b. Description of other Physical Infrastructure facilities in terms of:							
	i.	Solid waste management	Yes, by the local Authority				
	ii.	Electricity	Yes				
	iii.	Road and Public Transport connectivity	Yes				
	iv.	Availability of other public utilities nearby	Transport, Market, Hospital etc. available in close vicinity				
c. Proximity & availability of civic amenities & social infrastructure							
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~ 1 km.	~ 1 km.	~ 100 m.	~ 100 meters	~1.5 Km.	~150 meters	~6 km.
Availability of recreation facilities (parks, open spaces etc.)			Yes ample recreational facilities are available in the vicinity.				
9. MARKETABILITY ASPECTS OF THE PROPERTY							
a. Marketability of the property in terms of							
	i.	Location attribute of the subject property	Good				
	ii.	Scarcity	There is less vacant land available in this area.				
	iii.	Demand and supply of the kind of the subject property in the locality	Good demand of such properties in the market.				
	iv.	Comparable Sale Prices in the locality	Please refer to Part D: Procedure of Valuation Assessment				
b. Any other aspect which has relevance on the value or marketability of the property							
	i.	Any New Development in surrounding area	No.				
	ii.	Any negativity/ defect/ disadvantages in the property/ location	None.				

A



10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY			
a.	Type of construction	Structure	Slab
		RCC Framed	RCC Slab
b.	Material & Technology used	Material Used	Technology used
		Grade B Material	RCC Framed structure
c.	Specifications		
	i. Roof	Floors/ Blocks	Type of Roof
		1 st Floor	RCC Slab
	ii. Floor height	~10 ft.	
	iii. Type of flooring	Vitrified tiles	
	iv. Doors/ Windows	Aluminum flushed doors & windows	
	v. Class of construction/ Appearance/ Condition of structures	Internal - Class B construction (Good)	
		External - Class B construction (Good)	
	vi. Interior Finishing & Design	Ordinary regular architecture, Plain ordinary finishing, Neatly plastered and putty coated walls	
	vii. Exterior Finishing & Design	Ordinary regular architecture, Plain ordinary finishing, Simple Plastered Walls	
	viii. Interior decoration/ Special architectural or decorative feature	Simple plain looking structure.	
	ix. Class of electrical fittings	Internal / Normal quality fittings used	
	x. Class of sanitary & water supply fittings	Internal / Normal quality fittings used	
d.	Maintenance issues	No maintenance issue, structure is maintained properly	
e.	Age of building/ Year of construction	Approx. 1 years	Around year-2023
f.	Total life of the structure/ Remaining life expected	~60-65 Years	~59-64 Years
g.	Extent of deterioration in the structure	No deterioration came into notice through visual observation	
h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available	
i.	Protection against natural disasters viz. earthquakes etc.	Since this is a RCC structure so should be able to withstand moderate intensity earthquakes. Comments are been made only based on visual observation and not any technical testing.	
j.	Visible damage in the building if any	No visible damages in the structure	
k.	System of air conditioning	No Aircondition installed	
l.	Provision of firefighting	Automatic Water Sprinkler system with alarm	
m.	Copies of the plan and elevation of the building to be included	Not Available	

11. ENVIRONMENTAL FACTORS		
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No, regular building techniques of RCC and burnt clay bricks are used
b.	Provision of rainwater harvesting	No
c.	Use of solar heating and lighting systems, etc.	No
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes

12. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY	
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with
	Plain looking simple structure



	decorative elements, heritage value if applicable, presence of landscape elements, etc.	
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13. VALUATION		
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Part D: Procedure of Valuation Assessment of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to Point 3 of Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Part D: Procedure of Valuation Assessment of the report.
	i. Guideline Value	Rs.6,07,40,649/-
	1. Land	---
	2. Building	Rs.6,07,40,649/-
	ii. Indicative Prospective Estimated Fair Market Value	Rs.11,80,00,000/-
	iii. Expected Estimated Realizable Value	Rs.10,03,00,000/-
	iv. Expected Forced/ Distress Sale Value	Rs.8,85,00,000/-
	v. Valuation of structure for Insurance purpose	Rs.43,00,000/-
e.	i. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.
	ii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in Part D: Procedure of Valuation Assessment of the report and the screenshots of the references are annexed in the report for reference.
14. Declaration	<p>a. The information provided by us is true and correct to the best of our knowledge and belief.</p> <p>b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks.</p> <p>c. Firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2009 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook as much as practically possible in the limited time available.</p> <p>d. Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.</p> <p>e. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>f. Our authorized surveyor Dhawal Vanjari has visited the subject property on 16/2/2024 in the presence of the owner's representative with the permission of owner.</p> <p>g. Firm is an approved Valuer of the Bank.</p>	



- h. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- i. We have submitted the Valuation Report directly to the Bank.

15. ENCLOSED DOCUMENTS

a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
b.	Building Plan	Only copy of sanctioned building site plan was provided by the owner which is enclosed. Elevation Plans not provided.
c.	Floor Plan	Enclosed with the report
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report along with other property photographs
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Enclosed with the report
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc.	No specific price trends available for this location on property search sites or public domain.
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<p>i. Part C: Area Description of the Property</p> <p>ii. Part D: Procedure of Valuation Assessment</p> <p>iii. Google Map</p> <p>iv. References on price trend of the similar related properties available on public domain, if available</p> <p>v. Photographs of the property</p> <p>vi. Copy of Circle Rate</p> <p>vii. Important property documents exhibit</p> <p>viii. Annexure: VI - Declaration-Cum-Undertaking</p> <p>ix. Annexure: VII - Model Code of Conduct for Valuers</p> <p>x. Part E: Valuer's Important Remarks</p>
i.	Total Number of Pages in the Report with enclosures	37



PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Land Area considered for Valuation	NA	
	Area adopted on the basis of	NA	
	Remarks & observations, if any	NA	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Carpet Area	2,681.1 sq.ft. / 249.08 sq. mtr.
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	As per the sanctioned map is provided the total area is as mentioned above and the same is considered for the valuation assessment.	

Note:

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




ENCLOSURE: II

PART D

PROCEDURE OF VALUATION ASSESSMENT

1. GENERAL INFORMATION					
i.	Important Dates	Date of Appointment	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		16 February 2024	16 February 2024	7 March 2024	7 March 2024
ii.	Client	Grubstake financial, Mumbai			
iii.	Intended User	Grubstake financial, Mumbai			
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose.			
v.	Purpose of Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose			
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.			
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.			
viii.	Manner in which the proper is identified	<input type="checkbox"/>	Identified by the owner		
		<input checked="" type="checkbox"/>	Identified by owner's representative		
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property		
		<input type="checkbox"/>	Cross checked from boundaries or address of the property mentioned in the deed		
		<input type="checkbox"/>	Enquired from local residents/ public		
		<input type="checkbox"/>	Identification of the property could not be done properly		
		<input type="checkbox"/>	Survey was not done		
ix.	Is property number/ survey number displayed on the property for proper identification?	Yes.			
x.	Type of Survey conducted	Full survey (inside-out with approximate measurements & photographs).			

2.		ASSESSMENT FACTORS		
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.		
ii.	Nature of the Valuation	Fixed Assets Valuation		
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		BUILT-UP UNIT	COMMERCIAL	COMMERCIAL OFFICE UNIT
		Classification	Income/ Revenue Generating 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 (in consonance to surrounding use, zoning and statutory norms)	Considered for Valuation purpose
		Commercial	Commercial	Commercial
vii.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.		
viii.	Class/ Category of the locality	Middle Class (Ordinary)		
ix.	Property Physical Factors	Shape Irregular	Size Medium	Layout Normal Layout
x.	Property Location Category Factor	City Categorization Metro City Urban developing	Locality Characteristics Good High End Within city suburbs	Property location characteristics Road Facing Near to Metro Station Not Applicable Property Facing West Facing
				Floor Level First Floor
xi.	Physical Infrastructure availability factors of the locality	Water Supply Yes from municipal connection	Sewerage/ sanitation system Underground	Electricity Yes Road and Public Transport connectivity Easily available
		Availability of other public utilities nearby Transport, Market, Hospital etc. are available in close vicinity		Availability of communication facilities Major Telecommunication Service Provider & ISP connections are available
xii.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Medium Income Group		
xiii.	Neighbourhood amenities	Good		
xiv.	Any New Development in surrounding area	None		
xv.	Any specific advantage in the property	Subject property located nearby at ~150 mtr. from the Azad Nagar Metro station.		
xvi.	Any specific drawback in the property	None		
xvii.	Property overall usability/ utility Factor	Good		
xviii.	Do property has any alternate use?	Yes, for any commercial purpose		
xix.	Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with permanent boundary		



xx.	Is the property merged or colluded with any other property	No																																										
		Comments: ---																																										
xxi.	Is independent access available to the property	Clear independent access is available																																										
xxii.	Is property clearly possessable upon sale	Yes																																										
xxiii.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	<p align="center">Fair Market Value</p> <p>Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.</p>																																										
xxiv.	Hypothetical Sale transaction method assumed for the computation of valuation	<p align="center">Fair Market Value</p> <p>Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.</p>																																										
xxv.	Approach & Method of Valuation Used	<table border="1"> <tr> <th rowspan="2">Built-up Unit</th> <th>Approach of Valuation</th> <th>Method of Valuation</th> </tr> <tr> <td align="center">Market Approach</td> <td align="center">Market Comparable Sales Method</td> </tr> </table>	Built-up Unit	Approach of Valuation	Method of Valuation	Market Approach	Market Comparable Sales Method																																					
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	Market Approach	Market Comparable Sales Method																																										
xxvi.	Type of Source of Information	Level 3 Input (Tertiary)																																										
xxvii.	Market Comparable References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	<table border="1"> <tr> <td>1.</td> <td>Name:</td> <td>M/s. Oriental Properties</td> </tr> <tr> <td></td> <td>Contact No.:</td> <td>+91-9820048891</td> </tr> <tr> <td></td> <td>Nature of reference:</td> <td>Property Consultant</td> </tr> <tr> <td></td> <td>Size of the Property:</td> <td>2000-2500 sq. ft.</td> </tr> <tr> <td></td> <td>Location:</td> <td>Nearby Vicinity</td> </tr> <tr> <td></td> <td>Rates/ Price informed:</td> <td>Around Rs.35,000/- to Rs.42,000/- per sq. ft. on carpet area</td> </tr> <tr> <td></td> <td>Any other details/ Discussion held:</td> <td>As per the discussion with the property dealer of the subject locality we came to know that there is availability of office spaces on similar vicinity within the above-mentioned range, However, the ask price of our subject building is ~Rs.60,000/- per sq. ft. on carpet area. As informed by the property dealer.</td> </tr> <tr> <td>2.</td> <td>Name:</td> <td>M/s. Fairdeal Realtors</td> </tr> <tr> <td></td> <td>Contact No.:</td> <td>+91-8080400500</td> </tr> <tr> <td></td> <td>Nature of reference:</td> <td>Property Consultant</td> </tr> <tr> <td></td> <td>Size of the Property:</td> <td>Not specified</td> </tr> <tr> <td></td> <td>Location:</td> <td>Similar vicinity</td> </tr> <tr> <td></td> <td>Rates/ Price informed:</td> <td>Around Rs.40,000/- to Rs.42,000/- per sq. ft. on carpet area</td> </tr> <tr> <td></td> <td>Any other details/ Discussion held:</td> <td>As per our conversation with the property dealer we came to know that there is availability of office spaces as our property within the above-mentioned range moreover property situated at Ground Floor will fetch the higher value.</td> </tr> </table> <p>NOTE: The given information above can be independently verified to know its authenticity.</p>	1.	Name:	M/s. Oriental Properties		Contact No.:	+91-9820048891		Nature of reference:	Property Consultant		Size of the Property:	2000-2500 sq. ft.		Location:	Nearby Vicinity		Rates/ Price informed:	Around Rs.35,000/- to Rs.42,000/- per sq. ft. on carpet area		Any other details/ Discussion held:	As per the discussion with the property dealer of the subject locality we came to know that there is availability of office spaces on similar vicinity within the above-mentioned range, However, the ask price of our subject building is ~Rs.60,000/- per sq. ft. on carpet area. As informed by the property dealer.	2.	Name:	M/s. Fairdeal Realtors		Contact No.:	+91-8080400500		Nature of reference:	Property Consultant		Size of the Property:	Not specified		Location:	Similar vicinity		Rates/ Price informed:	Around Rs.40,000/- to Rs.42,000/- per sq. ft. on carpet area		Any other details/ Discussion held:	As per our conversation with the property dealer we came to know that there is availability of office spaces as our property within the above-mentioned range moreover property situated at Ground Floor will fetch the higher value.
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xxviii.	Adopted Rates Justification	<p>As per our discussion with the property dealers and habitants of the subject location we have gathered the following information:-</p> <ol style="list-style-type: none"> There is availability of office spaces (having similar size as our subject property). Rates for spaces situated above 1st floor will be available on similar 																																										

vicinity within the range of Rs.35,000/- to Rs.42,000/- per sq. ft. on carpet area.

Based on the above information and keeping in mind the availability of office spaces in subject locality we are of the view to adopt a rate of **Rs.40,000/- per sq. ft. on carpet area** for the purpose of this valuation assessment.

NOTE: We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record.
Related postings for similar properties on sale are also annexed with the Report wherever available.

xxix. Other Market Factors

Current Market condition

Normal

Remarks: ---

Adjustments (-/+): 0%

Comment on Property
Salability Outlook

Easily sellable

Adjustments (-/+): 0%

Comment on Demand &
Supply in the Market

Demand

Supply

Good

Adequately available

Remarks: Good demand of such properties in the market

Adjustments (-/+): 0%

**xxx. Any other special
consideration**

Reason: Property situated on 1st floor and nearby the metro station.

Adjustments (-/+): +10%

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

NA

Valuation of the same asset/ property can fetch different values under different circumstances & situations such as arm's length transaction Vs lien sale, distress sale, etc. Market value may change with change in market conditions due to political, socio-economic or local factors. It may appreciate or it may devalue. All such risks should be taken into consideration while taking any decision based on this report.

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.44,000/- 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	
	<ul style="list-style-type: none"> Valuation of the asset is done as found & identified by the client/ owner/ owner representative to our engineers on site during site inspection unless otherwise mentioned in the report. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values. For knowing comparable market rates, significant discreet local enquiries have been made by us representing hypothetically as buyer or seller for the similar type of properties in the subject location. Based on this information and various factors of the property, a rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated. References regarding the prevailing market comparable rates are based on the verbal/ informal/ secondary/ tertiary information collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings. This third-party information is relied upon as 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. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset. The suggested indicative value is 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. In Indian real estate sector most of the deals takes place includes both formal & informal payment components. Deals in complete formal payment component may realize relatively less value on transaction due to inherent added tax, stamp registration liabilities on the buyer. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally. Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only. Verification of the area measurement of the property is done based on sample random checking only. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation. 	



	<ul style="list-style-type: none"> This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity. Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct. The ownership, address in the report is only for illustration purpose which is taken from the documents provided to us. In case of any update in information, change of zoning, delimitation activity or inaccuracy in the documents or incorrect/ fabricated/ out-of-date documents provided to us or for any other reason beyond our control then we shall not be held responsible for it.
xxxv.	ASSUMPTIONS <ol style="list-style-type: none"> Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true, complete, and correct without any fabrication and has been relied upon in good faith. Local verbal enquiries during micro market research came to our knowledge taken on record are assumed to be true & correct. The assets and interests valued are assumed to be 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. If this valuation is for the Bank then it is assumed that the valuation has been asked only after satisfying the authenticity of the documents given to us and the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns. Payment condition during transaction of the subject property in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated. If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.
xxxvi.	SPECIAL ASSUMPTIONS None
xxxvii.	LIMITATIONS None



3.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs.2,43,860/- per sq.mtr	Rs.35,000/- to Rs.42,000/- per sq.ft on carpet area
b.	Rate adopted considering all characteristics of the property	Rs.2,43,860/- per sq.mtr	Rs.44,000/- per sq.ft on carpet area (adding 10% for the location factor)
c.	Total Land Area considered (documents vs site survey whichever is less)	249.08 sq.mtr / 2681.1 sq.ft	249.08 sq.mtr / 2681.1 sq.ft
d.	Total Value of land (A)	249.08 sq.mtr x Rs.2,43,860/- per sq.mtr	2681.1 sq.ft X Rs.44,000/- per sq.ft
		Rs.6,07,40,649/-	Rs.11,79,68,273/-

4. VALUATION COMPUTATION OF BUILDING & CIVIL WORKS

NA, since it is a Built-up unit.

5.	VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY		
S.No.	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	---	---
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	---	---
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	---	---
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	---	---
e.	Depreciated Replacement Value (B)	---	---
f.	Note: <ul style="list-style-type: none"> Value for Additional Building & Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above. Value of common facilities of society are not included in the valuation of Flat/ Built-up unit. 		



6. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land Value (A)	---	---
2.	Total BUILT-UP UNIT (B)	Rs.6,07,40,649/-	Rs.11,79,68,273/-
3.	Additional Aesthetic Works Value (C)	---	---
4.	Total Add (A+B+C)	Rs.6,07,40,649/-	Rs.11,79,68,273/-
5.	Additional Premium if any	---	---
	Details/ Justification	---	---
6.	Deductions charged if any	---	---
	Details/ Justification	---	---
7.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs.11,79,68,273/-
8.	Rounded Off	---	Rs.11,80,00,000/-
9.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Eleven Crore Eighty Lakhs Only/-
10.	Expected Realizable Value (@ ~15% less)	---	Rs.10,03,00,000/-
11.	Expected Distress Sale Value (@ ~25% less)	---	Rs.8,85,00,000/-
12.	Percentage difference between Circle Rate and Fair Market Value	More than 20%	
13.	Concluding Comments/ Disclosures if any		
	<p>a. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>		

14. IMPORTANT KEY DEFINITIONS

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

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

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

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

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

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

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

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

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

Difference between Cost, Price & Value: Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different

definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

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

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

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

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

15. Enclosures with the Report:

- Enclosure: III- Google Map
- Enclosure: IV- References on price trend of the similar related properties available on public domain, if available
- Enclosure: V- Photographs of the property
- Enclosure: VI- Copy of Circle Rate
- Enclosure: VII- Important property documents exhibit
- Enclosure: VIII- Part E: 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.

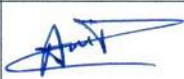

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IF REPORT IS USED FOR BANK/ FIs

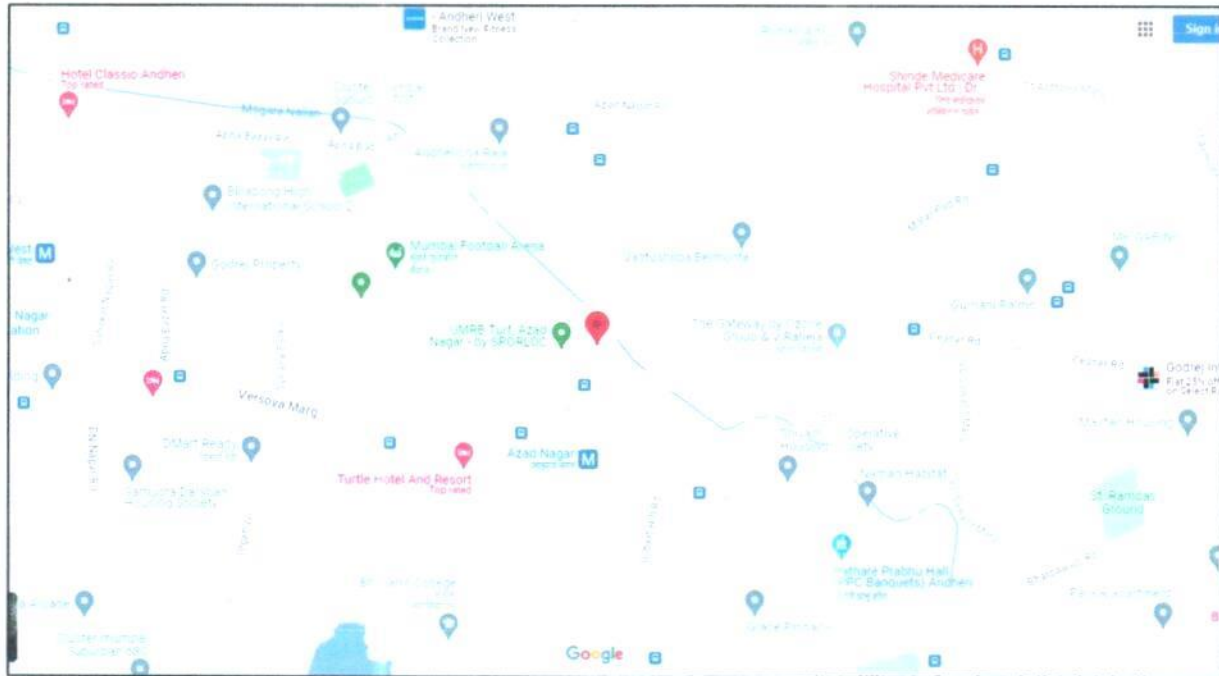
NOTE: As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the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

ENCLOSURE: III – GOOGLE MAP LOCATION



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

magicbricks Buy Rent Sell Home Loans

Posted on Feb 05, 24 Property ID: 71340810

₹11.0 Cr ₹3-375/sqft EMI - ₹4,386 [Get Loan offers](#)

3200 Sq-ft Commercial Office Space For Sale in **Veera Desai Industrial Estate, Mumbai**

Grade A+ 70 Seats 5 Cabins Furnished

Super Area: 3200 sqft * ₹3-375/sqft Carpet Area: 2650 sqft * ₹4-100/sqft Floor: 5 (Out of 5 Floors)

Units On Floor: 2 Pantry: Wet Pantry Washroom: 1

Overlooking: Garden/Park Facing Facing: East LEED Certificate: Certified

Virtual Space Option Available Assured Return of 6% per annum

Contact Agent
Bipin Gandhi +91-99-XXXXXX
[Get Phone No.](#)

magicbricks Buy Rent Sell Home Loans

Posted on Feb 19, 24 Property ID: 71461307

₹1.75 Cr EMI - ₹79 [Get Loan offers from 16 banks](#)

Office Space For Sale in peninsula plaza, **Veera Desai Road, Mumbai**

Furnished 1 Car Parking

Commercial Complex: peninsula plaza Carpet Area: 420 sqft * ₹4-166/sqft Floor: 5 (Out of 7 Floors)

Pantry: Dry Pantry Washroom: None Facing: East

Lifts: 2

Dry Pantry/Cafeteria Available 1 Covered Parking(s) Available

Contact Agent
Manoj Sawant +91-98-XXXXXX
[Get Phone No.](#)

99acres Commercial Buy 1 Floor (1st/1st Floor) 1 Washroom

₹4.92 Cr 12000 per sqft Ready to move Office Space for sale

Estimated EMI ₹3,92,462 [Website: https://maharashtra.maharashtra.gov.in](#)

Property (1)

Number of Seats: 26 seats Carpet Area: 1200 sq.ft. * ₹4-100/sqft

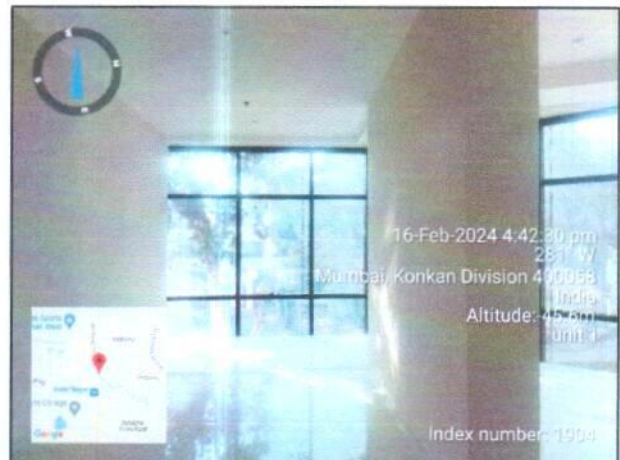
Super Building: 1650 sq.ft. * ₹4-100/sqft Key Carded Area: 1 floor (8th / 18 floors building)

Parking: 1 private parking spots in basement Meeting Room & Washroom: 1 meeting room and 3 cabins available

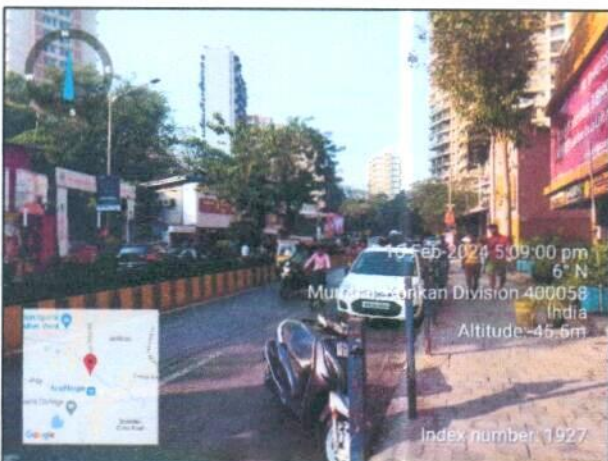
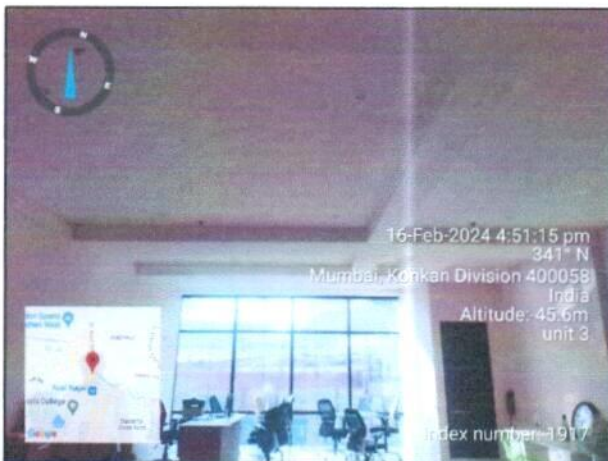
Washroom: 2 private washrooms available




ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY



VALUATION ASSESSMENT M/S. BEAUTIFUL PROPERTIES PVT. LTD.




ENCLOSURE: VI – COPY OF CIRCLE RATE




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

**नोंदणी व मूद्रांक
विभाग**
महाराष्ट्र शासन



Valuation Home Rule Outline
Logout



Valuation For Urban Area

*** welcome to valuation of properties in Ma

Location Details

Select Type ☐ Development Agreement ☐ Tenant Occupied ☒ Other

District Name Mumbai (suburb) ▼

Attribute others ▼

Division Name Mumbai ▼ [Help on Division](#)

Zone Name 39-Andheri (Andheri) ▼

SubZone Name 39/199 Area: Jaipraka ▼

Open Land	Residence	Office	Shop	Industry	Unit
106580	212090	243060	308300	212050	Square Meter



ENCLOSURE VII: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

**महाराष्ट्र शासन
जिल्हाधिकारी अंधेरी यांचे कार्यालय.**

1 वा मजला, एमएमआरडीए इमारत, वादामुखी सफुल, वादामुखी, मुंबई 40
दस्तावेज क्र. 022/2659/894 Email ID: cas.andh@mmamrda.gov.in

आदात प्रारंभ क्र. 4902/20 दिनांक 14 DEC 2020

: महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 अन्वये प्रारंभ क्र. 4902/20
(प्रारंभण क्रमांक ए सी जे 1100900-529-2020)

Beautiful Properties Pvt. Ltd. यांनी मुद्रांक अधिनियम 1958 च्या कलम 31 अन्वये, निष्पादित न झालेले
DEVELOPMENT AGREEMENT 12/11/2020 मधील अतिरिक्तवाकडित्या या तरतुदीच्या अन्वयेने आहे.

दस्तावेजित तपशील खालीलप्रमाणे

Nature of Agreement	DEVELOPMENT AGREEMENT
Date of Execution	Executed
The Society	Bhavesha Coop. Hsg. Soc. Ltd.
The Confirming Parties	Mr. Pankaj Kantilal Damania & other 29 Society Members
The Developer	Beautiful Properties Pvt. Ltd.
Details Property	A that piece and parcel of land on ground bearing Plot No. 640 B, of Village Ambhvala (W), Taluka Andheri
Area of Plot	10.53.40 sq. mtr.
Consideration	सोसायटीच्या सभासदांच्या ताब्यातील विद्यमान सदनिका व दुकानांच्या दोघाचे बदल्यात 10.56.06 चौ. मि. वाढीव क्षेत्र व इमारतीचे बांधकाम पूर्ण होईपर्यंत इतर अनुषंगीक सर्व तसेच वाढविलेले

विषयाधीन सदर अतिरिक्तवाकडित्या सोसायटीच्या पुनर्विकासवा आहे. दस्तावेजित मुद्रांक नसल्यामुळे Bhavesha Coop. Hsg. Soc. Ltd. या संस्थेची, A that piece and parcel of land on ground bearing Plot No. 640 B, of Village Ambhvala (W), Taluka Andheri या ठिकाणी तहसज्जता - वरील 3 मजल्यांची निवासी व भाऊज अतिरिक्तवा इमारत असून त्यात एकूण 20 निवासी सदनिका व 10 व्यापारी भाळे आहेत. सदर निवासी सदनिका व्यापारी भाळे असलेली इमारत जिर्णोद्धारित असल्याने तिची पुनर्बांधणी करण्यासाठी सोसायटीने सोसायटीच्या सभासदांच्या मान्यतेने Beautiful Properties Pvt. Ltd. या विकासकाला दस्तावेजित प्रती व जमीन मालकी सद्दल दिली आहे.

विकासक सदर इमारतीचा पुनर्विकास Development Control Regulations for Greater Mumbai, 1991 in force or the proposed revised Development Control Regulations for Greater Mumbai (The D.C.R. Regulations) व DCPR 2034 मधील देवत क्रमांक 17 अन्वये दिलेल्या तरतुदी Accompaniment to The Government in Urban Development (Expenditure) No. 10001/2000-2001, R. 123/2001 (D) dated 2000 August 20/0000 मधील सद्दल करणार आहे.

विकासक दस्तावेजित बदल्यात विकासकाने सोसायटीच्या 20 निवासी सभासदांच्या त्यांच्या ताब्यातील विद्यमान कारभेट क्षेत्रापेक्षा 27% व सोसायटी 10 सभासदांच्या त्यांच्या ताब्यातील विद्यमान कारभेट क्षेत्रापेक्षा 15% जास्तीचे देस कारभेट क्षेत्र व इमारतीचे बांधकाम पूर्ण होईपर्यंत इतर अनुषंगीक सर्व व 25 वाढविलेले क्षेत्राचे बदल घेवले आहे. या व्यावहारिक ताब्याच्या निवासाची व्यवस्था, सामान हलविण्याची व्यवस्था, कोक्रेन वॉटरिंग, कचरा व्यवस्था, देण्यावेळी सदर करारात मान्य करण्यात आले आहे.

सदर इमारतीचा पुनर्विकास 22 मंजूरित करण्यात येणार आहे. तथापी सदर पारंपारीकीत बांधकाम पूर्ण न झाल्यास किंवा मुद्रांकवाढ देण्यात येईल याचा अन्वेष करारात नमूद करण्यात आलेला आहे. मुद्रांक वाढी 10 P.P. 1000 (दुसरा) सदर बांधकाम 10.50 चौ. मि. इतक्यात आहे. त्यामुळे एकूण 2.1 चतुर्घ क्षेत्र दिले जाईल. यात एकूण 25 सभासदांचा निवासात येईल. यातून पंधरा पंधरा 25 15,87,64,000/- इतके निश्चित करण्यात आले आहे तसेच 25 10,96,50,000/-



VALUATION ASSESSMENT
M/S. BEAUTIFUL PROPERTIES PVT. LTD.

Area of Plot = 1053.40 sq. mt.
Inv = Rs 15,87,64,000/-

Certificate u/a 32(1) (b) of the Bombay Stamp Act, 1958. 1

Office of the Collector of Stamps
Case No. Adh/1108900/529/2020
Date 11.11.2020

Received from M/s. Beautiful Properties Pvt. Ltd.
residing at 79, 38, 300/- Rs. Seventy Nine Lakh Thirty Eight Thousand Two Hundred only
& Dated 11.11.2020
Cent and water tax u/a 32(1) (b) of the Bombay Stamp Act, 1958 (that the full duty of Rs. 79,38,300/- Rs. Seventy Nine Lakh Thirty Eight Thousand Two Hundred only has been paid and no arrears are due).

This certificate is issued in the provisions of section 32(1) of the Bombay Stamp Act, 1958.
Place: Andheri
Date: 10 DEC 2020
Collector of Stamps Andheri

GRN = MH018080623202021E
dt 9-12-2020
Dt No. 000368494/202024
dt 9-12-2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into at Mumbai on this 15th day of December 2020 **BETWEEN BHAVESHA CO-OPERATIVE HOUSING SOCIETY LTD.**, registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder from time to time and bearing Registration No. BOM/K-WEST/HSG/(TC) 1609 of 1985-86 and having its Registered Office at 640-B, Veera Desai Road, Andheri (West), Mumbai 400 058 through its office-bearers, Mr. Ramesh Mariappa Dhotre, Chairman, (2) Mr. Mohammad Saleh Kafaray, Secretary and (3) Mr. Niteen Ramchandra Hazare,

Flat no
101 m/s
102 f/m m/s
103
104
105 n
106 y

201 K.T.I.
202 y
203
204
205
206 200

301 fine
302 A
303 20
304 y
305 200
306 200

Shop no
1 H 3/67
2 N.P.A
3 4
4 4
5 4
6 4
7 4
8 4
9 4

For Beautiful Properties Pvt. Ltd.
JAI RAJESH
DIN NO.:00086412
Director

Stamp: THE REGISTRAR GENERAL ANDHRA PRADESH
Stamp: THE REGISTRAR GENERAL ANDHRA PRADESH

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

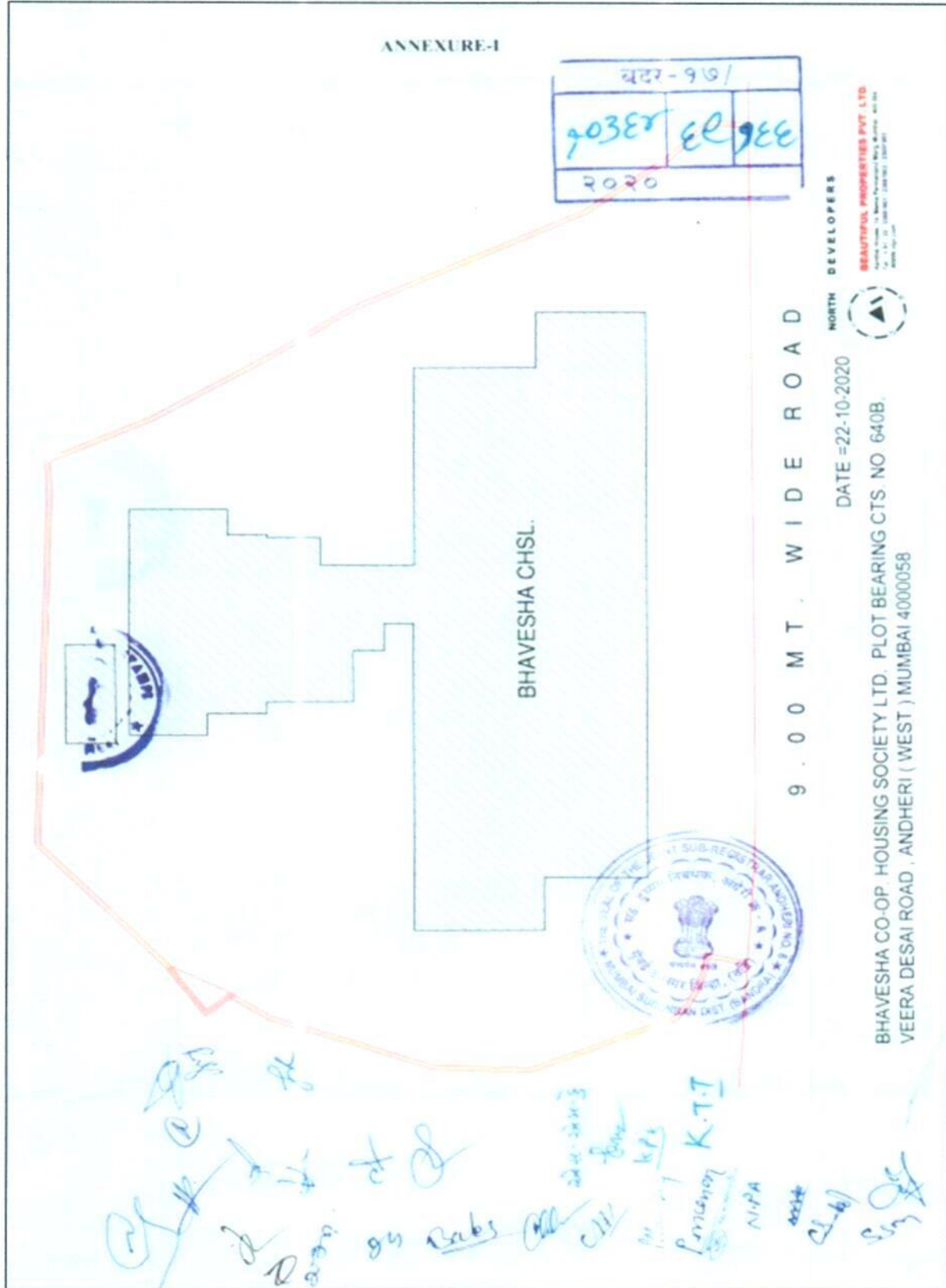
34

बदर-१७/		
38)	The Society agr	25/08/2020
90527	complete the en	
202	Developer will be	

The **Society** agrees that with a view to commence, continue and complete the entire development work of the said property, the **Developer** will be entitled to borrow finance from any Bank or any Financial Institution of their choice and for that purpose, if necessary, the **Developer** will be entitled to mortgage residential/non residential/ commercial premises available for free sale to the Lender as and by way of security for repayment of the said loan. The **Developer** agrees that the **Developer** will alone be liable and responsible to repay the said borrowings with interest thereon and the **Developer** will not hold the **Society** and its existing members liable or responsible for refunding the said borrowings with interest thereon.

39) The **Society** agrees the **Developer** shall be entitled to and have full right to sell/dispose off/ lend/mortgage the residential and/or non-residential/commercial premises available for free sale in the open market, after the issuance of the I.O.D. and C.C. and in terms of the R.E.R.A.. The **Society** agrees that it will admit the flat-purchasers as well as the purchasers of non-residential/commercial premises from the Free Sale Component who have purchased/acquired flats/shops from the **Developer**, as members of the **Society**, without any demur or objection. The said newly added members shall have the same rights as that of the existing members of the **Society** and their respective shareholdings in the **Society** shall be on equal footing and the **Society** shall allot to each such newly admitted member the required number of fully paid-up shares of Rs.100/- each for the share capital of the **Society**.

[illegible]



ANNEXURE-VII

Bhavesha Co-op. Housing Society Ltd.

(Reg. No : BOM / K-W / HSG / TC / 1609 / 1985-86)

640 B. Veera Desai Road, Andheri (W), Mumbai - 400 058

Date: 03rd November 2020

To,

Beautiful Properties Pvt Ltd
Kantilal House,
14 Mama Parmanand Marg,
Opera House, Mumbai-400004

बदर-१७/		
१०३६४	८५	१६६
२०२०		

Sub: Letter of Intent for the redevelopment of Bhavesha Co-operative Housing Society Ltd
situated at 640-B, Veera Desai Road, Andheri (West), Mumbai-400058.

Ref: 1) Your Offer letter dated 29th September 2020.
2) NOC Received under 79 (A) of MCS Act.

Dear Sir,

We are pleased to inform that in the Special General Body Meeting held on Sunday 01st November 2020 you have been unanimously selected as Developer for redevelopment of our society Bhavesha Co-op. Hsg. Soc. Ltd. as per the terms and conditions mentioned in your final offer letter dated 29th September 2020 and also accordance to the NOC issued from Office of Dy. Registrar for Maharashtra Co-operative Societies under 79 (A) of MCS Act.

Use the draft Development Agreement submitted by you is approved in the SGM held on 01-11-2020.

We request you to proceed further for the redevelopment process at the earliest.

Thanking You



FOR BHAVESHA C H S LID

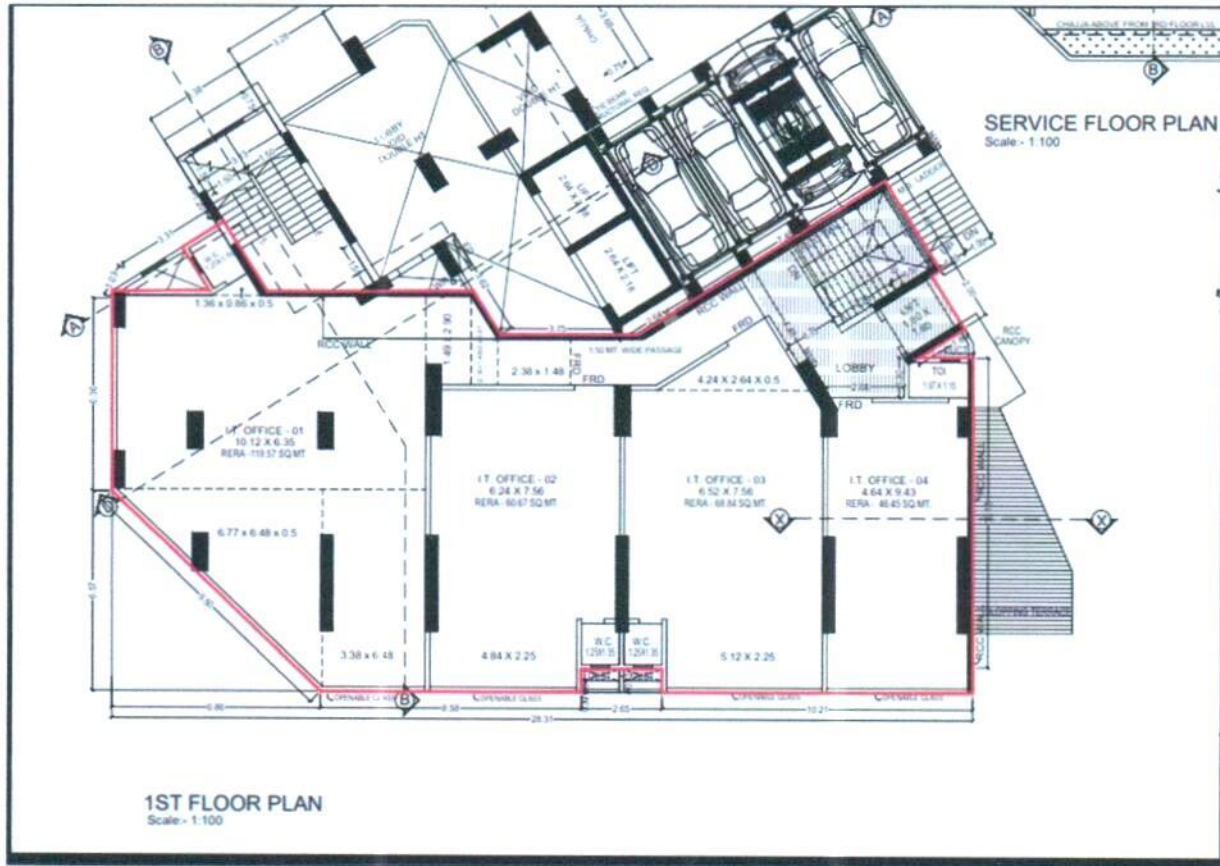
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Mon Soc. Trg

[Handwritten notes:]

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(Saka)
L
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VALUATION ASSESSMENT M/S. BEAUTIFUL PROPERTIES PVT. LTD.



PART E

VALUER'S IMPORTANT REMARKS

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

VALUATION ASSESSMENT

M/S. BEAUTIFUL PROPERTIES PVT. LTD.

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.

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

