

Mumbai Branch Office:

Office No: Unit No. 1212, Floor No.: 12,
Building Name: Sunshine Tower, Block
Sector: Dadar West, Mumbai 400013,
Road: Senapati Bapat Marg,
City: Lower Parel, District : Mumbai
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REPORT FORMAT: V-L2 (Medium - SBI) | Version: 12.6, Nov 2022

CASE NO. VIS (2024-25) PL-047-045-064

Dated: 27.11.2024

VALUATION REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY

SITUATED AT

PROJECT RNA

CTS NO. 4852, 4853/1 TO 85, 87, 88

VILLAGE KOLEKALYAN, TALUKA ANDHERI, MUMBAI SUBURBAN, 400098

REPORT PREPARED FOR

STATE BANK OF INDIA, SAM III, TULSIANI CHAMBERS, NARIMAN POINT, MUMBAI

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

For any query/ issue or escalation you may please contact Incident Manager
At valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.

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

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

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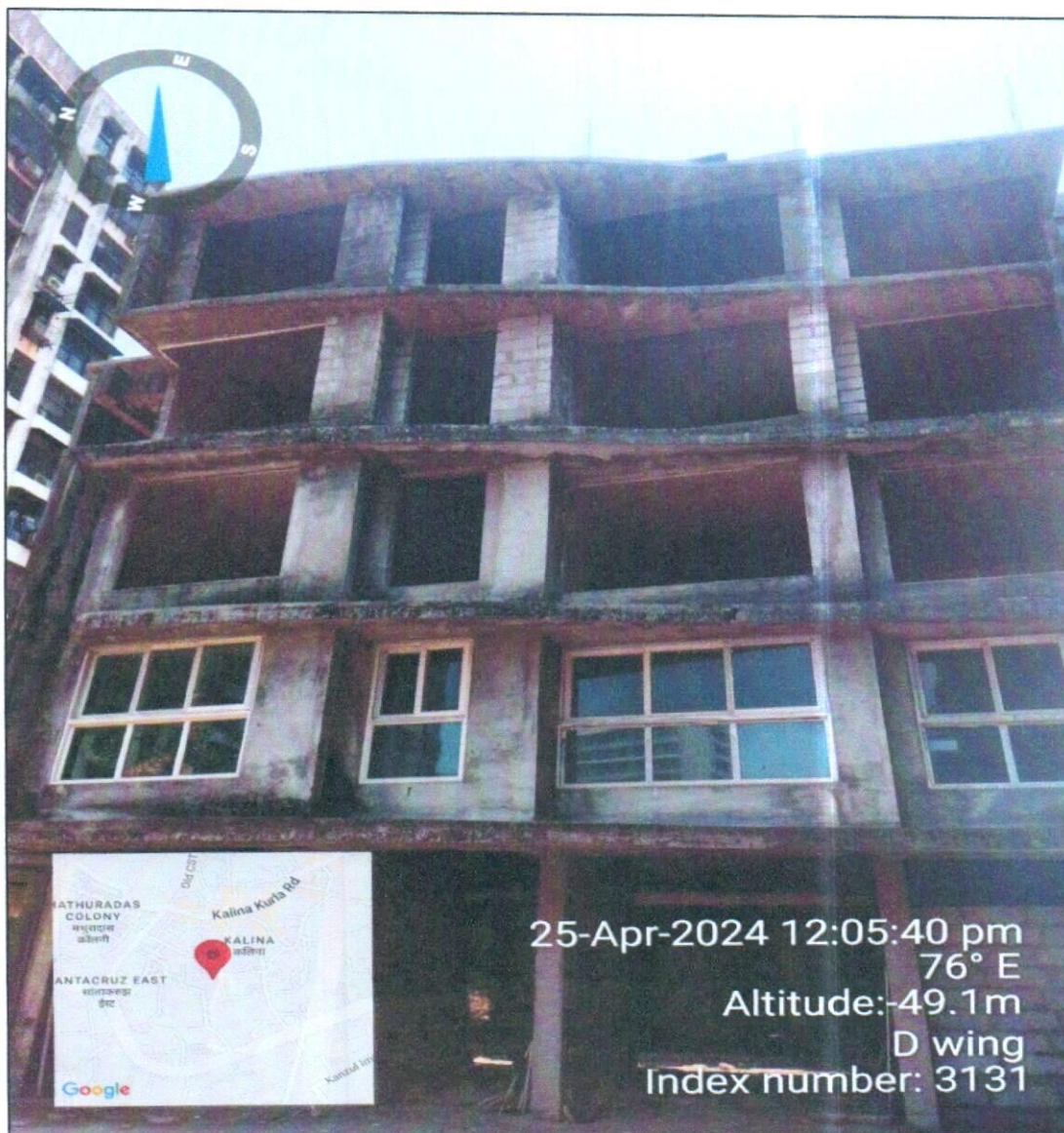
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Other Offices at: Kolkata | Bengaluru | Dehradun | Ahmedabad | Lucknow | Shahjahanpur | Satellite & Shared Office: Moradabad | Meerut | Agra

PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT:

PROJECT RNA

CTS NO. 4852, 4853/1 TO 85, 87, 88

VILLAGE KOLEKALYAN, TALUKA ANDHERI, MUMBAI SUBURBAN, 400098

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

PART B

SBI FORMAT OF OPINION REPORT ON VALUATION

Name & Address of Branch	State Bank Of India, Sam III, Nariman Point, Mumbai
Name of Customer (s)/ Borrower Unit	M/s. AA Estate Private Limited
Work Order No. & Date	Dated 22 nd April, 2024

S.NO.	CONTENTS	DESCRIPTION		
1.	INTRODUCTION			
a.	Name of Property Owner	Couldn't ascertain in absence of Sale deed/TIR		
	Address & Phone Number of the Owner	---		
b.	Purpose of the Valuation	For asserting the present asset value of distress property		
c.	Date of Inspection of the Property	25 April 2024		
	Property Shown By	Name	Relationship with company	Contact Number
		Mr. Mukesh Singh	Security Guard	---
d.	Date of Valuation Report	27 November 2024		
e.	Name of the Developer of the Property	M/s. AA Estate Private Limited		
	Type of Developer	---		

2. PHYSICAL CHARACTERISTICS OF THE PROPERTY

BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

This valuation report is prepared for the Group Housing Project named "RNA Corporate Park" of AA Estate Developers located at the aforesaid address. As per the information received during the survey dated 25th April 2024 it was known that construction of the project had stopped about 10-12 years ago. And as observed during site visit reinforcement bars of beam and columns of many wings were hanging and exposed to the atmosphere and deteriorating fast. Also, basement is filled with water

Wing wise detailed progress of the project blocks as on survey dated 25th April is shown below:

Status As On 25 th April 2024				
S. No.	Particulars	Floors	Observations	Status
1.	A Wing	5 Basements+ Stilt+13 Floors	<ul style="list-style-type: none"> 4 Flats per floor each being of 2 BHK specification 5 level basement 	<ul style="list-style-type: none"> Slab casted till 5th Floor AAC block wall completed till 3rd Floor
2.	B Wing	5 Basements+ Stilt+13 Floors	<ul style="list-style-type: none"> 4 Flats per floor each being of 2 BHK specification 5 level basement 	<ul style="list-style-type: none"> Slab casted till 5th Floor AAC block wall completed till 3rd Floor Electrical wiring work and POP Punning done in few flats
3.	C Wing	5 Basements+ Stilt+13 Floors	<ul style="list-style-type: none"> 3 Flats per floor with two 2BHK and 1 one BHK Flat 5 level basement 	<ul style="list-style-type: none"> Slab casted till 5th Floor AAC block wall completed till 4th Floor Electrical wiring work and POP Punning done in flats till 4th Floor

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4.	D Wing	5 Basements+ Stilt+13 Floors	<ul style="list-style-type: none"> 3 Flats per floor each being of 3 BHK specification 5 level basement 	<ul style="list-style-type: none"> Slab casted till 5th Floor AAC block wall completed till 4th Floor Electrical wiring work and POP Punning done in few flats Kitchen slab work is seen to be initiated in few flats
5.	E Wing	Stilt+13 Floors	<ul style="list-style-type: none"> 3 Flats per floor each being of 3 BHK specification 5 level basement 	<ul style="list-style-type: none"> Slab casted till 5th Floor AAC block wall completed till 4th Floor Electrical wiring work and POP Punning done in few flats
6.	F Wing	Stilt+13 Floors	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> Not in scope of this report
7.	G Wing	Stilt+13 Floors	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> Not in scope of this report

The subject property is located in the midst of a residential/commercial area of East Santa Cruz, and located at a distance of approx. 5 Km only from the airport. The property can be accessed via Internal road named Sundar Nagar Road, which further connects it to Santa Cruz- Chembur Link Road, situated at a distance of ~700 Mt. from subject property.

Following are the details of subject property provided by Bank and RP:

S. No.	Particulars	Unit	Figures
1.	Total Built-up Area	Sq. ft.	4,37,413
2.	Total Carpet Area	Sq. ft.	2,60,920
3.	Total Booked Carpet Area	Sq. ft.	1,53,423
4.	Number of Booked Apartment	Number	187
5.	Total un-booked Apartment	Number	104
6.	Total Cancelled Apartments (A-103, C-902, D-702, E-605)	Number	04
7.	Parking Details	Number	384
8.	Amount Received from sold units	INR. Cr.	199
9.	Amount to be received from Sold Units	Cr.	173
10.	Any due payables to authority	INR Cr.	18
11.	Construction Completion (in %)	%	21%
12.	Construction completion (in Sq. Ft.)	Sq. ft.	93,731
13.	Balance to be constructed (in %)	%	79%
14.	Balance to be constructed (in Sq. Ft.)	Sq. ft.	3,43,681
15.	Rehab area details	Sq. ft.	1,17,253
16.	Rehab area Status	%	Only 10% is achieved

Source: Details provided by Bank and RP

As per the scope of the assignment, this is only a Fair Market Value through DCF Method (Income Based Approach) applied on stalled residential group housing project as per the purpose of the valuation. This valuation doesn't include Valuation of movable assets.

<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 or audit or verification of any kind other than the valuation computation of the property shown to us on site. Information/ data/ documents given to us by Bank/ client have been relied upon in good faith. This report doesn't contain any other recommendations of any sort.</p> <p>In case of discrepancy in the address/ property number mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or the client misled the valuer by providing the fabricated/ incorrect document or information, the valuation should be considered of the property shown to us at the site by the client of which the photographs are also attached. In case of any doubt, best would be to contact the concerned authority/ district administration/ tehsil level for the identification of the property if the property depicted in the photographs in this report is same with the documents pledged.</p>			
a. Location attribute of the property			
i.	Nearby Landmark	Sunder Nagar Garden	
ii.	Postal Address of the Property	Project RNA, CTS No. 4852, 4853/1 To 85, 87, 88 Village Kolkalyan, Taluka Andheriat Andheri, Andheri, Mumbai Suburban, 400098	
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°04'28.9"N 72°51'48.7"E	
vi.	Details of the roads abutting the property		
	(a) Main Road Name & Width	Santa Cruz – Chembur Link Road	~50 ft.
	(b) Front Road Name & width	Sunder Nagar Road	~25 ft.
	(c) Type of Approach Road	Bituminous Road	
	(d) Distance from the Main Road	~700 Mt.	
vii.	Description of adjoining property	Residential	
viii.	Plot No. / Survey No.	CTS No. 4852, 4853/1 To 85, 87, 88	
ix.	Zone/ Block	Kolkalyan	---
x.	Sub registrar	Santa Cruz	
xi.	District	Mumbai	
xii.	Any other aspect	<p>Valuation is done for the property found as per the information given in the copy of documents provided to us and/ or confirmed by the company / company representative to us at site.</p> <p>Getting cizra map or coordination with revenue officers for site identification is not covered in this Valuation services.</p>	
	(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
		Total 06 documents requested.	Total 06 documents provided
		Property Title document	None
		Property Development Rights	None
		Documents Reference No.	
		Total 06 documents provided	

		Approved Map	None	---
		RERA Certificate	RERA Certificate	Provided
		Sold/Unsold Inventory	Inventory	Provided
		Balance Sheet	None	---
	(b) Documents provided by	Name	Relationship with company	Contact Number
		Mr. Onkar Dongaonkar	Bank	---
	(c) Identification procedure followed of the property	<input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by company'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	Very Good	Within good urban developed area	
	(i) Property location classification	Normal location within locality	Near to Highway	Road Facing
	(j) Property Facing	South Facing		
b.	Area description of the Property Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less, unless otherwise mentioned. Verification of the area measurement of the property is done only based on sample random checking.	Land	Construction	
			Built-up Area	
		~6,841.31 sq.mt.	4,37,413 Sq. ft.	
c.	Boundaries schedule of the Property			
i.	Are Boundaries matched	No, since no concerned documents provided.		
ii.	Directions	As per Sale Deed/TIR	Actual found at Site	
	East	Sale deed not provided to us	RNA Tenant Tower	
	West	Sale deed not provided to us	Sheetal Apartment	
	North	Sale deed not provided to us	Fotomartin Building	
	South	Sale deed not provided to us	Road	
3.	TOWN PLANNING/ ZONING PARAMETERS			

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a.	Master Plan provisions related to property in terms of Land use	Residential		
	i. Any conversion of land use done	Not Applicable		
	ii. Current activity done in the property	Group Housing Society was being constructed, currently the construction of the subject project has been stalled since the year 2012		
	iii. Is property usage as per applicable zoning	Yes		
	iv. Any notification on change of zoning regulation	Not Applicable		
	v. Street Notification	Residential		
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED	
	i. FAR/FSI	No relevant document provided	No relevant document provided	
	ii. Ground coverage	No relevant document provided	No relevant document provided	
	iii. Number of floors	No relevant document provided	Refer to the detail sheet attached above	
	iv. Height restrictions	No relevant document provided	~10 ft.	
	v. Front/ Back/Side Setback	No relevant document provided	No relevant document provided	
	vi. Status of Completion/ Occupational certificate	Construction not completed		
c.	Comment on unauthorized construction if any	Approved map not provided		
d.	Comment on Transferability of developmental rights	Free hold, complete transferable rights		
e.	i. Planning Area/ Zone	Brihanmumbai Municipal Corporation		
	ii. Master Plan Currently in Force	BMC Development Plan 2034		
	iii. Municipal Limits	Brihanmumbai Municipal Corporation		
f.	Developmental controls/ Authority	MMRDA		
g.	Zoning regulations	Mixed (Residential cum Commercial)		
h.	Comment on the surrounding land uses & adjoining properties in terms of uses	Its a residential colony and all adjacent properties are used for residential purpose		
i.	Comment of Demolition proceedings if any	No such incident came to our knowledge		
i.	Comment on Compounding/ Regularization proceedings	No such incident came to our knowledge		
j.	Any other aspect	---		
	i. Any information on encroachment	No		
	ii. Is the area part of unauthorized area/ colony	No		
4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	None	None	None
b.	Names of the Legal Owner/s	Couldn't ascertain in absence of Sale deed/TIR		
c.	Constitution of the Property	Free hold, complete transferable rights		
d.	Agreement of easement if any	Not required		
e.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain		
f.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain		

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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	Yes	State Bank of India
j.	Comment on whether the owners of the property have issued any guarantee (<i>personal or corporate</i>) as the case may be	Not Known to us	NA
k.	Building plan sanction:		
	i. Is Building Plan sanctioned	No approved map provided to us on our request	
	ii. Authority approving the plan	---	
	iii. Any violation from the approved Building Plan	Cannot comment since no approved map provided to us on our request	-----
	iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property	
m.	Whether the property SARFAESI complaint	Yes	
n.	i. Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Property Tax	No information available
		Water Tax	No information available
		Electricity Bill	No information available
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	No such information came to knowledge on site	
	iii. Is property tax been paid for this property	No information available	
	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	No information available	
p.	Qualification in TIR/Mitigation suggested if any	Can't comment since not a legal expert	
q.	Any other aspect	<p>This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client and has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the company representative to us on site.</p> <p>Legal aspects, Title verification, Verification of authenticity of documents from originals or cross checking from any Govt. dep't. of the property have to be taken care by legal expert/ Advocate.</p>	
	i. Property presently occupied/ possessed by	In Bank Custody	

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

5.	ECONOMIC ASPECTS OF THE PROPERTY	
a.	Reasonable letting value/ Expected market monthly rental	Not Applicable
b.	Is property presently on rent	No
	i. Number of tenants	---
	ii. Since how long lease is in place	---
	iii. Status of tenancy right	---



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	iv. Amount of monthly rent received	---			
c.	Taxes and other outgoing	---			
d.	Property Insurance details	---			
e.	Monthly maintenance charges payable	---			
f.	Security charges, etc.	---			
g.	Any other aspect	---			
6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY				
a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Medium Income Group			
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No			
7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
a.	Description of the functionality & utility of the property in terms of:				
	i. Space allocation	Yes(Proposed)			
	ii. Storage spaces	Yes(Proposed)			
	iii. Utility of spaces provided within the building	Yes(Proposed)			
	iv. Car parking facilities	Yes(Proposed)			
	v. Balconies	Yes			
b.	Any other aspect				
	i. Drainage arrangements	Yes(Proposed)			
	ii. Water Treatment Plant	Yes(Proposed)			
	iii. Power Supply arrangement s	Permanent Yes Auxiliary Yes, D.G sets(Proposed)			
	iv. HVAC system	Yes(Proposed)			
	v. Security provisions	Yes/ Private security guards			
	vi. Lift/ Elevators	Yes(Proposed)			
	vii. Compound wall/ Main Gate	Yes			
	viii. Whether gated society	Yes			
	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes (Proposed in future)	Yes (Proposed in future)	Yes (Proposed in future)	Yes (Proposed in future)	Yes (Partly with brickwork and partly with GI Shed)
8.	INFRASTRUCTURE AVAILABILITY				
a.	Description of Aqua Infrastructure availability in terms of:				
	i. Water Supply	Yes(Proposed in future)			
	ii. Sewerage/ sanitation system	Yes(Proposed in future)			
	iii. Storm water drainage	Yes(Proposed in future)			
b.	Description of other Physical Infrastructure facilities in terms of:				

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	i.	Solid waste management		Yes			
	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
	~0.10 Km	~1 Km	~0.50 Km	~1.00 Km	~4.0 Km	~7 Km	~6.0 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		Very Good			
	ii.	Scarcity		Similar kind of properties are not easily available in this area.			
	iii.	Demand and supply of the kind of the subject property in the locality		Demand of the subject property is in accordance with its future development (residential/commercial) prospect.			
	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			Project stalled from last 10-12 years			
	i.	Any New Development in surrounding area		None		NA	
	ii.	Any negativity/ defect/ disadvantages in the property/ location		Yes		Project stalled from last 10-12 years	
10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY							
a.	Type of construction			Structure	Slab	Walls	
				RCC Framed structure	Reinforced Cement Concrete	Autoclaved Aerated Concrete Blocks	
b.	Material & Technology used			Material Used	Technology used		
				Grade A material	RCC Framed structure		
c. Specifications							
	i.	Roof	Floors/ Blocks		Type of Roof		
			Refer to the building sheet attached		R.C.C		
	ii.	Floor height	~10 feet				
	iii.	Type of flooring	Stalled Construction				
	iv.	Doors/ Windows	Stalled Construction				
	v.	Class of construction/ Appearance/ Condition of structures	Stalled Construction				
	vi.	Interior Finishing & Design	Stalled Construction				
	vii.	Exterior Finishing & Design	Stalled Construction				
	viii.	Interior decoration/ Special architectural or decorative feature	Stalled Construction				
	ix.	Class of electrical fittings	Stalled Construction				
	x.	Class of sanitary & water supply fittings	Stalled Construction				

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d.	Maintenance issues	Not applicable since it is a stalled construction property	
e.	Age of building/ Year of construction	~12 years Since structure work was completed by 2012	Year 2012, since structure work was completed by 2012
f.	Total life of the structure/ Remaining life expected	Approx. 60-65years	Approx. 48-53 years
g.	Extent of deterioration in the structure	Reinforcement bars of beam and columns of many wings were hanging and exposed to the atmosphere and deteriorating fast	
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	As per the observations during the site visit dated 25th April 2024, it was noticed that the reinforcement bars of beam and columns for many wings were hanging and exposed to the atmosphere and deteriorating fast	
k.	System of air conditioning	Not applicable since it is a stalled construction property	
l.	Provision of firefighting	Not applicable since it is a stalled construction property	
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	None	
b.	Provision of rainwater harvesting	Yes (Proposed in future)	
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, normal air pollution from vehicles	
12. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY			
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Not applicable since it is a stalled construction property	
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.	

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	i. Guideline Value	---
	ii. Indicative Prospective Estimated Fair Market Value	Rs.133,00,00,000/-
	iii. Expected Estimated Realizable Value	Rs.113,05,00,000/-
	iv. Expected Forced/ Distress Sale Value	Rs.99,75,00,000/-
	v. Valuation of structure for Insurance purpose	---
e.	i. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.
	ii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in Part D: Procedure of Valuation Assessment of the report and the screenshots of the references are annexed in the report for reference.
14.	Declaration	<p>a. The information provided by us is true and correct to the best of our knowledge and belief.</p> <p>b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks.</p> <p>c. Firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2009 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook as much as practically possible in the limited time available.</p> <p>d. Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.</p> <p>e. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>f. Our authorized surveyor Dhawal Vanjari has visited the subject property on 25/4/2024 in the presence of the company's representative</p> <p>g. Firm is an approved Valuer of the Bank.</p> <p>h. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.</p> <p>i. We have submitted the Valuation Report directly to the Bank.</p>

15.	ENCLOSED DOCUMENTS	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
b.	Building Plan	Not provided by the owner/ client
c.	Floor Plan	Not Available
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer representative at the site	Enclosed with the report along with other property photographs
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Not in scope of the report

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f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc.	Enclosed with the Report
h.	Any other relevant documents/extracts <i>(All enclosures & annexures to remain integral part & parcel of the main report)</i>	<ul style="list-style-type: none">i. Part C: Area Description of the Propertyii. Part D: Procedure of Valuation Assessmentiii. Google Mapiv. References on price trend of the similar related properties available on public domain, if availablev. Photographs of the propertyvi. Copy of Circle Ratevii. Important property documents exhibitviii. Annexure: VI - Declaration-Cum-Undertakingix. Annexure: VII - Model Code of Conduct for Valuersx. Part E: Valuer's Important Remarks
i.	Total Number of Pages in the Report with enclosures	45

ENCLOSURE: I

PART C	AREA DESCRIPTION OF THE PROPERTY
---------------	---

1.	Land Area considered for Valuation	---	
	Area adopted on the basis of	NA	
	Remarks & observations, if any	Land area calculation is not done in the assessment since this is a project valuation, built-up area calculation has been done.	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Built-up Area	Refer to sheet above
	Area adopted on the basis of	Details provided by Bank and RP	
	Remarks & observations, if any	---	

- 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

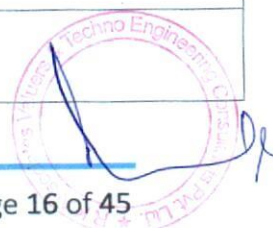
1. GENERAL INFORMATION									
i. Important Dates	<table border="1"> <thead> <tr> <th>Date of Appointment</th> <th>Date of Inspection of the Property</th> <th>Date of Valuation Assessment</th> <th>Date of Valuation Report</th> </tr> </thead> <tbody> <tr> <td>22 April 2023</td> <td>25-04-2023</td> <td>20-06-2024</td> <td>27-11-2024</td> </tr> </tbody> </table>	Date of Appointment	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report	22 April 2023	25-04-2023	20-06-2024	27-11-2024
Date of Appointment	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report						
22 April 2023	25-04-2023	20-06-2024	27-11-2024						
ii. Client	State Bank Of India, Sam III, Nariman Point, Mumbai								
iii. Intended User	State Bank Of India, Sam III, Nariman Point, 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, and considerations of any organization as per their own need, use & purpose.								
v. Purpose of Valuation	For asserting the present asset value of distress property								
vi. Scope of the Assessment	For asserting the present asset value of distress property by residual income method								
vii. Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.								
viii. Manner in which the proper is identified	<input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by company'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. Identified from the name plate								
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	<table border="1"> <thead> <tr> <th>Nature</th> <th>Category</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>Group Housing Society</td> <td>RESIDENTIAL</td> <td>Residential Group Housing Society</td> </tr> <tr> <td colspan="2">Classification</td> <td>Income/ Revenue Generating Asset</td> </tr> </tbody> </table>	Nature	Category	Type	Group Housing Society	RESIDENTIAL	Residential Group Housing Society	Classification		Income/ Revenue Generating Asset
Nature	Category	Type								
Group Housing Society	RESIDENTIAL	Residential Group Housing Society								
Classification		Income/ Revenue Generating Asset								
iv. Type of Valuation (Basis of Valuation as per IVS)	<table border="1"> <tbody> <tr> <td>Primary Basis</td> <td>Fair Market Value</td> </tr> <tr> <td>Secondary Basis</td> <td>On-going concern basis</td> </tr> </tbody> </table>	Primary Basis	Fair Market Value	Secondary Basis	On-going concern basis					
Primary Basis	Fair Market Value									
Secondary Basis	On-going concern basis									
v. Present market state of the Asset assumed (Premise of Value as per IVS)	Under Distress State Reason: Asset under Banking Resolution Process									
vi. Property Use factor	<table border="1"> <thead> <tr> <th>Current/ Existing Use</th> <th>Highest & Best Use (in consonance to surrounding use,</th> <th>Considered for Valuation purpose</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Current/ Existing Use	Highest & Best Use (in consonance to surrounding use,	Considered for Valuation purpose						
Current/ Existing Use	Highest & Best Use (in consonance to surrounding use,	Considered for Valuation purpose								

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			zoning and statutory norms)		
		Stalled Construction	Residential		Residential
vii.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
viii.	Class/ Category of the locality	Upper Middle Class (Good)			
ix.	Property Physical Factors	Shape	Size	Layout	
		Irregular	Medium	Normal Layout	
x.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Urban Developed	Metro City	Refer to the sheet attached in starting
		Very Good Normal location within locality	Within good urban developed area	Very Good	
			Near to Highway	Normal location within locality	
		Property Facing			
		South Facing			
xi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes (Proposed)	Yes (Proposed)	Yes (Proposed)	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
xii.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Medium Income Group			
xiii.	Neighbourhood amenities	Good			
xiv.	Any New Development in surrounding area	None	---		
xv.	Any specific advantage in the property	None			
xvi.	Any specific drawback in the property	As per the observations during the site visit dated 25th April 2024, it was noticed that the work is currently stalled and the reinforcement bars of beam and columns from many wings were hanging and exposed to the atmosphere and deteriorating fast.			
xvii.	Property overall usability/ utility Factor	Poor, as the construction is stalled currently			
xviii.	Do property has any alternate use?	No			
xix.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes With permanent boundary wall and GI sheet			



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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	No	
xxiii.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xxiv.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xxv.	Approach & Method of Valuation Used	Commercial Complex Approach of Valuation Income Approach	Method of Valuation Residual Income 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)		
	1.	Name:	M/s Moon Realty
		Contact No.:	+91 70213 73235
		Nature of reference:	Property Dealer
		Size of the Property:	~980 square feet of carpet area
		Location:	Nearby
		Rates/ Price informed:	Rs.30,000-Rs.35,000 Per Square Feet on Carpet area
		Any other details/ Discussion held:	---
	2.	Name:	Mr. Ali
		Contact No.:	+91 93720 45588
		Nature of reference:	Property Dealer
		Size of the Property:	~750 square feet of carpet area
		Location:	Nearby
		Rates/ Price informed:	Rs.30,000-Rs.35,000 Per Square Feet on Carpet area
		Any other details/ Discussion held:	---
	NOTE: The given information above can be independently verified to know its authenticity.		
xxviii.	Adopted Rates Justification	As per our market research the prevailing rate in market is in range of Rs30,000/- to Rs.35,000/- per sq. ft. on carpet area. Thus, we are in the view to adopt a rate of Rs.32,500/- per sq. ft. on carpet area. NOTE: We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record. Related postings for similar properties on sale are also annexed with the Report wherever available.	
xxix.	Other Market Factors Current Market condition Normal Remarks: --- Adjustments (-/+): 0% Comment on Property Salability Outlook --- Adjustments (-/+): 0% Demand Supply		

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	Comment on Demand & Supply in the Market	Good	Adequately available
		Remarks:	
		Adjustments (-/+): 0%	
xxx.	Any other special consideration	Reason: Stalled Project, less buyers will be interested in the project.	
		Adjustments (-/+): -5%	
xxxi.	Any other aspect which has relevance on the value or marketability of the property	<p>Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financier or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing.</p> <p>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.</p> Adjustments (-/+): 0%	
xxxii.	Final adjusted & weighted Rates considered for the subject property	Rs. 30,875/- 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 on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to		

inherent added tax, stamp registration liabilities on the buyer.

- *Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.*
- *This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.*
- *Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.*
- *Verification of the area measurement of the property is done based on sample random checking only.*
- *Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.*
- *Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.*
- *Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.*
- *Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.*
- *The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.*
- *Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.*
- *This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.*
- *Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.*

XXXV. ASSUMPTIONS

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

Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

xxxvi. **SPECIAL ASSUMPTIONS**
 Please see specific valuation notes below.

xxxvii. **LIMITATIONS**
 None.

VALUATION COMPUTATION OF RESIDENTIAL GROUP HOUSING

Facts and assumptions adopted:

S. No.	Particulars	Unit	Figures	
1.	Total Built-up Area	Sq. ft.	4,37,413	As per details provided by Bank and RP
2.	Total Carpet Area	Sq. ft.	2,60,920	
3.	Total Booked Carpet Area	Sq. ft.	1,53,423	
4.	Number of Booked Apartment	Number	187	
5.	Total un-booked Apartment	Number	104	
6.	Total Cancelled Apartments (A-103, C-902, D-702, E-605)	Number	04	
7.	Parking Details	Number	384	
8.	Amount Received from sold units	INR. Cr.	199	
9.	Amount to be received from Sold Units	Cr.	173	
10.	Any due payables to authority	INR Cr.	18	
11.	Construction Completion (in %)	%	21%	
12.	Construction completion (in Sq. Ft.)	Sq. ft.	93,731	
13.	Balance to be constructed (in %)	%	79%	
14.	Balance to be constructed (in Sq. Ft.)	Sq. ft.	3,43,681	
15.	Rehab area details	Sq. ft.	1,17,253	
16.	Rehab area Status	%	Only 10% is achieved	
1.	Current market rate of			RKA Analysis
a)	Residential	Per sq. ft.	30,875	
b)	Parking	per parking	4,00,000	
2.	Rate of Construction	Per sq. ft.	4,652	
3.	Inflation on construction cost	per year	4%	
4.	Discount Rate	%	16.35%	
5.	Inflation on sale price year	%	5.0%	

(Handwritten signature and circular stamp)

Projections & NPV Calculation:

FY	31-03-2025	31-03-2026	31-03-2027	31-03-2028	31-03-2029	Total
Outflow						
Amount to be incurred on completion of project (In Rs. Cr.)						
Phase	0%	0%	30%	40%	30%	100.00%
Cost to be incurred in phase (INR Cr.)	0.00	0.00	39.70	55.06	42.94	137.71
Rehab Building Due Construction Cost	0.00	0.00	8.10	11.24	8.77	28.11
Cost of approvals & balance compliance	0.00	0.00	5.48	7.31	5.48	18.28
Loan Amount Repayment (Cr.)	0.00	0.00	29.41	29.41	29.41	88.24
Loan Interest Amount Repayment (Cr.)			11.03	7.35	3.68	22.06
Total Outflow (A)	0.00	0.00	93.74	110.37	90.29	294.40
Inflow						
Residential						
Total un-booked carpet area (sq. ft.)	1,07,497					
Selling Phase (%)	0%	0%	20%	40%	40%	100.00%
Total area to be sold in phase (sq. feet)	-	-	21,499	42,999	42,999	1,07,497.05
Average market rate (Rs. Per sq. feet)	30,875	32,419	34,040	35,742	37,529	
Amount to be Received from booking amount of un-booked apartments			7.32	84.53	161.37	253.21
Amount to be Received previous year booked apartments (For detailed working, refer to table on page 25)	0.00	0.00	0.00	32.93	102.09	135.02
Balance amount to be received from the Pre-Booked Units	0.00	0.00	33.21	66.42	66.42	166.05
Sales from residential (In Rs. Cr.)	0.00	0.00	40.53	183.88	329.88	554.29
Parking						
Total Parking	384					
Selling Phase (%)	0%	0%	20%	40%	40%	100.00%
Total Parking to be sold (in phases)	-	-	77	154	154	384.00
Average market rate (Rs. Per sq. feet)	4,00,000	4,20,000	4,41,000	4,63,050	4,86,203	
Sales from residential (In Rs. Cr.)	0.00	0.00	3.39	7.11	7.47	17.97
Total Inflow (B)	0.00	0.00	43.92	190.99	337.35	572.26
Total Sales (Residential + Parking)	0.00	0.00	43.92	190.99	337.35	572.26
Net Cash Flow (A-B)						
Net cash flow	0.00	0.00	-49.82	80.62	247.06	277.86
Time Period	0.75	1.75	2.75	3.75	4.75	
Present Value Factor (1/(1+Discount Rate)^Time Period)	0.89	0.77	0.66	0.57	0.49	
Present Value Of Free Cash Flow to the Firm	0.00	0.00	-32.85	45.69	120.36	
Net Present Value NPV (Rs. Cr.)	133.20					

[Handwritten signature and circular stamp of RK Associates]

Notes for special assumptions:

a. Projection Period

5 years projections have been done keeping in mind the current status and stalled construction state of the project.

b. Absorption Rate

Since, it is a project with stalled construction from last 10-12 years and is under Bank Resolution Process, it will take some time to complete the process. Therefore, the occupancy rate has been adopted in the suitable trend assuming that there shall not be any further delay after the start of construction and the balance inventory is sold in the reasonable period of 5 years from this date.

c. Construction Cost

For the purpose of construction of the balance work in the subject project and looking at the specification of the present built-up structures, rate of construction of Rs.4,652/- per sq. ft. has been worked out. Breakage of the same has been shown below:

Sr. No.	Description	Average Cost for Residential (per sq. ft.)
i.	Basic structure construction cost	1,600
ii.	Project sanctioning/ approval, Architectural, structural stability Fees, etc. (8% of basic cost)	128
iii.	Finishing Work (Flooring, white washing, fittings & fixtures, etc.)	400
iv.	MEP Works (Mechanical, Electrical & Plumbing)	500
v.	Internal & External Development charges	300
vi.	Other expenses (Firefighting, intercom & etc.) @ 1.5% of total cost (i+ii+iii+iv+v)	44
vii.	Pre-operative & Administrative expenses @ 6% of total cost (i+ii+iii+iv+v+vi)	178
viii.	Professional & Other Consultancy Charges @5% of total Cost	158
ix.	Marketing & Selling charges @ 3.5% of Rs.24,000/-	1,081
x.	Expenditure of major civil works required to restart the project of like dewatering of 5 level basement, protection coating on TMT, repairs, etc. (5% of base cost)	80
xi.	Extra cost to re-start the halted project(Re-work) (3% of basic cost)	48
xii.	Contingency @ 3%	135
TOTAL		4,652

d. Escalation in Construction cost

As per the market study and information available on public domain, an average inflation of ~4% per year on the construction material is adopted fair and reasonable for the purpose of this valuation.

e. Loan and Interest

As per the information available and market research conducted by the team of RKA, for the purpose of construction of the subject project a loan of approx. 75% of the construction cost @ 12.50% per year has been assumed as per market practice and accordingly interest cost is considered.

f. Sale price

As per the discussion held with various property consultants in the subject locality, we came to know that prevailing rates for such properties varies from Rs.30,000/- to Rs.35,000/- per sq. ft. on carpet area for Residential units and parking cost is approx. Rs.4.00 Lakhs per parking.

Sale price has been taken after thorough micro market research as mentioned in the Assessment Factor's Section. Looking at the attributes and characteristics of the subject property **a rate of Rs.30,875/- per sq. ft. per carpet area for Residential and Rs.4.00 Lakhs per parking** to be fair and reasonable for the purpose of this valuation assessment.

g. Appreciation in sale price

For consideration of appreciation in sale price, we have considered following points:-

- i. The supply and demand dynamics of a particular location
- ii. The interest rates banks charge for loans, meaning the cost of borrowing.
- iii. Growth in local population, leading to increased demand.

Hence, considering all the above factors and market trend, we have taken 5% appreciation every year to be fair and reasonable.

h. Already sold units

As per the details shown in sales inventory, four units (A-103, C-902, D-702, E-605) have already been cancelled, and no further cancellation is assumed. Therefore, a straight forward scenario as per current situation and the available data is taken into consideration for the purpose of this valuation assessment.

i. Salable Area

The team of RP has shared the following details shown below, same has been considered for the purpose of valuation:

S. No.	Particulars	Unit	Figures
1.	Total Built-up Area	Sq. ft.	4,37,413
2.	Total Carpet Area	Sq. ft.	2,60,920
3.	Total Booked Carpet Area	Sq. ft.	1,53,423
4.	Number of Booked Apartment	Number	187
5.	Total un-booked Apartment	Number	104
6.	Parking Details	Number	384
7.	Amount Received from sold units	INR. Cr.	199
8.	Amount to be received from Sold Units	Cr.	173
9.	Any due payables to authority	INR Cr.	18
10.	Construction Completion (in %)	%	21%



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11.	Construction completion (in Sq. Ft.)	Sq. ft.	9,3731
12.	Balance to be constructed (in %)	%	79%
13.	Balance to be constructed (in Sq. Ft.)	Sq. ft.	3,43,681
14.	Rehab area details	Sq. ft.	1,17,253
15.	Rehab area Status	%	10% is achieved

j. Discount Rate

Cost of Equity: We have assumed Nifty-50 10- year return as proxy for cost of equity, which is 14.16%.

Cost of Debt: As per information shared by the bank, the cost of debt is 14.50%.

WACC: WACC is calculated by multiplying the cost of each capital sources (Debt & Equity) by its relevant weight, then adding the product to determine the total. WACC is also used as discount rate for future cash flow in discounted cash flow analysis. Below table shows the calculation of WACC: -

Calculation of WACC			
	%	Cost	Weighted Cost
Equity	53%	14.16%	7.55%
Debt	47%	14.50%	4.80%
	100%		12.35%
Company Risk Premium			4%
Appropriate Discount Rate			16.35%

Tax Rate Calculation:

Tax Rate Calculation	
Base rate	25%
Surcharge	12%
Additional Cess	4%
Total Tax rate	29.12%

Assumptions

1. As per information provided, the total built-up area is inclusive of the rehab built-up area. Same has been considered for valuation purpose. Detail as under:

Particular	Area (In Sq. mt.)
Total Built-up Area(A)	4,37,413
Rehab Area(B)	1,17,254
Net apartment area(A-B)	3,20,159

2. It is assumed that the construction may start from the year 2027-2028, based on the assumptions that the resolution process will be completed by the time. And construction will be completed in the next three years.
3. As per the information, the construction cost of Rehab building is on lower side as compared to the cost of construction of normal flats in the project.
4. It is assumed that the money of the cancelled units had not been refunded yet and same is due to the owners. Therefore 90% amount of the same has been deducted from the balance amount to be received from the booked units. 10% amount have been deducted and kept on account of administrative charges.
5. The total Un-booked area is inclusive of the area of cancelled flats.
6. Loan amount is considered to be 75% of the total construction cost, with an interest rate of 12.50 %
7. Sale of the residential flats have been assumed to be achieved in three years, starting from year 2027
8. The amount that will be received from unsold flats is assessed in following tables :

Particular	Year		
Year	2027-2028	2028-2029	2029-2030
% age sale assumed in this year	20%(A)	40%(B)	40%(C)
Amount to be Received from booking amount of un-booked apartments	10% of 20%(A)	55% of 40%(B) (10% for booking amount + 45% for the construction progress achieved)	100% of 40%(C) (10% for booking amount + 90% for the construction progress achieved)
Amount to be Received previous year booked apartments	---	45% of previous year booking i.e. 20%(A)	45% of (A) 2027-2028 year booking + 45% of (B) 2028-2029 year booking

9. It is assumed that the balance amount due from the pre-sold units will be received in three instalments of @20%, 40% and 40 % in three years after the start of construction i.e. from 2027 onwards.

1. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET		
S. No.	Particulars	Prospective Fair Market Value
1.	Net present Value (A)	Rs. 133,19,54,059/-
2.	Additional Premium if any	NA
	Details/ Justification	NA
3.	Deductions charged if any	NA
	Details/ Justification	NA
4.	Total Indicative & Estimated Prospective Fair Market Value	Rs. 133,19,54,059/-
5.	Rounded Off	Rs. 133,00,00,000/-
6.	Indicative & Estimated Prospective Fair Market Value in words	Rupees One-Thirty Three Crore Only
7.	Expected Realizable Value (@ ~15% less)	Rs.113,05,00,000/-
8.	Expected Distressed/ forced sale Value (@ ~25% less)	Rs.99,75,00,000/-

9.	Concluding Comments/ Disclosures if any
	<p>a. Any kind of unpaid statutory, utilities, lease, interest, contingent liabilities or any other pecuniary dues on the asset has not been factored in this valuation.</p> <p>b. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.</p> <p>c. As per the scope of the assignment, Value assessment is subject to Assumptions, Remarks & Limiting Conditions mentioned above, R.K Associates Important Notes and Valuer's Remarks (Enclosure: 1) & other enclosed documents with the Report which will remain part & parcel of the report. Without these enclosures/ documents report shall stand null & void.</p> <p>d. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>e. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>f. 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>g. 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>h. 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>

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- i. 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.
- j. 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.
- k. 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.
- l. 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.

10. 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.

	<p>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.</p> <p>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.</p> <p>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.</p> <p>The Cost of an asset represents the actual amount spend in the construction/ actual creation of the asset.</p> <p>The Price is the amount paid for the procurement of the same asset.</p> <p>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.</p> <p>Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.</p>
11.	<p>Enclosures with the Report:</p> <ul style="list-style-type: none"> • Enclosure: III- Google Map • Enclosure: IV- References on price trend of the similar related properties available on public domain, if available • Enclosure: V- Photographs of the property • Enclosure: VI- Copy of Circle Rate • Enclosure: VII- Important property documents exhibit • Enclosure: VIII- SBI Annexure: VI - Declaration-Cum-Undertaking • Enclosure: IX- SBI Annexure: VII - Model Code of Conduct for Valuers • Enclosure: X- Part E: Valuer's Important Remarks

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IMPORTANT NOTES

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

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


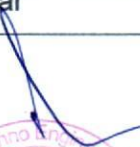
COPYRIGHT FORMAT - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this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

IF REPORT IS USED FOR BANK/ FIs

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

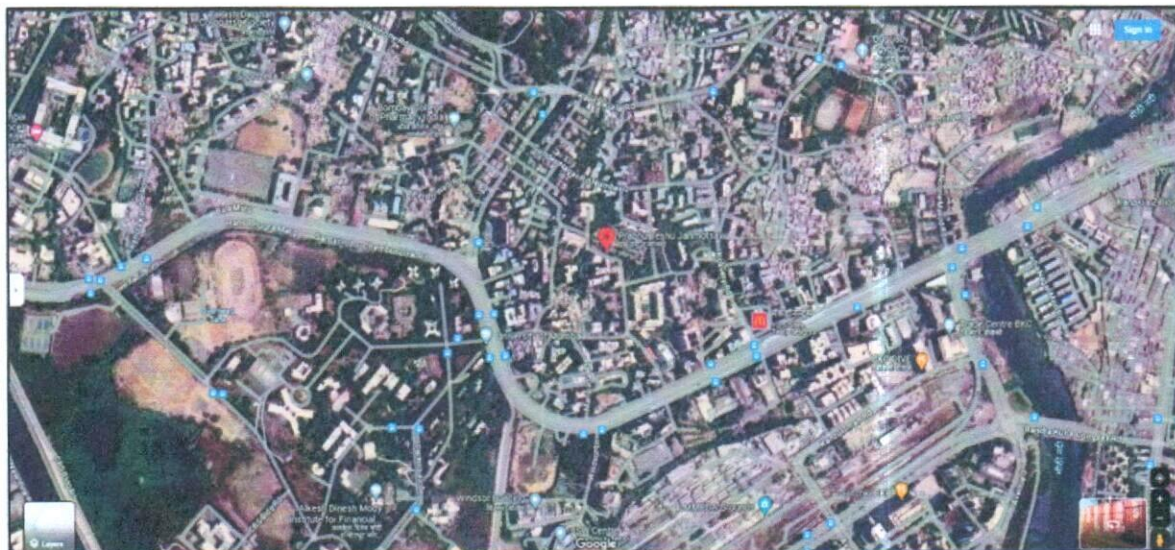
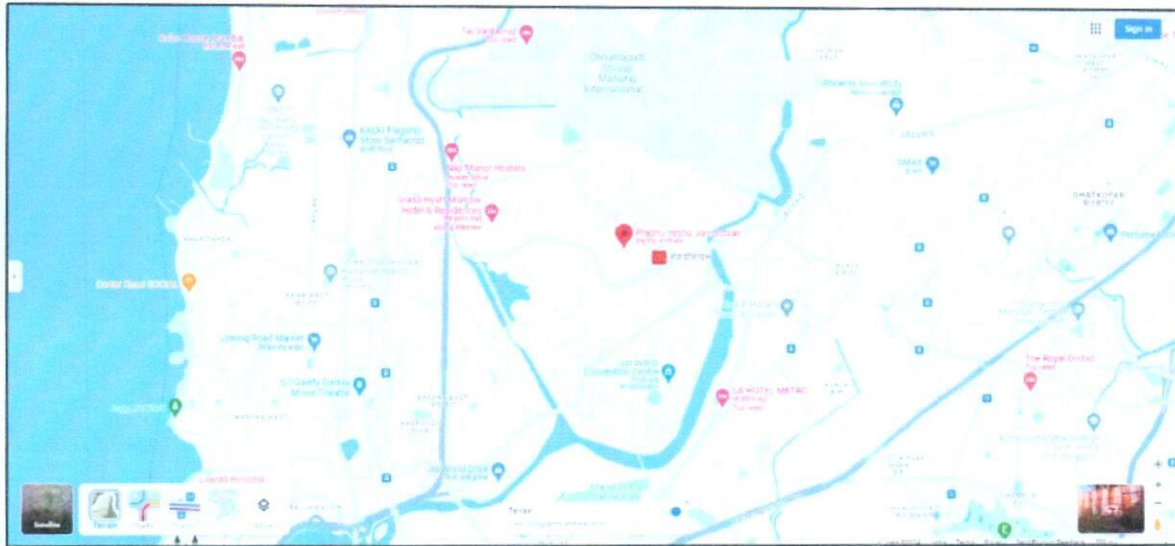
At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

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

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Dhawal Vanjari	Vishal Singh	Anil Kumar
		



ENCLOSURE: I – GOOGLE MAP LOCATION



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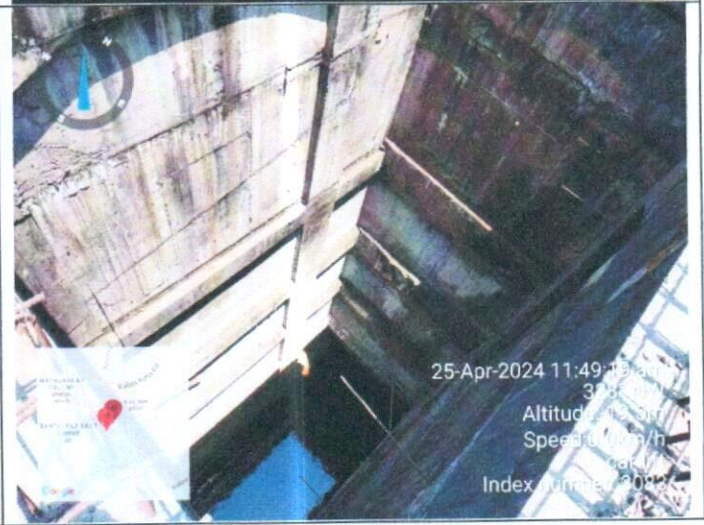
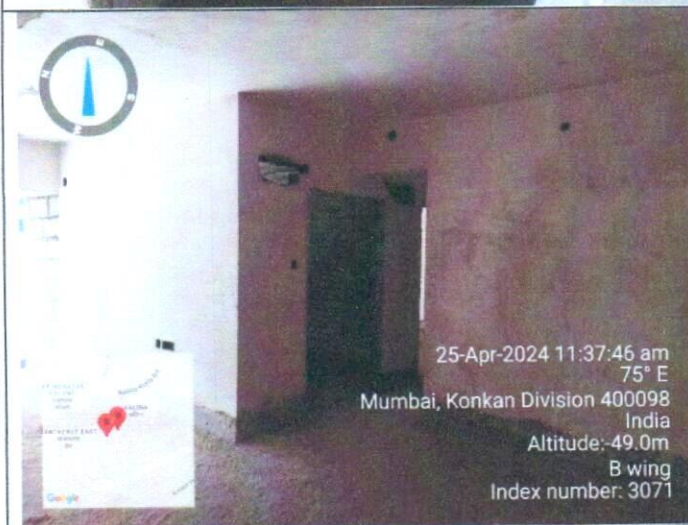
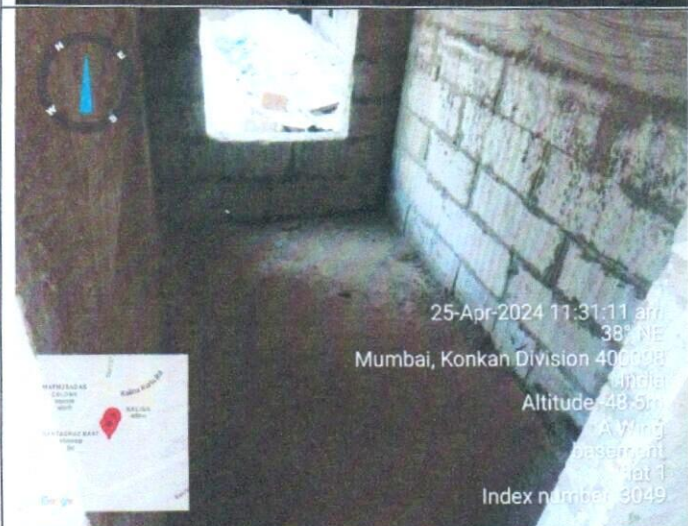
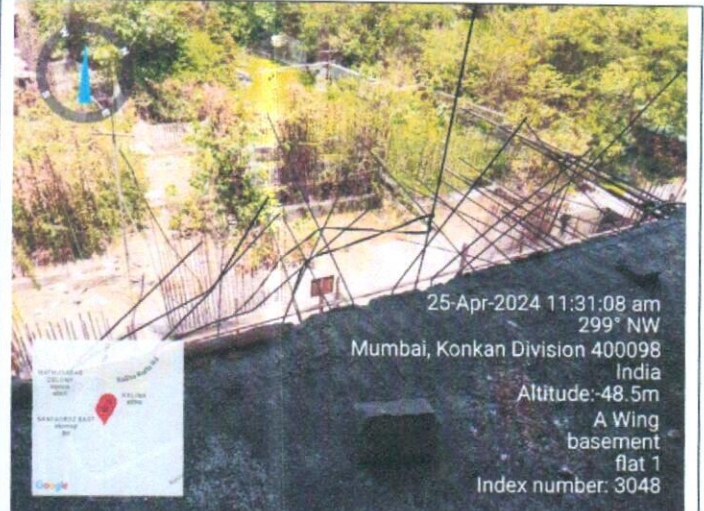
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ENCLOSURE: II – PHOTOGRAPHS OF THE PROPERTY



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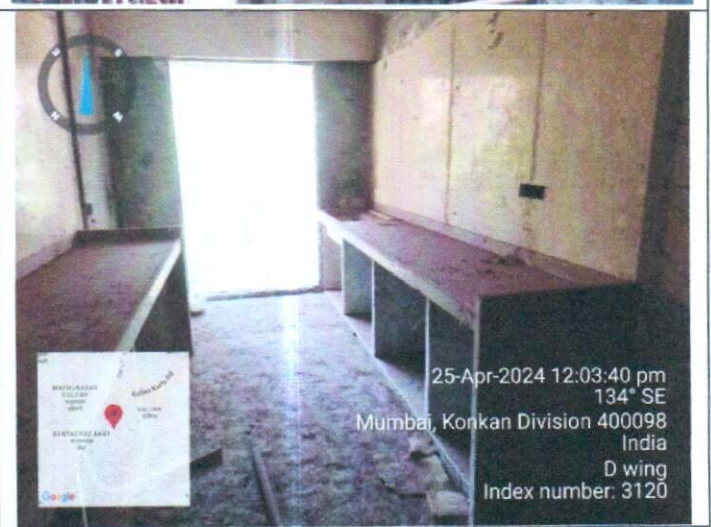
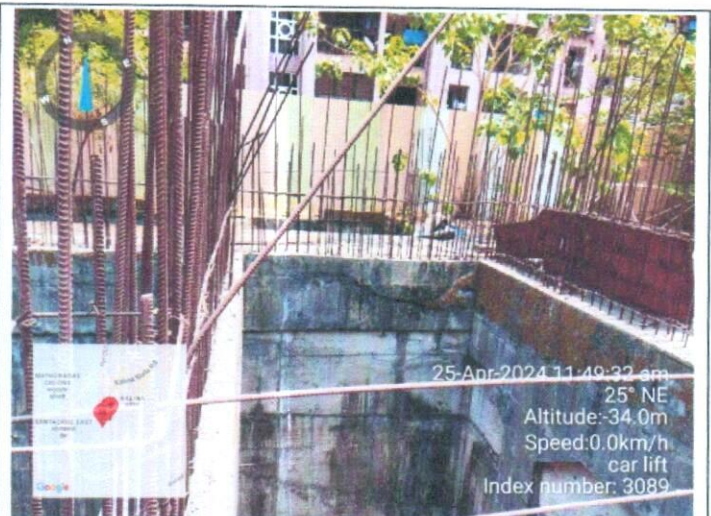
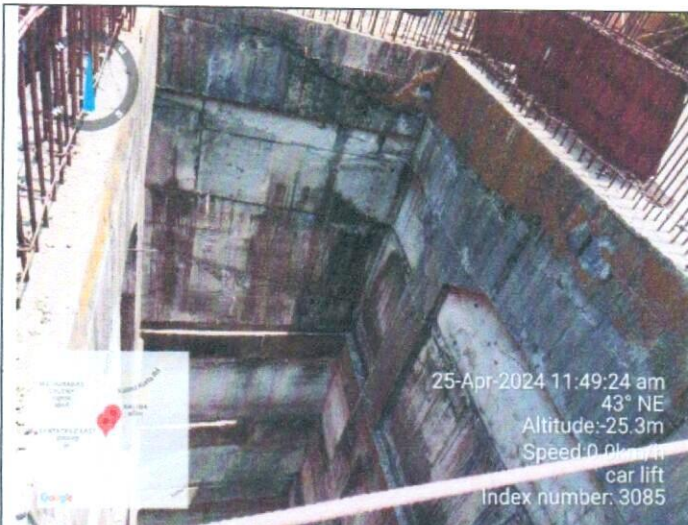
VALUATION ASSESSMENT M/S. AA ESTATE PRIVATE LIMITED



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[Circular stamp: Valuers & Techno Engineering Consultants (P) Ltd.]

VALUATION ASSESSMENT M/S. AA ESTATE PRIVATE LIMITED



[Handwritten signature]

[Circular stamp: Techno Engineering Consultants (P) Ltd. Valuation Center of Excellence & Research Centre]

VALUATION ASSESSMENT M/S. AA ESTATE PRIVATE LIMITED



Handwritten signature and circular stamp of R.K. Associates.

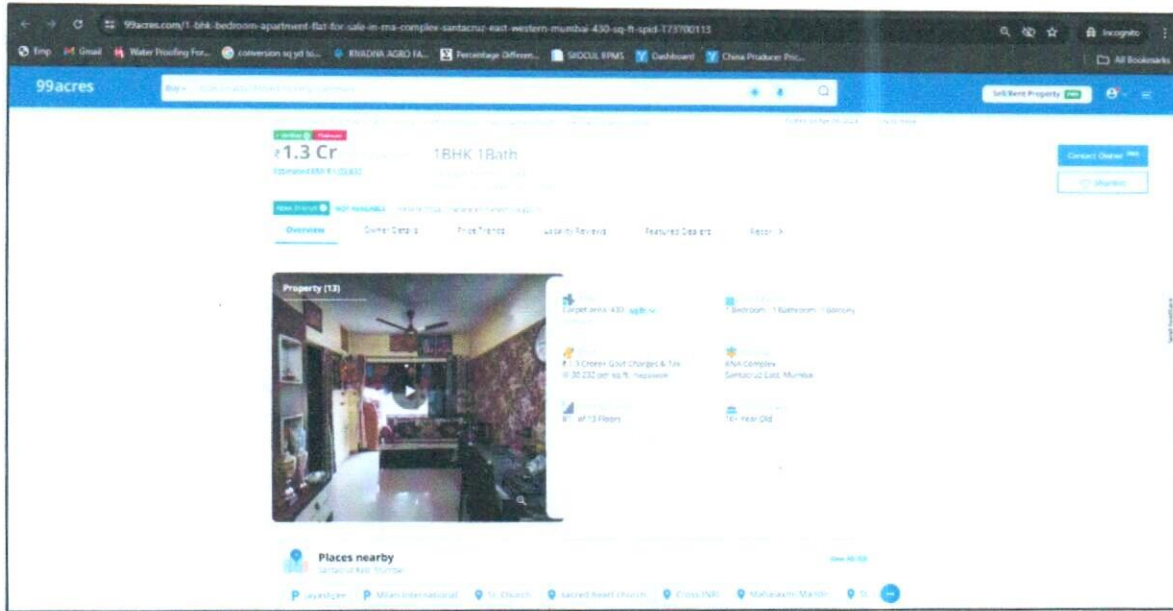
ENCLOSURE: III – COPY OF CIRCLE RATE

Circle rate for such property are not available

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ENCLOSURE IV: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

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



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[Circular stamp: Valuers & Techno Engineering Consultants (P) Ltd. R.K. Associates]

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

- a Persons worked on this report are citizen of India.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c The information furnished in our valuation report dated 27/11/2024 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized Engineer/ surveyor Mr. Dhawal Vanjari have personally inspected the property on 25/4/2022 the work is not subcontracted to any other valuation firm and is carried out by us.
- e We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- f We have not been removed/ dismissed from service/employment earlier.
- g We have not been convicted of any offence and sentenced to a term of imprisonment.
- h Company is not found guilty of misconduct in professional capacity.
- i Persons worked on this report are not declared to be unsound mind.
- j Company is not undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- k Company is not an undischarged insolvent.
- l No penalty is levied under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- m Company is not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- n Our PAN Card number/ GST number as applicable is **AAHCR0845G/ 09AAHCR0845G1ZP**.
- o We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- p We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- q We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2009 of the IBA and has tried to apply the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of our ability as much as practically possible in the limited time available.
- r We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class and has tried to apply the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable to the best of our ability as much as practically possible in the limited time available.
- s Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.
- t We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u The authorized Engineers of the company who has worked on the assignment has signed this valuation report.
- v The work is taken on the instructions of the Bank.
- w Further, we hereby provide the following information.



VALUATION ASSESSMENT

M/S. AA ESTATE PRIVATE LIMITED

S.No.	Particulars	Valuer comment
1.	Background information of the asset being valued	This is a Group Housing Society located at aforesaid address having total built-up area as 4,37,413 sq. Ft. as found on as-is-where basis which representative/ client/ bank has shown/ identified to us on the site physically unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing.
2.	Purpose of valuation and appointing authority	Please refer to Part-D of the Report.
3.	Identity of the experts involved in the valuation	Survey Analyst: Dhawal Vanjari Valuation Engineer: Vishal Singh L1/ L2 Reviewer: Anil Kumar
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower and no conflict of interest.
5.	Date of appointment, valuation date and date of report	Date of Appointment: 22/4/2022
		Date of Survey: 25/4/2022
		Valuation Date: 19/6/2024
		Date of Report: 27/11/2024
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Dhawal Vanjari on 2/8/2022. Property was shown and identified by Mr. Mr. Mukesh Singh (☎---)
7.	Nature and sources of the information used or relied upon	Please refer to Part-D of the Report. Level 3 Input (Tertiary) has been relied upon.
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Please refer to Part-D of the Report.
9.	Restrictions on use of the report, if any	<p>Value varies with the Purpose/ Date/ Market & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in this report. I/we do not take any responsibility for the unauthorized use of this report. During the course of the assignment, we have relied upon various information, data, documents in good faith provided by Bank/ client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void.</p> <p>This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p>

VALUATION ASSESSMENT

M/S. AA ESTATE PRIVATE LIMITED

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

Date: 27/11/2024

Place: Noida


Signature

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

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

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



Confidentiality

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

Information Management

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

Gifts and hospitality.

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

VALUATION ASSESSMENT
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Signature of the Authorized Person: _____

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

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

Date: 27/11/2024

Place: Noida

ENCLOSURE: X

PART E

VALUER'S IMPORTANT REMARKS

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

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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.