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REPORT FORMAT: V-L4 (SBI - Medium) | Version: 11.0.2022

CASE NO.: VIS (2024-25)-PL471-420-590

Dated: 06.11.2024

VALUATION REPORT

OF

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

SITUATED AT

FLAT NO. A5+A6, WING A, PLOT NO. 6, SECTOR NO. 20
VILLAGE CHIKHALI, TEHSIL HAVELI, DISTRICT PUNE, MAHARASHTRA

REPORT PREPARED FOR

STATE BANK OF INDIA, SME BASSEIN INDUSTRIAL ESTATE, VASAI EAST, MUMBAI

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

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

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

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

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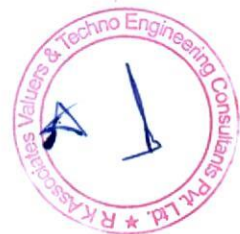
PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT

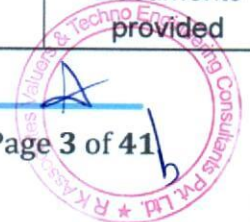
**FLAT NO. A5+A6, WING A, PLOT NO. 6, SECTOR NO. 20 VILLAGE CHIKHALI,
TEHSIL HAVELI, DISTRICT PUNE, MAHARASHTRA**



PART B

SUMMARY OF THE VALUATION REPORT

S.NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
i.	Report prepared for	State Bank of India, SME Bassein Industrial Estate, Vasai East, Mumbai		
ii.	Work Order No. & Date	Via Mail on 21/10/2024		
iii.	Name of Borrower unit	M/s Real Grains Roller Flour Mills Pvt. Ltd.		
iv.	Name of Property Owner	Mrs. Jainab Hemraj Desale (As per documents shared)		
v.	Address & Phone Number of the owner	R/o Child Care Hospital, Flat No. 1, Sector No. 20, Krishna Nagar Chinchwad, Pune, Maharashtra- 411019		
vi.	Type of the Property	Commercial Office		
vii.	Type of Valuation Report	Commercial Office value		
viii.	Report Type	Plain Asset Valuation		
ix.	Date of Inspection of the Property	21 October 2024		
x.	Date of Valuation Assessment	6 November 2024		
xi.	Date of Valuation Report	6 November 2024		
xii.	Property Shown By	Name	Relationship with Owner	Contact Number
		Mr. Hemant Desale	Owners Rep:	---
xiii.	Purpose of the Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose		
xiv.	Scope of the Report	Non Binding Opinion on General Prospective Valuation Assessment of the Property identified by Property owner or through its representative		
xv.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited upto sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Drawing Map & design of the property is out of scope of the work.		
xvi.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 05 Documents requested.	Total 02 Documents provided.	Total 02 Documents provided



VALUATION ASSESSMENT

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		Sale Deed	Available	Dated 23/06/2009
		Copy of TIR	Not Provided	---
		Approved Map	Not Provided	---
		Last paid Electricity Bill	Not Provided	---
		Last paid Municipal Tax Receipt	Not Provided	---
xvii.	Identification of the property	<input checked="" type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	
2.	VALUATION SUMMARY			
i.	Total Prospective Fair Market Value	Rs. 2,65,00,000/-		
ii.	Total Expected Realizable/ Fetch Value	Rs. 2,25,25,000/-		
iii.	Total Expected Distress/ Forced Sale Value	Rs. 1,98,75,000/-		
3.	ENCLOSURES			
a.	Part A	Snapshot of The Asset/ Property Under Valuation		
b.	Part B	Valuation Report as per SBI Format Annexure-II		
c.	Part C	Characteristics Description of The Asset		
d.	Part D	Area Description of The Property		
e.	Part E	Procedure of Valuation Assessments		
f.	Enclosure 1	Price Trend references Of the Similar Related Properties Available on Public Domain.		
g.	Enclosure 2	Google Map – Page No. 24		
h.	Enclosure 3	Copy of Circle Rate – Pages No. 25		
i.	Enclosure 4	Important Documents Shared – Page No. 26		
j.	Enclosure 5	Photographs – Pages No.- 30		
k.	Enclosure 6	Declaration-Cum-Undertaking- Page No. 32		
l.	Enclosure 7	Model Code of Conduct for Valuers- Page No. 35		
m.	Enclosure 8	Valuer's Important Remarks- Page No. 38		



PART C

CHARACTERISTICS DESCRIPTION OF THE ASSET

1. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

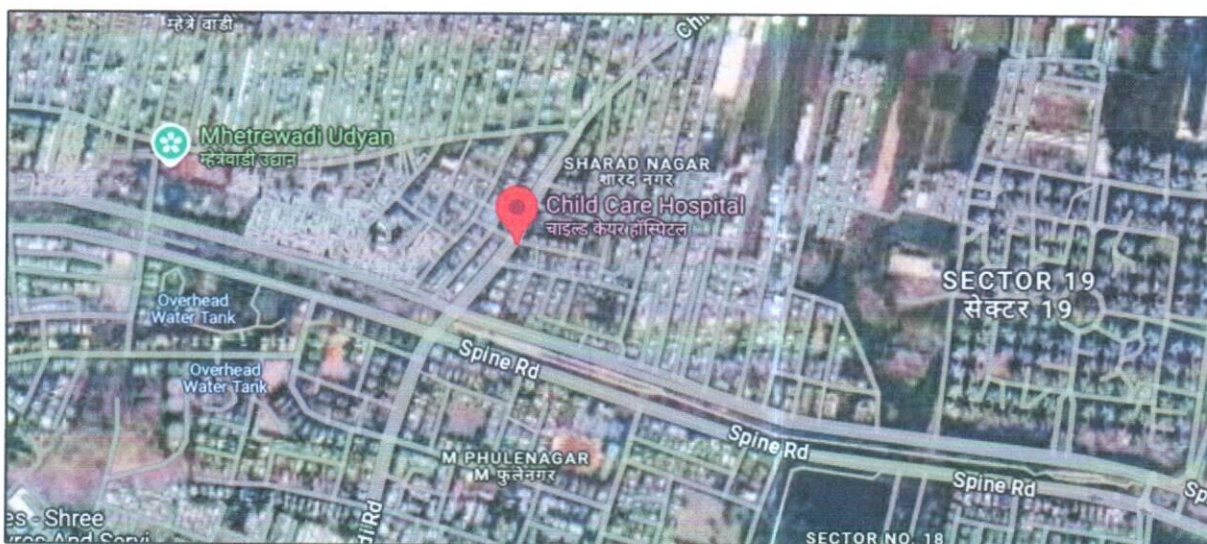
Snapshot of the Asset/ Property Under Valuation

This valuation report is prepared for the Commercial built up unit in a Multistoried building situated at the aforesaid address having Built up area admeasuring 1825 sq. ft. as per the copy of sales deed provided to us.

The subject property is being used as a commercial child care hospital in a multistoried building named as Om Sai Market owned by Mrs. Jainab Hemraj Desale through a sale deed dated 23rd June 2009.

The subject Land was allotted by PCNTDA (Pimpri Chinchwad New Town Development Authority) by an agreement of lease to Shri Asok Raghunath Mane on 3/02/2005. The multistoried building was then developed by M/s Sai Developers through its Partners Mr. Ashok Raghunath Mane and Mr. Rajesh M Varma.

The subject property is located in a developed residential/commercial area on 22 m wide Chikhali Akurdi Road, Krishna Nagar, Sector 20, Chinchwad, Pune. All the amenities like parks, hospital, market, public transportation facilities are available in the subject locality. Individual car parking slot is allotted for the owner within the property.



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

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the Valuation for which photographs is also attached with the report.



No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the valuation assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

2. GENERAL DESCRIPTION OF THE PROPERTY

i.	Names of the Legal Owner/s	Mrs. Jainab Hemraj Desale
ii.	Constitution of the Property	Lease Hold Land
iii.	Since how long owners owing the Property	Approx. 15 years (Since 2009)
iv.	Year of Acquisition/ Purchase	2009
v.	Property presently occupied/ possessed by	Legal Owner

*NOTE: Please see point 6 of Enclosure: 5 – Valuer's Important Remarks.

3. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	Om Sai Market itself is a land mark.		
ii.	Postal Address of the Property	Flat No. A5+A6, Wing A, Plot No. 6, Sector No. 20 Village Chikhali, Tehsil Haveli, District Pune, Maharashtra		
iii.	Independent access/ approach to the property	Clear independent access is available		
iv.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 18°40'04.8"N 73°47'48.0"E		
v.	Description of adjoining property	Other adjoining properties are used as commercial and residential units		
vi.	Plot No./ Survey No.	Plot No:6		
vii.	Village/ Zone	Sector 20		
viii.	Sub registrar	Sub registrar- Haveli		
ix.	District	Pune		
x.	City Categorization	Scale-B City		Urban developed
xi.	Characteristics of the locality	Good		Within good urban developed area
xii.	Property location classification	On Wide Road	Near to Highway	Road Facing
xiii.	Property Facing	South Facing		
xiv.	Details of the roads abutting the property			
	a) Main Road Name & Width	Chikhali Akurdi Road	22 m	
	b)Front Road Name & width	Chikhali Akurdi Road	22 m	
	c)Type of Approach Road	Bituminous Road		
	d)Distance from the Main Road	On the Main Road		
xv.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes.		
xvi.	Is the property merged or colluded with any other property	Yes, merged with the owners other property (A5+A6)		



xvii.	Boundaries schedule of the Property		
a)	Are Boundaries matched		Yes from the available documents
b)	Directions	As per Sale Deed/TIR	Actual found at Site
	East	24 m wide road	Spine Road
	West	Plot No. 1	Un-named road
	North	15m wide road	A8+A7 Flat
	South	75 m wide road	Chikhali Akurdi Road,
4.	TOWN PLANNING/ ZONING PARAMETERS		
i.	Planning Area/ Zone	Pimpri Chinchwad	
ii.	Master Plan currently in force	NA	
iii.	Municipal limits	Pimpri-Chinchwad Municipal Corporation	
iv.	Developmental controls/ Authority	Pimpri Chinchwad New Town Development Authority	
v.	Zoning regulations	Mixed (Residential cum Commercial)	
vi.	Master Plan provisions related to property in terms of Land use	No master Plan available.	
vii.	Any conversion of land use done	No.	
viii.	Current activity done in the property	Commercial	
ix.	Is property usage as per applicable zoning	Not coming under any zoning. But mostly the buildings in the locality are commercial and residential.	
x.	Any notification on change of zoning regulation	No.	
xi.	Street Notification	Pimpri Chinchwad Sector-20	
xii.	Status of Completion/ Occupational certificate	Constructed property is in use	
xiii.	Comment on unauthorized construction if any	Can't comment since no approved plan is provided to us.	
xiv.	Comment on Transferability of developmental rights	Lease Hold	
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for both commercial and residential purpose.	
xvi.	Comment of Demolition proceedings if any	No demolitions as per general information available	
xvii.	Comment on Compounding/ Regularization proceedings	No	
xviii.	Any information on encroachment	No	
xix.	Is the area part of unauthorized area/ colony	No (As per general information available)	
5.	ECONOMIC ASPECTS OF THE PROPERTY		
i.	Reasonable letting value/ Expected market monthly rental	Approximately Rs. 18 to Rs. 22 per sq.ft. could be easily getting as Monthly rent on this subject property.	
ii.	a) Is property presently on rent	No	
	b) Number of tenants	NA, since flat is occupied by Owner	
	c) Since how long lease is in place	NA	
	d) Status of tenancy right	NA	
	e) Amount of monthly rent received	NA	



iii.	Taxes and other outgoing		No information provided		
iv.	Property Insurance details		No information provided		
v.	Monthly maintenance charges payable		No information provided		
vi.	Security charges, etc.		No information provided		
vii.	Any other aspect		No		
6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY				
i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.		Medium Income Group		
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.		No		
7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
i.	Drainage arrangements		Yes		
ii.	Water Treatment Plant		No		
iii.	Power Supply arrangements	Permanent	Yes, by Maharashtra State Electricity Transmission Company Limited (MSETCL).		
		Auxiliary	Yes, D.G sets		
iv.	HVAC system		No		
v.	Security provisions		Yes/ Private Security Guards		
vi.	Lift/ Elevators		Yes		
vii.	Compound wall/ Main Gate		No		
viii.	Whether gated society		No		
ix.	Car parking facilities		Yes		
x.	Ventilation		Yes		
xi.	Internal development				
	Garden/ Park/ Land scaping	Water bodies	Internal roads	Pavements	Boundary Wall
	No	No	No	No	No
8.	INFRASTRUCTURE AVAILABILITY				
i.	Description of Aqua Infrastructure availability in terms of:				
	a) Water Supply		Yes from municipal connection		
	b) Sewerage/ sanitation system		Underground		
	c) Storm water drainage		Yes		
ii.	Description of other Physical Infrastructure facilities in terms of:				
	a) Solid waste management		Yes, by local authority		
	b) Electricity		Yes		
	c) Road and Public Transport connectivity		Yes		



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	d) Availability of other public utilities nearby			Transport, Market, Hospital etc. available in close vicinity			
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	1 Km.	0 Km.	0 Km.	0.5 Km	2Km	2 Km	3 Km
iv.	Availability of recreation facilities (parks, open spaces etc.)			Yes ample recreational facilities are available in the vicinity.			
9.	MARKETABILITY ASPECTS OF THE PROPERTY:						
i.	Location attribute of the subject property			Good			
ii.	Scarcity			Similar kind of properties are adequately available on demand.			
iii.	Market condition related to demand and supply of the kind of the subject property in the area			Good demand of such properties in the market.			
iv.	Any New Development in surrounding area			None			
v.	Any negativity/ defect/ disadvantages in the property/ location			None			
vi.	Any other aspect which has relevance on the value or marketability of the property			Good developed commercial area			
10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:						
i.	Type of construction & design			RCC framed pillar beam column structure on RCC slab			
ii.	Method of construction			Construction done using professional contractor workmanship based on architect plan			
iii.	Specifications						
	a) Class of construction			RCC framed pillar beam column structure on RCC slab			
	b) Appearance/ Condition of structures			Internal - Good			
				External - Average			
	c) Roof			Floors/ Blocks		Type of Roof	
				B+G+3		RCC	
				NA		NA	
	d) Floor height			2.9 m			
	e) Type of flooring			vitrified tiles			
	f) Doors/ Windows			UPVC doors and windows			
	g) Interior Finishing			Neatly plastered and putty coated walls			
	h) Exterior Finishing			Simple Plastered Walls			
	i) Interior decoration/ Special architectural or decorative feature			Normal Interior			
	j) Class of electrical fittings			Good			
	k) Class of sanitary & water supply fittings			Good			
iv.	Maintenance issues			Well maintained			
v.	Age of building/ Year of construction			19		2005	

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vi.	Total life of the structure/ Remaining life expected	65	46
vii.	Extent of deterioration in the structure	No deterioration found out. But the exterior of the built up unit require simple maintenance.	
viii.	Protection against natural disasters viz. earthquakes etc.	Since this is a RCC structure so should be able to withstand moderate intensity earthquakes. Comments are been made only based on visual observation and not any technical testing	
ix.	Visible damage in the building if any	No Visible Damage found out.	
x.	System of air conditioning	No.	
xi.	Provision of firefighting	Fire extinguisher	
xii.	Status of Building Plans/ Maps	No approved plans are provided to us. Since it is a commercial apartment in multi-storeyed building so it is assumed that developer got the plans sanctioned and completed the construction as per the approved plans.	
	a) Authority approving the plan	NA	
	b) Name of the office of the Authority	NA	
	c) Is Building as per approved Map	Cannot comment since no approved map provided to us on our request.	
	d) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	---	---
	e) Is this being regularized	NA	
11.	ENVIRONMENTAL FACTORS:		
i.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No, common building materials are used	
ii.	Provision of rainwater harvesting	No	
iii.	Use of solar heating and lighting systems, etc.	No	
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Regular vehicle Pollution.	
12.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:		
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure	



PART D

AREA DESCRIPTION OF THE PROPERTY

1.	Land Area considered for Valuation	It is a Built-up property.	
	Area adopted on the basis of	NA	
	Remarks & observations, if any	None	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Built-up Area	1825 Sq.ft.
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	The subject property is being used as a commercial child care hospital. The client/owner of the subject property has done some alterations on the property. One of the terraces on the building has been converted into a bed room.	

Note:

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



PART E

PROCEDURE OF VALUATION ASSESMENT

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		21 October 2024	6 November 2024	6 November 2024
ii.	Client	State Bank of India, SME Bassein Industrial Estate, Vasai East, Mumbai		
iii.	Intended User	State Bank of India, SME Bassein Industrial Estate, Vasai East, 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 Value assessment of the asset for creating collateral mortgage for Bank Loan purpose		
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above. This 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 checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input type="checkbox"/>	Identified by the owner	
		<input checked="" type="checkbox"/>	Identified by the owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input checked="" type="checkbox"/>	Cross checked from the boundaries/ address of the property mentioned in the documents provided to us	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	
ix.	Type of Survey conducted	Full survey (inside-out with approximate 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/	Nature	Category	Type



	Classification of Asset under Valuation	BUILT-UP UNIT		COMMERCIAL	COMMERCIAL
		Classification		Personal use and rental income purpose asset	
iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Market Value & Govt. Guideline Value		
		Secondary Basis			
v.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Normal Marketable State			
		Reason: Asset under free market transaction state			
vi.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>	Considered for Valuation purpose	
		Commercial	Commercial	Commercial	
vii.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
viii.	Land Physical Factors	Shape	Size	Layout	
		Irregular	Medium	Good	
ix.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Scale-B City	Good	Road Facing	B+G+3
		Urban developed	Within Good commercial area	On Wide Road	
			Within urban developed area	2 Side Open	
		Property Facing			
		South Facing			
x.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes from municipal	Underground	Yes	Easily available



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		connection			
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
xi.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Medium Income Group			
xii.	Neighbourhood amenities	Good			
xiii.	Any New Development in surrounding area	None		None	
xiv.	Any specific advantage/ drawback in the property	Property is located on a good commercial area.			
xv.	Property overall usability/ utility Factor	Good			
xvi.	Do property has any alternate use?	No			
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly			
xviii.	Is the property merged or colluded with any other property	Yes, merged with owner's other property			

xix.	Is independent access available to the property	Clear independent access is available			
xx.	Is property clearly possessable upon sale	Yes			
xxi.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv)	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.			



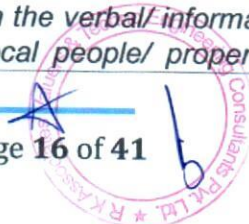
VALUATION ASSESSMENT

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	above)			
xxii.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxiii.	Approach & Method of Valuation Used	Built-up Unit	Approach of Valuation	Method of Valuation
			Market Approach	Market Comparable Sales Method
xxiv.	Type of Source of Information	Level 3 Input (Tertiary)		
xxv.	Market Comparable			
	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)	Name:	Mr. Rohit Bane	
		Contact No.:	+91 97623 48558	
		Nature of reference:	Property dealer	
		Size of the Property:	2000 sq. ft	
		Location:	Nearby vicinity	
		Rates/ Price informed:	Around Rs. 14,000/- to Rs. 16,000/- per sq. ft.	
		Any other details/ Discussion held:	---	
		Name:	Suvarna Lokhande	
		Contact No.:	+91 91304 58230	
		Nature of reference:	Property Consultant	
		Size of the Property:	1500 sq. ft	
		Location:	Nearby vicinity	
		Rates/ Price informed:	Around Rs. 13,000/- to Rs. 15,000/- per sq. ft.	
		Any other details/ Discussion held:	None	
xxvi.	Adopted Rates Justification	As per discussion with the property dealers of the nearby locality & information found on public domain, the prevailing market rate in the locality are in range of Rs. 13,000/- to Rs. 16,000/- per sq. ft. Based on the above-mentioned rates, we are in a view to adopt a rate of Rs. 14,500/- per sq. ft on Built up area for the apartments for the purpose of valuation.		
xxvii.	Other Market Factors			
	Current Market condition	Normal		
		Remarks: NA		
		Adjustments (-/+): 0%		
	Comment on Property Salability Outlook	Easily sellable		
		Adjustments (-/+): 0%		
		Demand	Supply	



	Comment on Demand & Supply in the Market	Good	Adequately available
		Remarks:	
		Adjustments (-/+): 0%	
xxviii.	Any other special consideration	Reason:	
		Adjustments (-/+): 0%	
xxix.	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%	
xxx.	Final adjusted & weighted Rates considered for the subject property	Rs. 14,500/- per sq.ft. on Built Up area	
xxxi.	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.	
xxxii.	Basis of computation & working		
	<p>a. Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.</p> <p>b. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.</p> <p>c. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.</p> <p>d. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property</p>		



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.

- e. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.
- f. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- g. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- h. 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.
- i. Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- j. Verification of the area measurement of the property is done based on sample random checking only.
- k. Area of the large land parcels of more than 2500 sq .mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- l. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- m. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- n. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- o. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- p. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- q. This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- r. Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given

in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxiii. ASSUMPTIONS

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

xxxiv. SPECIAL ASSUMPTIONS

None

xxxv. LIMITATIONS

None

3. VALUATION OF BUILT-UP UNIT

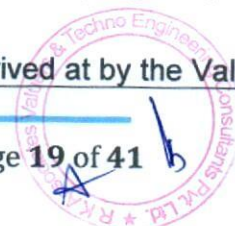
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs. 67,920/- per sq.mtr	Rs.13,000/- to Rs.16,000/- per sq.ft
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs. 67,920/- per sq.mtr	Rs.14,500/- per sq.ft
d.	Total Area considered (documents vs site survey whichever is less)	1825 sq. ft/ 169.54 sq.mtr	1825 sq. ft/ 169.54 sq.mtr
e.	Total Value of land (A)	Rs. 67,920/- per sq.mtr X 169.54 sq.mtr	Rs. 14,500/- per sq. ft X 1825 sq. ft
e.		Rs. 1,15,15,157/-	Rs. 2,64,62,500/-



VALUATION ASSESSMENT

M/S REAL GRAINS ROLLER FLOUR MILLS PVT. LTD.

4. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET			
S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	BUILT UP UNIT (A)	Rs. 1,15,15,157/-	Rs. 2,64,62,500/-
b.	Additional Aesthetic Works Value (B)	---	---
c.	Total Add (A+B)	Rs. 1,15,15,157/-	Rs. 2,64,62,500/-
d.	Additional Premium if any	---	---
	Details/ Justification	---	---
e.	Deductions charged if any	---	---
	Details/ Justification	---	---
f.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs. 2,64,62,500/-
g.	Rounded Off	---	Rs. 2,65,00,000/-
h.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Two Crore and Sixty-Five Lakh Only
i.	Expected Realizable Value (@ ~15% less)	---	Rs. 2,25,25,000/-
j.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 1,98,75,000/-
k.	Percentage difference between Circle Rate and Fair Market Value	More than 20%	
l.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
m.	Concluding Comments/ Disclosures if any		
	a. 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.		
	b. 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.		
	c. 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.

- d. 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.
- e. 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.
- f. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

n. IMPORTANT KEY DEFINITIONS

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

o. Enclosures with the Report:

- Enclosure: I – Google Map Location
- Enclosure: II - References on price trend of the similar related properties available on public domain
- Enclosure: III – Photographs of the property
- Enclosure: IV – Copy of Circle Guideline Rate



• **Enclosure V: Part D - Valuer's Important Remarks**

IMPORTANT NOTES

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

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



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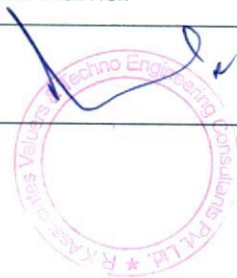
IF REPORT IS USED FOR BANK/ FIs

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


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

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

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Dhawal Vanjari	Ashil Baby	Anil Kumar
		



ENCLOSURE: 1 - PRICE TRENDREFERENCES OF THE SIMILAR RELATED PROPERTIES AVAILABLE ON PUBLIC DOMAIN



PRE LEASED

1/2

Polite Harmony Commercial Centre RESALE

Shop for sale in Chikhali, Pune · ✓ RERA

₹55 Lac **300 sqft** (28 sqm) ▾


₹18,333 /sqft Carpet Area

~ 3.93% ROI ₹ 18000 Rental Income See highlights ▾

This spacious commercial property, located at the bustling sane... ▾

3mo ago
Owner

[View Number](#) [Contact](#)



1/3

Pinnacle Horizon RESALE

Ready to move Office Space for sale in Chikhali, Pune · ✓ RERA

₹55 Lac **320 sqft** (30 sqm) ▾

₹17,187 /sqft Carpet Area

New property, commercial plus residential property,huge place... ▾

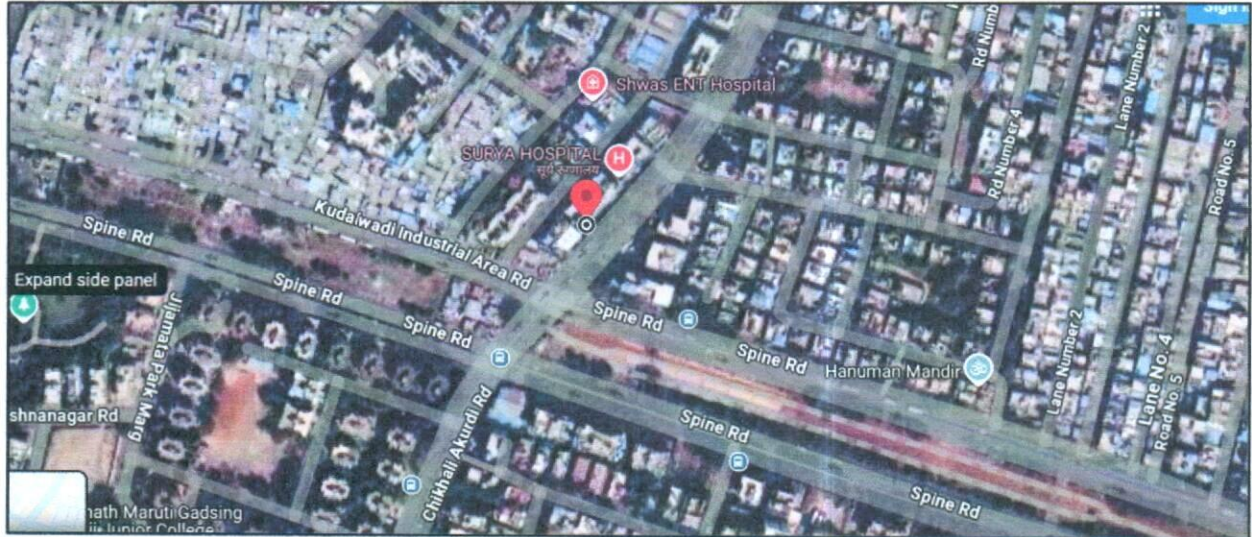
1w ago
Owner

[View Number](#) [Contact](#)



VALUATION ASSESSMENT
M/S REAL GRAINS ROLLER FLOUR MILLS
PVT. LTD.


ENCLOSURE: 2 – GOOGLE MAP LOCATION



VALUATION ASSESSMENT

M/S REAL GRAINS ROLLER FLOUR MILLS PVT. LTD.

ENCLOSURE: 3 – CIRCLE RATE



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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[Close](#)
[Feedback](#)

Year: 2024/2025

Language: English

Annual Statement of Rates

Selected District: पुणे

Select Taluka: हवेली

Select Village: बिघल्ली

Search By: ☐ Survey No ☒ Location

Select	उपविभाग	बूची नवीन	विवाही सदविषय	बोडीस	कुफले	बोचोविक	एकक (Rs./)
SurveyNo	14/6-ग्रामपंचायती परिसर	8490	47150	54230	58940	0	चौ. मीटर
SurveyNo	14/7-गोखले ग्रामी परिसर	6720	45720	52580	57150	0	चौ. मीटर
SurveyNo	14/8-देहु ग्रांठरी या रस्त्यावरील माळमत्ता	11150	56540	62100	67920	0	चौ. मीटर
SurveyNo	14/9-उपरीत क्षेत्रावरील माळमत्ता	10960	54500	59830	62970	0	चौ. मीटर
SurveyNo	14/10-शेतीच्या अगिती नवीन हद्द प्र.ची	5000	0	0	0	0	चौ. मीटर
		12345					



**M/S REAL GRAINS ROLLER FLOUR MILLS
PVT. LTD.**

ENCLOSURE: 4 – IMPORTANT DOCUMENTS SHARED

Copy of sale Deed

Prerama Co-Op. Bank Ltd.
Lawman Nagar Dange
Chinchwad, Thergaan,
Pune - 411031

D-5/SIP(V)/C.R.1082/01/
09/742-45/09

Mrs. Desale, Jaihind Hemraj
Savada Chinchwad, Pune - 11.
Remittee Desale, Dharmastoyar N.
Stamp No. Concept No. 00620

भारत 00620
173735
JUN 23 2005
R.0102600/-PB6614
INDIA STAMP DUTY MAHARASHTRA
For PRERAMA CO-OP. BANK LTD.

Authorised Signatory

BETWEEN

M/s SA/DEVELOPERS
Office at ABC Office, Thargan Chowk
Chinchwad, Pune-411019
(PAN = ABD FS 3750 H)
Through its Partners-

1 MR. ASHOK RAGHUNATH MANE
Age : 42 yrs. Occ Business
R/at Chikhali, Tal-Haveli, Dist Pune
{ PAN = AEQ PM 5955 A }

AND / OR

2 MR. RAJESH M. VARMA
Age : 37 yrs. Occ Business
R/at Sector No 24 Plot No 155]
PCNTDA, Nigdi, Pune
{ PAN = AAM PV 5491 J }

HEREINAFTER referred to as "THE PROMOTERS / DEVELOPERS"
(Which expression shall unless it be repugnant to the context mean and include their heirs, assigns, executors, administrators and assigns.)

... OF THE ONE PART

AND


MRS. JAINAB HEMRAJ DESALE
Age : 28 years. Occ Business
R/at Child Care Hospital, Flat No. 1, Sector No 20
Krishna Nagar, Chinchwad, Pune - 411019
{ PAN = AANPI 6504 Q }

HEREINAFTER called the "THE PURCHASER/S" (which expression
shall unless repugnant to the context mean and include he/her their heirs,
executors, administrators and assigns)

... OF THE SECOND PART.

VALUATION ASSESSMENT

**M/S REAL GRAINS ROLLER FLOUR MILLS
PVT. LTD.**



28-38		
2843	3	30

ALL THAT piece and parcel of land bearing Sector No. 20, Plot No. 8 having totally admeasuring area 3.5820 Sq. Mtrs. situated at Village chikhali, Tal. Haveli Dist. Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and Pimpri Chinchwad New Town Development Authority and within the jurisdiction of Sub-Registrar, Haveli No. 14/18, Pune and the property is bounded is as under -

ON OR TOWARDS EAST	24 Mtr. Wide Road
ON OR TOWARDS WEST	Sector No. 20 Plot No. 1 to
ON OR TOWARDS SOUTH	75.00 Mtr. Wide Road
ON OR TOWARDS NORTH	15 Mtr. Wide Road

HEREINAFTER CALLED THE SAID PLOT.

AND WHEREAS the above SAID PLOT is allotted by PCNTDA by a Agreement to Lease to Shri Ashok Raghunath Mane, on dated 3-2-2005 which was duly registered in the office of Sub-Registrar, Haveli No. 14/18 vide Doc. No. 789/2005

AND ACCORDINGLY the PCNTDA has also issued Allotment Certificate for the SAID PLOT, by their Allotment Certificate No. DA/SECTION II/ 865, Dt. 03/02/2005

AND WHEREAS Shri Ashok Raghunath Mane has decided to develop the SAID PLOT and approached to the Developer who has decided to develop the SAID PLOT. And accordingly the Developer and Mr. Ashok Raghunath Mane has entered into an Partnership Deed & Power of Attorney was executed and registered in the Office of the Sub-Registrar, Haveli No. 14/18, Pune, vide Document Sr No. 2498/2005, And accordingly the Developer, herein have rights to develop the SAID PLOT.

AND WHEREAS Mr. Ashok Raghunath Mane has submitted application for commencement to PCNTDA & PCNTDA has issued Revised Commencement Certificate vide their No. DA/28/20/ 6 / 2658, dt. 04/04/2005 and accordingly the Developer has made and executed the Deed of Declaration of the SAID PLOT, which was duly registered in the Office of the Sub Registrar Haveli No. 14/18 vide Document Serial No. 1882 / 2005

AND WHEREAS the Developer has thereupon applied to PCNTDA for the purpose of construction of commercial complex on the SAID PLOT by submitting the plans / designs pertaining to the same with the Corporation Authorities

And accordingly M/s SAI DEVELOPERS has started the construction work on the SAID PLOT as per the rules and regulations of the PCNTDA

By Virtue of the above said Registered Agreement to Lease and Power of Attorney, the Developer herein have rights to develop the SAID PLOT

AND WHEREAS the Developer has also obtained N.A. Order by concerned Local Authority bearing No. PRH/ NASR / 88 / 05 dt. 5/04/2005

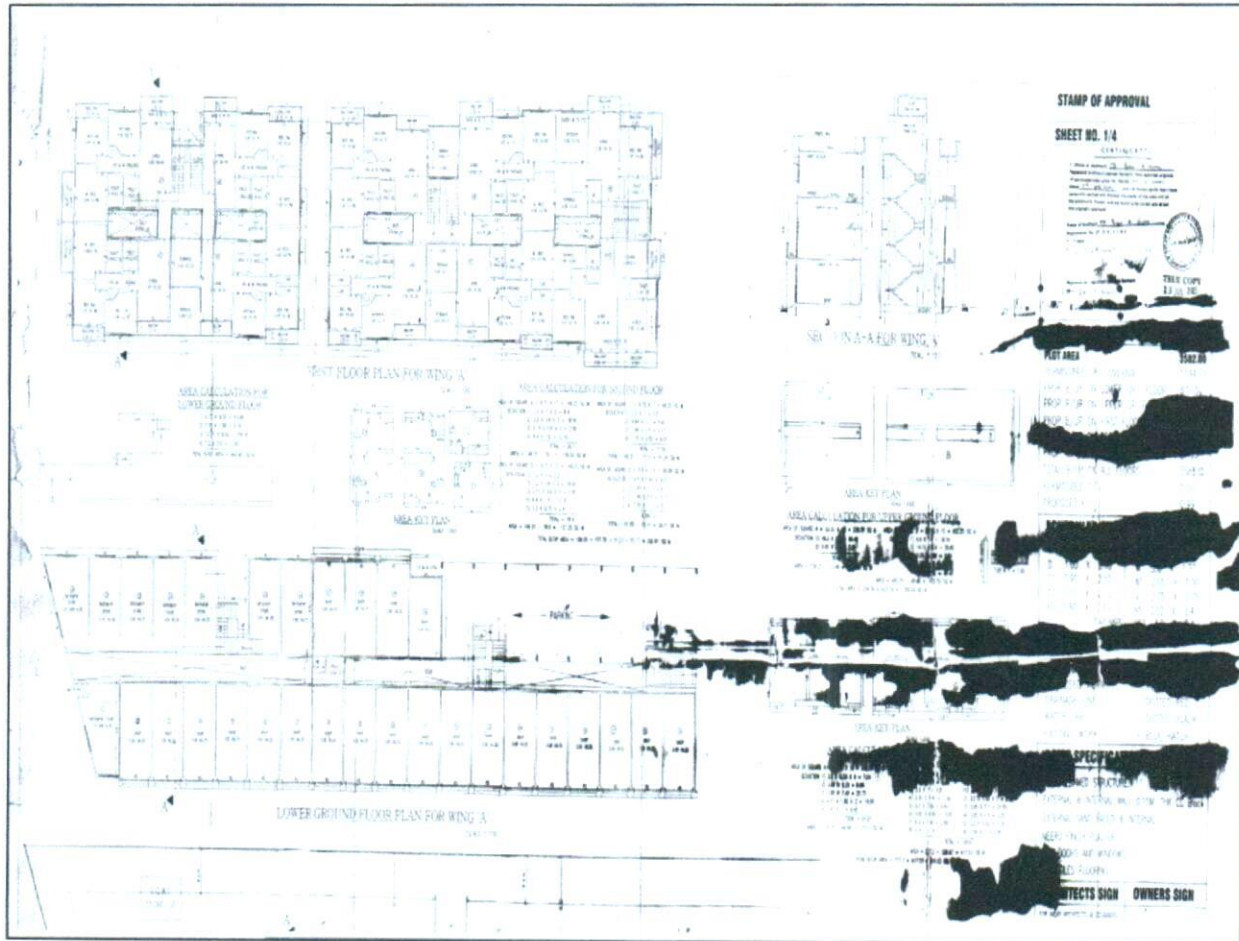
AND WHEREAS the Developer has commenced construction on the SAID PLOT in accordance with the sanctioned plans of PCNTDA vide Commencement Certificate referred to above Hereinafter referred to as "THE SAID BUILDING"



VALUATION ASSESSMENT


M/S REAL GRAINS ROLLER FLOUR MILLS PVT. LTD.

Copy of Building Map



**M/S REAL GRAINS ROLLER FLOUR MILLS
PVT. LTD.**


Municipal Tax



मालमता कराचे बिल - सन २०२४-२०२५

पिंपरी चिंचवड महानगरपालिका, पिंपरी - ४११ ०१८.

(महाराष्ट्र महानगरपालिका अधिनियम अनुसार अंदाजित व प्रकाशन ८ नियम ३९ प्रमाणे)



01/04/2024

ड्राईव : 13 पिंपरी

पट क्रमांक : 7

मालमता क्रमांक : 1130702064-00

बिल क्रमांक : 2425130701980

दिनांक : 01/04/2024


मालमताचे नाव : सी जेवळ देवाजी देवान, माईना केदार हावर्डेव

भोगदातारचे नाव :

मालमताचा पत्ता : ओमराई मार्ग, फ्लॅट ९८, से २०, तुळजापूर, पिंपरी-४११०१९

मालमताचा प्रकार : मिश्र - जल वी वी वायूगंध - प.म. - ९९० वी फुटावर - जल - प.वि / ०

* कमी / १०४ / २०१९, दि. २६/०९/२०१९ अनुसार नोंदवलेल्या आधेप नमूद



Scan & Pay

मोबाईल-9890965150	विवरण	विमर्शकवारी		मासिकी जमीन	एकूण
		व्यावसायिक	औद्योगिक		
अक्षर (वॉटर मीटर)	0.0	91.97	0.0	0.0	91.97
चलवण शुल्क	0.0	56133.00	0.0	0.0	56133.00
अक्षर जल	जल ५%	मासिकी वाढवाची	पॉली महापरी	दुसरी महापरी	एकूण
जलवाढीचे शुल्क	10.0	0.0	10.0	0.0	10.0
साधन कर	0.0, 37.0	0.0	10385.0	10384.0	20769.0
वृक्ष शुल्क	1.0	0.0	281.0	280.0	561.0
मलउत्तर शुद्धीकरण शुल्क	5.0	0.0	1404.0	1403.0	2807.0
वायुमलस्राव शुल्क	5.0	0.0	1404.0	1403.0	2807.0
मृदा कर	3.0	0.0	842.0	842.0	1684.0
विशेष मासिकी कर	2.0	0.0	562.0	561.0	1123.0
शिक्षण कर	0.0, 12.0	0.0	3368.0	3368.0	6736.0
गंगावाढी कर	0.0, 3.0	0.0	842.0	842.0	1684.0
प्लॉटिंग कर					
जमीन मालकी कर					
मल कर विलंब दंड (एकत २%)					
शिक्षण कर विलंब दंड (एकत २%)					
गंगावाढी कर विलंब दंड (एकत २%)					
जमीन मालकी कर विलंब दंड (एकत २%)					
अक्षर वाढवाची शुल्क					
एकूण महापरी		0	19,098	19,083	38,181

UPIC-CKL1080100065112

मालमताच्या सूचना :


- मालमताच्या बिल १ वी व २ वी अक्षरका मालमता शुल्क हातून जमावले जाईल.
- बिल भरण्याची मुदत-वॉटर मीटर वीज मालमतावर ३३ दिवसात जल जमा ३० दिवसात वॉटर शुल्क जमा ३१ दिवसात.
- मालमताच्या बिल भरण्याची मुदत-वॉटर मीटर वीज मालमतावर ३३ दिवसात जल जमा ३० दिवसात वॉटर शुल्क जमा ३१ दिवसात.
- मालमताच्या बिल भरण्याची मुदत-वॉटर मीटर वीज मालमतावर ३३ दिवसात जल जमा ३० दिवसात वॉटर शुल्क जमा ३१ दिवसात.
- मालमताच्या बिल भरण्याची मुदत-वॉटर मीटर वीज मालमतावर ३३ दिवसात जल जमा ३० दिवसात वॉटर शुल्क जमा ३१ दिवसात.
- मालमताच्या बिल भरण्याची मुदत-वॉटर मीटर वीज मालमतावर ३३ दिवसात जल जमा ३० दिवसात वॉटर शुल्क जमा ३१ दिवसात.
- मालमताच्या बिल भरण्याची मुदत-वॉटर मीटर वीज मालमतावर ३३ दिवसात जल जमा ३० दिवसात वॉटर शुल्क जमा ३१ दिवसात.
- मालमताच्या बिल भरण्याची मुदत-वॉटर मीटर वीज मालमतावर ३३ दिवसात जल जमा ३० दिवसात वॉटर शुल्क जमा ३१ दिवसात.

RTGS / NEFT द्वारे मालमता कर भरण्यासाठी

खाते क्रमांक : PTC2113070206400

IFSC Code : BARB0DRCCHI

NAME : PCMC



मुम्बई स्थानातील घर साठी कर

बँक ऑफ बॉरोडा

बँक ऑफ बॉरोडा

बँक ऑफ बॉरोडा

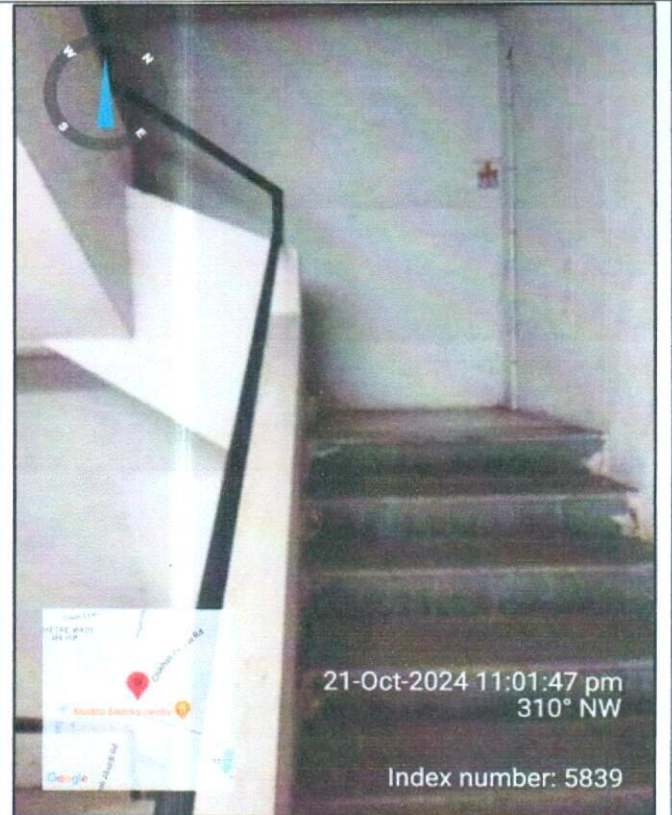
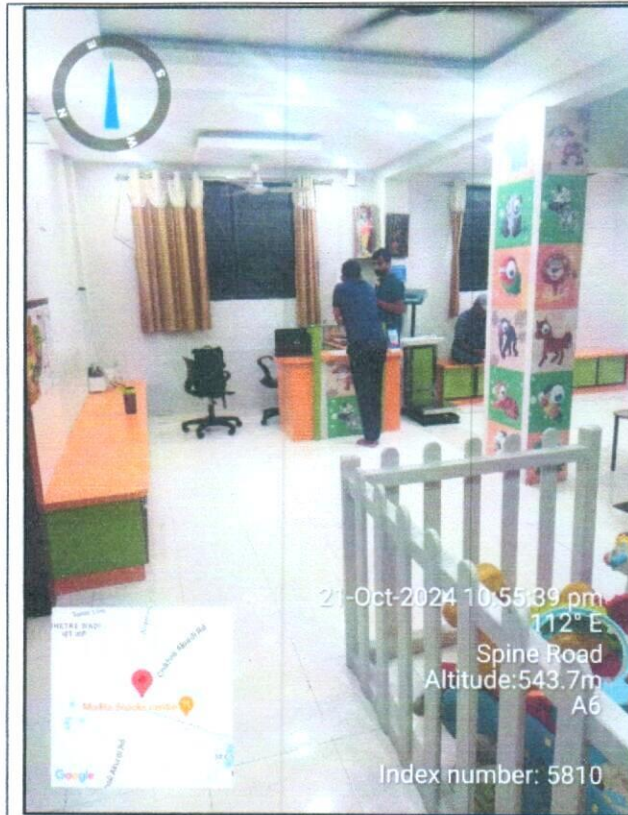
बँक ऑफ बॉरोडा

बँक ऑफ बॉरोडा

बँक ऑफ बॉरोडा



ENCLOSURE: 5 – PHOTOGRAPHS



VALUATION ASSESSMENT

M/S REAL GRAINS ROLLER FLOUR MILLS PVT. LTD.



ENCLOSURE: 6 - ANNEXURE: I - 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 6/11/2024 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 21/10/2024 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 Our PAN Card number/ GST number as applicable is **AAHCR0845G/ 09AAHCR0845G1ZP**.
- n We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- o We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- p 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.
- q 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.
- r 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.
- s We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- t The authorized Engineers of the company who has worked on the assignment has signed this valuation report.
- u The work is taken on the instructions of the Bank.
- v Further, we hereby provide the following information.



VALUATION ASSESSMENT

**M/S REAL GRAINS ROLLER FLOUR MILLS
PVT. LTD.**

S. No.	Particulars	Valuer comment								
1.	Background information of the asset being valued	<p>This valuation report is prepared for the Commercial built up unit in a Multistoried building situated at the aforesaid address having Built up area admeasuring 1825 sq. ft. as per the copy of sales deed provided to us.</p> <p>This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property of which Bank/ customer asked us to conduct the Valuation for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. Even if any such information is mentioned in the report it is only referred from the information provided for which we do not assume any responsibility. Due care has been given while doing valuation assessment, but it doesn't contain any due-diligence 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>								
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: Er. Dhawal Vanjari Valuation Engineer: Er. Ashil Baby L1/ L2 Reviewer: Er. 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	<table><tr><td>Date of Appointment:</td><td>21/10/2024</td></tr><tr><td>Date of Survey:</td><td>21/10/2024</td></tr><tr><td>Valuation Date:</td><td>6/11/2024</td></tr><tr><td>Date of Report:</td><td>6/11/2024</td></tr></table>	Date of Appointment:	21/10/2024	Date of Survey:	21/10/2024	Valuation Date:	6/11/2024	Date of Report:	6/11/2024
Date of Appointment:	21/10/2024									
Date of Survey:	21/10/2024									
Valuation Date:	6/11/2024									
Date of Report:	6/11/2024									
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Er. Dhawal Vanjari on 21/10/2024. Property was shown and identified by Mr. Hemant Desale .								
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.</p> <p>During the course of the assignment, we have relied upon various information, data, documents in good faith provided by Bank/ client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void.</p> <p>This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p> <p>This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.</p>
10.	Major factors that were taken into account during the valuation	Please refer to Part A, B & C of the Report.
11.	Major factors that were not taken into account during the valuation	Please refer to Part A, B & C of the Report.
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: 6/11/2024

Place: Noida

Signature

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

ENCLOSURE: 7 - ANNEXURE: III - 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.

VALUATION ASSESSMENT
M/S REAL GRAINS ROLLER FLOUR MILLS
PVT. LTD.

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

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: 6/11/2024

Place: Noida

ENCLOSURE: 08

PART F

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

FILE NO.:VIS (2024-25)-PL471-420-590

Page **38** of **41**

	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 <u>the property prevailing in the market</u> based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction.
15.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
16.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.
17.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
18.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
19.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
20.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
21.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
22.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
23.	Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
24.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried



	out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
25.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
26.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
27.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
28.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
29.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
30.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
31.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
32.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
33.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
34.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.

35.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
36.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
37.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
38.	Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client 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.

