

REPORT FORMAT: V-L2 (L&B) | Version: 9.0\_2019

FILE NO. VIS (2021-22)-PL108-099-115

DATED: 11/06/2021

# VALUATION ASSESSMENT OF COMMERCIAL PROPERTY

SITUATED AT

KHASRA NO 47, 48, MAUZA KANWALI, PARGANA CENTRAL DOON, DISTRICT  
DEHRADUN

OWNER/S

M/S. J. J. REALTECH PVT. LTD.

A/C: M/S JJ REALTECH PVT. LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, SME BRANCH, DEHRADUN

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

Important Information: 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.

Valuation TOR is available at [www.rkassociates.org](http://www.rkassociates.org) for reference.

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 correct.

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VALUATION ASSESSMENT AS PER SBI FORMAT

Name & Address of Branch:	State Bank of India, SME Branch, Dehradun
Name of Customer (s)/ Borrower Unit	M/s. J.J. Realtech Pvt. Ltd.

I.	GENERAL			
1.	Purpose for which the valuation is made	For Periodic Re-valuation of the mortgaged property		
2.	a)	Date of inspection	10 June 2021	
	b)	Date on which the valuation is made	11 June 2021	
3.	List of documents produced for perusal	<b>Documents Requested</b>	<b>Documents Provided</b>	<b>Documents Reference No.</b>
		Total 04 documents requested.	Total 02 documents provided.	02
		Property Title document	Copy of TIR Nos. 2	Dated: 23/10/2019
		Copy of TIR	Approved Map	Dated: 13/10/2016
		Allotment Papers	None	---
		Approved Map	None	---
4.	Name of the owner/s	M/s. J.J. Realtech Pvt. Ltd.		
	Address and Phone no. of the owner/s	Khasra No.47 & 48, Mauza Kanwali, Pargana Central Doon, District Dehradun		
5.	Brief description of the property	<p>This valuation report is prepared for the Commercial Land &amp; Building situated at the aforesaid address having total land area of 3251 sq.mtr /3888.16 sq.yds as per the Approved Map and copy of TIR provided to us.</p> <p>There are two TIR's provided to us by the bank both Dated: 23/10/2019.</p> <p>As Per the Approved map the net plot area after deduction of road widening area (152.394 sq. mtr.) is 3,098.606 sq.mtr. We have considered the net plot area for the valuation purposes as per approved map. Only superstructure is completed.</p> <p>There is specific area allotted to the service lane in the approved which is 262.458 sq.mtr.</p> <p>The covered area details of the building is taken as per approved map provided to us. The covered area details of</p>		



the subject property is as follows:-

Floor Level	Area(sq.mtr.)	Area (sq.ft.)
Lower Basement Floor-1	1237.34	13318.60
Lower Basement Floor-2	1029.41	11080.47
Upper Basement Floor	1032.98	11118.89
Stilt Floor	1173.90	12635.74
Upper Ground Floor	1237.34	13318.60
First Floor	1173.90	12635.74
Second Floor	1173.90	12635.74
Third Floor	1142.90	12302.06
Projector Floor	197.30	2123.72
Lift	16.73	180.08
Mumty Floor	59.75	643.14
Total	9475.45	101992.80

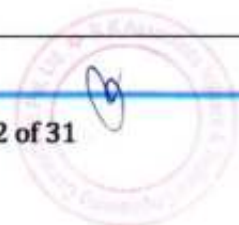
The building plan is approved by Mussoorie Dehradun Development Authority (MDDA) in the Name of the Previous Owner Mrs. Veenu Phadke.

As seen on the site, structure is under construction with primary structure with standing. Two commercial lifts has already been installed in the building.

This location of the subject property is in good developed area. Most of the properties in the subject locality is used for commercial purpose. The subject property is located on main Chakrata road.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation and found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site which has been relied upon in good faith. It doesn't contain any other recommendations of any sort.

6.	Location of property	Khasra No.47 & 48, Mauza Kanwali, Pargana Central Doon, District Dehradun
a)	Plot No. / Survey No.	Khasra No.47&48
b)	Door No.	—
c)	T. S. No. / Village	Mauza Kanwali
d)	Ward / Taluka	Pargana Central Doon
e)	Mandal / District	Dehradun
f)	Date of issue and validity of layout of approved map / plan	13/10/2016



	g)	Approved map / plan issuing authority	MDDA
	h)	Whether genuineness or authenticity of approved map / plan is verified	Genuineness of the approved map is not authenticated by us. But the document provided have a stamp from the concerned authority over it.
	i)	Any other comments by our empanelled Valuers on authenticity of approved plan	No
7.	Postal address of the property		Khasra No.47 & 48, Mauza Kanwali, Pargana Central Doon, District Dehradun
8.	a)	City / Town	Dehradun
	b)	Residential Area	No
	c)	Commercial Area	Yes
	d)	Industrial Area	No
9.	Classification of the area		
	a)	High / Middle / Poor	Middle
	b)	Urban / Semi Urban / Rural	Urban Developing
10.	Coming under Corporation limit/ Village Panchayat / Municipality		MDDA
11.	Whether covered under any state/ Central govt. Enactments (E.G. Urban And Ceiling Act) Or Notified under Agency area/Scheduled area/ Cantonment Area		Not applicable
12.	In case it is an agricultural land, any conversion to house site plots is contemplated		Not applicable
13.	<b>Boundaries of the property</b>		
	Are Boundaries matched		Different boundaries for two different properties
	<b>Directions</b>	<b>As per Title Deed/TIR</b>	<b>Actual found at Site</b>
	North	Different boundaries for two different properties	Public Road
	South	Different boundaries for two different properties	Main Chakrata Road
	East	Different boundaries for two different properties	Road
	West	Different boundaries for two different properties	Other's property
14.1	<b>Dimensions of the site</b>		
		<b>A</b>	<b>B</b>
		<b>As per the Deed</b>	<b>Actuals</b>
	North	---	---
	South	---	---
	East	---	---
	West	---	---
14.2	Latitude, Longitude & Co-ordinates of Commercial Property		30°19'59.7"N 78°01'15.3"E
15.	Extent of the site		Total Plot Area- 3251 sq.mtr./ 3888.16 sq.yds Area in Road Widening = 152.394 sq. mtr /182.26 sq.



		yrds Net Plot Area = 3,098.606 sq. mtr/3705.90 sq.yrds
16.	Extent of the site considered for valuation	Net Plot Area = 3,098.606 sq. mtr/ 3705.90 sq.yrds
17.	Whether occupied by the owner/tenant?	Not Applicable
	If occupied by tenant, since how long?	Not Applicable
	Rent received per month.	Not applicable

II. CHARACTERISTICS OF THE SITE		
1.	Classification of locality	Urban Developing
2.	Development of surrounding areas	Other Commercial Units
3.	Possibility of frequent flooding / submerging	No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	Yes, available within the close vicinity of subject property
5.	Number of Floors	LB-1+LB-2+UB+Stilt+UG+First+Second+Third+Project Floor
6.	Type of Structure	RCC Framed Pillars column beam structure with RCC slabs
7.	Type of use to which it can be put	Commercial purpose
8.	Any usage restriction	No
9.	Is plot in town planning approved layout?	Yes
10.	Corner plot or intermittent plot?	Intermittent
11.	Road facilities	Yes
12.	Type of road available at present	Bitumen Surfaced Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	More than 20 ft.
14.	Is it a land – locked land?	No
15.	Water potentiality	Water pipelines exist in the area
16.	Underground sewerage system	Exists in the area
17.	Is power supply available at the site?	Exists in the area
18.	Advantage of the site	on main Chakrata Road
19.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	NA



**PART A**

**VALUATION OF LAND**

1.	Size of Plot	Total Plot Area- 3251 sq.mtr./ 3888.16 sq.yds Area in Road Widening = 152.394 sq. mtr./ 182.26 sq.yd Net Plot Area = 3,098.606 sq. mtr/3,705.90 sq.yds
	North & South	NA
	East & West	NA
2.	Total extent of the plot	Net Plot Area = 3,098.606 sq. mtr/3,705.90 sq.yds
	Area adopted on the basis of	Property documents & site survey both
	Remarks & observations, if any	Not applicable
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	<p><b>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 &amp; local information)</b></p> <p><b>1. Name:</b> Piyush Agarwal (Property Consultant) <b>Contact No.:</b> +91-9719998877 <b>Size of the Property:</b> Approx. 1000 sq. mtr/ 1195.99 sq. yrd <b>Rates/ Price informed:</b> Rs.1,00,000/- to Rs.1,15,000/- per sq.yrd. <b>Comment:</b> As per the discussion held with the above mentioned property dealer we came to know that the rates in the concerned area were around Rs.1,00,000/- to Rs.1,15,000/- per sq.yds.</p> <p><b>2. Name:</b> Mahalaxmi Properties (Property Consultant) <b>Contact No.:</b> +91-+919761188888 <b>Size of the Property:</b> Approx. 2000 sq. mtr <b>Rates/ Price informed:</b> Rs.85,000/- to Rs.1,00,000/- per sq.yds. <b>Comment:</b> As per the discussion held with the above mentioned property dealer we came to know that the rates in the concerned area were around Rs.85,000/- Rs.1,00,000/- per sq.yd. Since the property is in good developed area, situated on main road.</p> <p><i>As per our discussion with the habitants and market participants of the subject locality we came to know the following information: -</i></p> <p><b>1. The prevailing land rate in the subject locality depends on the size, shape, frontage, approach road width and distance of the plot from the main</b></p>



road.

2. The prevailing land rate for small plot located on the Chakrata Road in the subject locality is between Rs.1,00,000/- to Rs.1,25,000/- per sq.yds and for such large land parcels the rates ranges between Rs.85,000/- to Rs.1,10,000/- per sq.yds.
3. The subject locality is a good commercial area where there are many showroom and other commercial units setup nearby.
4. Demand for commercial plot/property is good in the subject locality whereas supply side is limited in the area.

As the subject property is commercial land having net plot area approx. 3098.606 sq.mtr/ 3705.90 sq. yds and abutted by road from two sides and situated on main Chakrata Road therefore considering all the above factors in mind we have taken land rate of Rs.90,000/- per sq.yds. which seems reasonable in our opinion.

As per our discussion with the property dealers, we came to know that during this Covid Pandemic period there is virtually no enquiry either for sale or for purchase of any property and virtually no sale/ purchase is taking place since the Pandemic started. The real estate market is facing a very critical and uncertain phase. But according to these property dealers the rates quoted by them currently are for the Pre-Pandemic phase. According to them, because of the economic slowdown, losses suffered by businessmen, the loss of jobs or cuts in salaries of the salaried class and also the natural tendency of the people to conserve available liquidity instead of locking it up in an illiquid asset like property or other fixed assets during such economic prolonged, uncertain and distressful times. The demand for properties is expected to fall very significantly in the immediate aftermath of Covid Pandemic. The same is the opinion of a number of reputed real estate consultants who have released their reports on the likely impact on the Real Estate scenario because of disruption caused by the Covid-19 to the economy. In the opinion of all these, the rates of Real Estate are expected to fall at least 10%-15% or even 20% after lockdown is over. But the actual position would be known only once the equilibrium sets in



		<p><i>in the real estate market after the Pandemic subsides.</i></p> <p><i>No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned above. Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.</i></p>
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	<p>Rs.30,000/- per sq.mtr X 1.10 (As per notification of Dehradun collector rate- for the commercial land the land rate is 1.10 times of the Non- Agricultural land)</p> <p><b>Guideline value:</b></p> <p><b>Land : 3098.606 sq.mtr X Rs.33,000/- per sq.mtr X 1.15 (Road factor)</b></p> <p><b>Total= Rs. 11,75,92,098/-</b></p>
5.	Assessed / adopted rate of valuation	<b>Rs.90,000/- per sq.yrd.</b>
6.	Estimated value of land(A)	<p><b>Market Value:</b></p> <p><b>Land :3705.90 sq.yds X Rs.90,000/- per sq.yds</b></p> <p><b>= Rs.33,35,31,000/-</b></p>





**PART B**

**VALUATION OF BUILDING**

1.	Technical details of the building		Construction done using professional contractor workmanship based on architect plan.
	a)	Type of Building (Residential / Commercial/ Industrial)	Commercial
	b)	Type of construction (Load bearing / RCC/ Steel Framed)	RCC framed column beam structure with RCC Slab
	c)	Year of construction	Under Construction
	d)	Number of floors and height of each floor including basement, if any	12 ft. each



2.	e)	Plinth area floor-wise	<table><tr><th>Floor Level</th><th>Type of Roof</th><th>Area(sq.mtr.)</th><th>Area (sq.ft.)</th></tr><tr><td>Lower Basement Floor-1</td><td>R.C.C</td><td>1237.34</td><td>13318.60</td></tr><tr><td>Lower Basement Floor-2</td><td>R.C.C</td><td>1029.41</td><td>11080.47</td></tr><tr><td>Upper Basement Floor</td><td>R.C.C</td><td>1032.98</td><td>11118.89</td></tr><tr><td>Stilt Floor</td><td>R.C.C</td><td>1173.90</td><td>12635.74</td></tr><tr><td>Upper Ground Floor</td><td>R.C.C</td><td>1237.34</td><td>13318.60</td></tr><tr><td>First Floor</td><td>R.C.C</td><td>1173.90</td><td>12635.74</td></tr><tr><td>Second Floor</td><td>R.C.C</td><td>1173.90</td><td>12635.74</td></tr><tr><td>Third Floor</td><td>R.C.C</td><td>1142.90</td><td>12302.06</td></tr><tr><td>Projector Floor</td><td>R.C.C</td><td>197.30</td><td>2123.72</td></tr><tr><td>Lift</td><td>R.C.C</td><td>16.73</td><td>180.08</td></tr><tr><td>Mumty Floor</td><td>R.C.C</td><td>59.75</td><td>643.14</td></tr><tr><td>Total</td><td></td><td>9475.45</td><td>101992.80</td></tr></table>	Floor Level	Type of Roof	Area(sq.mtr.)	Area (sq.ft.)	Lower Basement Floor-1	R.C.C	1237.34	13318.60	Lower Basement Floor-2	R.C.C	1029.41	11080.47	Upper Basement Floor	R.C.C	1032.98	11118.89	Stilt Floor	R.C.C	1173.90	12635.74	Upper Ground Floor	R.C.C	1237.34	13318.60	First Floor	R.C.C	1173.90	12635.74	Second Floor	R.C.C	1173.90	12635.74	Third Floor	R.C.C	1142.90	12302.06	Projector Floor	R.C.C	197.30	2123.72	Lift	R.C.C	16.73	180.08	Mumty Floor	R.C.C	59.75	643.14	Total		9475.45	101992.80
	Floor Level	Type of Roof	Area(sq.mtr.)	Area (sq.ft.)																																																			
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Total		9475.45	101992.80																																																				
f)	Condition of the building	Under Construction																																																					
i.	Interior Finishing	Under construction																																																					
ii.	Exterior Finishing	Under construction																																																					
3.	Status of Building Plans/ Maps		Sanctioned by competent authority																																																				
	g)	Date of issue and validity of layout of approved map / plan	13/10/2016																																																				
	h)	Is Building as per approved Map	Yes																																																				
	i)	Whether genuineness or authenticity of approved map / plan is verified	Genuineness of the approved map is not authenticated by us. But the document provided have a stamp from the concerned authority over it.																																																				
	j)	Any other comments by our empaneled valuers on authentic of approved plan	The total covered area as mentioned in the approved map is 9537.45 sq.mtr. which is slightly higher than the total of all floor's areas added together which is 9475.45 sq.mtr. The difference is of 62 sq. mtr.																																																				
	k)	Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	No.																																																				
3	a)	Guideline Value	<b>Cost of Construction:</b> Under Construction																																																				
	b)	Market Value of Structure	Please Refer the attached sheet																																																				

7.	SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF		
S.No.	Description	Ground floor	Other floors
1.	Foundation	RCC	---
2.	Ground Floor	RCC	RCC
3.	Superstructure	RCC	RCC
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	No	No
5.	RCC works	Completed	Completed
6.	Plastering	Under Construction	Under Construction
7.	Flooring, Skirting, dadoing	No	No
8.	Special finish as marble, granite, wooden paneling, grills, etc.	No	No



9.	Roofing including weather proof course	No	No
10.	Drainage	Yes, underground drainage system exists in the area	Yes, underground drainage system exists in the area

S.No.	Description	Ground floor	Other floors
1.	Compound wall	Yes	NA
	Height	---	NA
	Length	---	NA
	Type of construction	RCC	NA
2.	Electrical installation		
	Type of wiring	Under Construction	Under Construction
	Class of fittings (superior / ordinary / poor)	Under Construction	Under Construction
	Number of light points	NA	NA
	Fan points	NA	NA
	Spare plug points	NA	NA
	Any other item	NA	NA
3.	Plumbing installation		
	a) No. of water closets and their type	NA	NA
	b) No. of wash basins	NA	NA
	c) No. of urinals	NA	NA
	d) No. of bath tubs	NA	NA
	e) Water meter, taps, etc.	NA	NA
	f) Any other fixtures	NA	NA
4.	g)		

8.

## DETAILS OF VALUATION

S. No.	Floor Level	Type of Roof	Area(sq.mtr.)	Area (sq.ft.)	Rate Adopted (per sq.ft.)	Total Value
1	Lower Basement Floor-1	R.C.C	1237.34	13318.60	₹ 1,600.00	₹ 21,309,766.44
2	Lower Basement Floor-2	R.C.C	1029.41	11080.47	₹ 1,600.00	₹ 17,728,746.08
3	Upper Basement Floor	R.C.C	1032.98	11118.89	₹ 1,600.00	₹ 17,790,229.48
4	Stilt Floor	R.C.C	1173.90	12635.74	₹ 1,400.00	₹ 17,690,039.09
5	Upper Ground Floor	R.C.C	1237.34	13318.60	₹ 1,400.00	₹ 18,646,045.64
6	First Floor	R.C.C	1173.90	12635.74	₹ 1,400.00	₹ 17,690,039.09
7	Second Floor	R.C.C	1173.90	12635.74	₹ 1,400.00	₹ 17,690,039.09
8	Third Floor	R.C.C	1142.90	12302.06	₹ 1,400.00	₹ 17,222,885.83
9	Projector Floor	R.C.C	197.30	2123.72	₹ 1,400.00	₹ 2,973,204.46
10	Lift	R.C.C	16.73	180.08	₹ 1,400.00	₹ 252,112.07
11	Mumty Floor	R.C.C	59.75	643.14	₹ 1,400.00	₹ 900,400.24
	<b>Total</b>		<b>9475.45</b>	<b>101992.80</b>		<b>₹ 149,893,507.51</b>

**PART C**

**EXTRA ITEMS**

1.	Portico	NA
2.	Ornamental front door	NA
3.	Sit out/ Verandah with steel grills	NA
4.	Overhead water tank	NA
5.	Extra steel/ collapsible gates	NA
6.	<b>Total (C)</b>	<b>NA</b>

**PART D**

**AMENITIES**

1.	Wardrobes	NA
2.	Glazed tiles	NA
3.	Extra sinks and bath tub	NA
4.	Marble / Ceramic tiles flooring	NA
5.	Interior decorations	NA
6.	Architectural elevation works	NA
7.	Paneling works	NA
8.	Aluminum works	NA
9.	Aluminum hand rails	NA
10.	False ceiling	NA
	<b>Total (D)</b>	<b>NA</b>

**PART E**

**MISCELLANEOUS**

1.	Separate toilet room	NA
2.	Separate lumber room	NA
3.	Separate water tank/ sump	NA
4.	Trees, gardening	NA
	<b>Total (E)</b>	<b>NA</b>

**PART F**

**SERVICES**

1.	Water supply arrangements	NA
2.	Drainage arrangements	NA
3.	Compound wall	NA
4.	C. B. deposits, fittings etc.	NA
5.	Pavement	NA
6.	Lift	Rs.20,00,000/-
	<b>Total (F)</b>	<b>Rs.20,00,000/-</b>





**PART G**

**CONSOLIDATED VALUATION ASSESSMENT OF THE INDUSTRY**

S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land (A)	Rs.11,75,92,098/-	Rs.33,35,31,000/-
2.	Structure Construction Value (B) (B)	---	Rs.14,98,93,507/-
3.	Extra Items (C)	---	---
4.	Amenities (D)	---	---
5.	Miscellaneous (E)	---	---
6.	Services (F)	---	Rs.20,00,000/-
7.	<b>Total Add (A+B+C+D+E+E+F)</b>	<b>Rs.11,75,92,098/-</b>	<b>Rs.48,54,24,507/-</b>
8.	Additional Premium if any	---	---
	Details/ Justification	---	---
9.	Deductions charged if any	---	---
	Details/ Justification	---	---
10.	<b>Total Indicative &amp; Estimated Prospective Fair Market Value<sup>#</sup></b>	<b>---</b>	<b>Rs.48,54,24,507/-</b>
11.	<b>Rounded Off</b>	<b>---</b>	<b>Rs.48,54,00,000/-</b>
12.	<b>Expected Realizable Value<sup>^</sup> (@ ~15% less)</b>	<b>---</b>	<b>Rs.41,25,90,000/-</b>
13.	<b>Expected Forced Distress Sale Value<sup>*</sup> (@ ~25% less)</b>	<b>---</b>	<b>Rs.36,40,50,000/-</b>
14.	Valuation of structure for Insurance purpose	NA	NA

**(RUPEES FORTY EIGHT CRORES FIFTY FOUR LAKHS ONLY)**


i.	<b>Justification for more than 20% difference in Market &amp; Circle Rate</b>	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation Assessment Factors
ii.	<b>Concluding comments &amp; Disclosures if any</b>	<ol style="list-style-type: none"> <li>1. The subject property is not identified to our surveyor by it's khasra No.'s Whereas the identification of the subject property is done by the owner representative only.</li> <li>2. We have done valuation of the property on the basis of information in the approved map and the 2 TIR's Provided to us which State that M/s JJ Realtech Pvt. Ltd. Is the sole owner of the subject property.</li> <li>3. As per the approved map the net plot area excluding area of road widening (152.394 sq. mtr.) is 3,098.606sq. mtr. beside this, a specific area is define in the approved Map for the service lane which is 262.458 sq.mtr.</li> <li>4. We have considered the net plot area (3,098.606 sq. mtr) as given in approved map for the valuation purpose.</li> </ol>

	<p>5. The subject property is under construction with primary structure withstanding and all the consideration of structure is on the basis of Approved Map.</p> <p>6. The total covered area as mentioned in the approved map is 9537.45 sq.mtr. which is slightly higher than the total of all floor area's added together which is 9475.45 sq. mtr. We have considered 9,475.45 sq.mtr. as the covered area for the valuation.</p> <p>7. Presently the property market is not under a free market condition due to Covid Pandemic disruption. Currently, as per the micro &amp; macro market research, the demand for property is weak and the enquiries and the transactions are negligible. In these uncertain times, people are likely to be very cautious in their expenditures in general and are and will be averse to lock up their available liquidity in the acquisition of fixed assets like property. A potential buyer of property if any, may consider acquiring a property only if he gets a really good bargain, at a substantial discount to the rates prevailing before the Covid Pandemic. Thus the Realizable Value in this Report has been adopted based on this consideration.</p> <p>8. This Valuation report is prepared based on 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.</p> <p>9. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals, etc. has to be taken care by legal experts/ Advocates.</p> <p>10. This report only contains technical &amp; market information which came to knowledge during course of the assignment. It doesn't contain any recommendations.</p> <p>11. This report is prepared following our Standard Operating Procedures &amp; Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.</p>
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**DECLARATION BY VALUER FIRM**

i.	As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is <b>Rs.48,54,00,000/-</b> (Rupees <u>Forty Eight Crores Fifty Four Lakhs Only</u> ). The Realizable value of the above property is <b>Rs.41,25,90,000/-</b> (Rupees <u>Forty One Crores Twenty Five Lakhs Ninety Thousand Only</u> ). The book value of the above property as of <u>xxx</u> is Rs. <u>xxx</u> (Rupees <u>only</u> ) and the distress value <b>Rs.36,40,50,000/-</b> (Rupees <u>Thirty Six Crores Forty Lakhs Fifty Thousand Only</u> ).			
ii.	<b>Name &amp; Address of Valuer company</b>	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D- 39, 2nd floor, Sector- 2, Noida		
iii.	<b>Enclosed Documents</b>	<b>S.No</b>	<b>Documents</b>	<b>No. of Pages</b>
		i.	General Details	02
		ii.	Screenshot of the price trend references of the similar related properties available on public domain	01
		iii.	Google Map	01
		iv.	Photographs	04
		v.	Copy of Circle Rate	02
		vi.	Survey Summary Sheet	02
		vii.	Valuer's Remark	02
		viii.	Copy of relevant papers from the property documents referred in the Valuation	05
iv.	<b>Total Number of Pages in the Report with Enclosures</b>	31		
v.	<b>Engineering Team worked on the report</b>	<b>SURVEYED BY: AE Deepak Joshi</b>		
		<b>PREPARED BY: Er. Abhishek Sharma</b>		
		<b>REVIEWED BY: HOD Valuations</b>		

**DECLARATION BY BANK**

i.	The undersigned has inspected the property detailed in the Valuation Report dated <u>      </u> on <u>      </u> . We are satisfied that the fair and reasonable market value of the property is Rs. <u>      </u> (Rs. <u>      </u> only).		
ii.	<b>Name of Bank of Manager</b>		
iii.	<b>Name of Branch</b>		
iv.	<b>Signature</b>		





**ENCLOSURE: I- ASSUMPTIONS | REMARKS | LIMITING CONDITIONS**

i.	Qualification in TIR/Mitigation Suggested, if any: <b>None</b>
ii.	Is property SARFAESI compliant: <b>Yes</b>
iii.	Whether property belongs to social infrastructure like hospital, school, old age home etc.: <b>No</b>
iv.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged: <b>Yes, already mortgaged</b>
v.	Details of last two transactions in the locality/area to be provided, if available: <b>Information couldn't be found.</b>
vi.	Any other aspect which has relevance on the value or marketability of the property: This report is prepared following our standard operating procedures & best practices, limitations, conditions, remarks, Important Notes, Valuation TOR.
	1. This Valuation report is prepared based on 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. Verification or cross checking of the copy of the documents provided to us from the originals has not been done at our end.
	2. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has got the legal verification cleared by the competent Advocate while requesting for the Valuation report.
	3. Value varies with the Purpose/ Date/ Condition prevailing in the market. We recommend not to refer the Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.

**R.K ASSOCIATES 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](mailto: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 or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org) within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

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

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

**IF REPORT IS USED FOR BANK/ FIs**

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

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





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

MAGICBRICKS EXCLUSIVE



**₹ 6.03 Cr**  
₹ 8266 per sqft

**Land for Sale in Kanwali Road**

Plot Area: 7300 sqft  
Facing: South -West

Plot (L X B): 146 X 50  
Zoning: Commercial

Are you planning to own a commercial property and build up a co. [read more](#)

[Contact Owner](#) [Get Phone No.](#)

Owner  
DR ALOK TEOTIA

Posted: May 30, '21

8 Photos



**ENCLOSURE: III – GOOGLE MAP LOCATION**





**ENCLOSURE: IV – PHOTOGRAPHS OF THE PROPERTY**

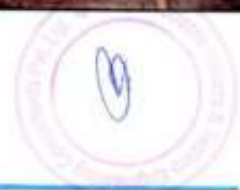
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ENCLOSURE: V- COPY OF CIRCLE RATE

प्रमुख मार्ग निबंधन उप-जिला देहरादून									
क्रमांक	प्रमुख मार्ग / मोहल्लो / राजस्व ग्रामों की श्रेणी	प्रमुख मार्ग / मोहल्लो / राजस्व ग्रामों का नाम	अकृषि भूमि / सम्पत्ति की सामान्य दर रुपये प्रति वर्गमीटर		बहुमंजलीय आवासीय भवन में स्थित आवासीय प्लॉट (सुपर एरिया दर रु० प्रति वर्ग मीटर)	वाणिज्यिक भवन की दर (सुपर एरिया दर रु० प्रति वर्ग मीटर)		गैर वाणिज्यिक निर्माण की दर (रु० प्रति वर्गमी०)	
			० से ५० मीटर तक	५० मीटर से अधिक व ३५० मीटर तक		दुकान / रेस्टोरेंट / कार्यालय	अन्य वाणिज्यिक प्रतिष्ठान	लिनट पोश	टीनपोश
36									
7	G	1 सुभाष रोड	26000	23000	40000	96000	87000	12000	10000
		2 ईस्ट कैनाल रोड	26000	23000	40000	96000	87000	12000	10000
		3 न्यू कैंट रोड (कैंट सीमा तक)	26000	23000	40000	96000	87000	12000	10000
		4 हरिद्वार रोड पर प्रिन्स चौक से रिस्पना पुल तक	26000	23000	40000	96000	87000	12000	10000
8	H	1 चकराता रोड पर घंटाघर से बिन्दात पुल- किशन नगर चौक होते हुए बल्लूपुर चौक तक	30000	27000	44000	109000	98000	12000	10000
		2 गांधी रोड पर रेलवे स्टेशन से आदित्य बाजार होते हुये सहारनपुर चौक तक	30000	27000	44000	109000	98000	12000	10000
		3 सहारनपुर रोड पर रेलवे स्टेशन से सहारनपुर चौक तक	30000	27000	44000	109000	98000	12000	10000
		4 घंटाघर से लक्खीबाग चौकी तक के मध्य स्थित पाल्शन बाजार / धमावाला / पीपल मण्डी / दर्शनीरोड	30000	27000	44000	109000	98000	12000	10000
		5 गांधी रोड पर घंटाघर से दर्शन लाल चौक / प्रिन्स चौक होते हुये रेलवे स्टेशन तक	30000	27000	44000	109000	98000	12000	10000
9	I	1 राजपुर रोड पर आरटी०३०० कार्यालय से मसूरी बाईपास तक	40000	28000	54000	123500	111500	12000	10000
10	J	1 राजपुर रोड पर घंटाघर से आरटी०३०० कार्यालय तक	50000	30000	64000	146500	132000	12000	10000

	दर लागू की जायेगी।
(7)	उत्तर प्रदेश वित्त निगम, उत्तर प्रदेश आवास विकास परिषद, विकास प्राधिकरणों, औद्योगिक विकास प्राधिकरणों, जिला उद्योग कंभरी राज्य औद्योगिक विकास निगम सिविलकूल तथा अन्य राजकीय संस्थाओं/निगमों द्वारा अन्तर्गत परिसम्पत्तियों हेतु उक्त संस्थानों द्वारा निर्धारित/अभिज्ञात मूल्य ही बाजार मूल्य के रूप में अनुमन्य होगा, परन्तु उपरोक्त वर्णित संस्थाओं को द्वारा निर्धारित किये गये लेखापत्री का मूल्यांकन लेखापत्री की विधि में उक्त संस्थानों द्वारा निर्धारित दरी से कम नहीं होगी, जिसका स्पष्ट उल्लेख विनियम में किया जाना अनिवार्य होगा।
(8)	मूल्यांकन सूची में वर्णित प्रमुख/मुख्य मार्गों पर पड़ने वाले समस्त नगरीय क्षेत्र, अर्द्ध नगरीय क्षेत्र तथा ग्रामीण क्षेत्र की सम्पत्तियों के अन्तर्गत विनियम पर सम्पत्ति के प्रमुख/मुख्य मार्गों को दोनों ओर 50 मीटर/350 मीटर की दूरी तक प्रमुख/मुख्य मार्गों की निर्धारित दर ही प्रभावी होगी।
(9)	मूल्यांकन सूची में वर्णित प्रमुख/मुख्य मार्गों पर पड़ने वाले समस्त नगरीय क्षेत्र, अर्द्ध नगरीय क्षेत्र तथा ग्रामीण क्षेत्र की भूमि को वस्तुतः सम्पत्ति की सूची द्वारा निर्धारित दर सूची के साथ सम्पन्न है। उक्त में अंकित वस्तुतः सम्पत्ति की दूरी के आधार पर लेख पत्री को द्वारा अन्तर्गत भूमि/सम्पत्तियों का मूल्यांकन किया जायेगा। उक्त से अथवा दूरी प्रदर्शित कर मूल्यांकन किये जाने की विधि में लेखापत्री की प्रति स्थाप्य एकट के अनुसार प्राधिकार के अन्तर्गत परीक्षण की कार्यवाही हेतु कलेक्टर को प्रेषित की जायेगी।
(10)	कृषि या अकृषि भूखण्डों पर वर्तमान में विकसित अथवा विकसित किये जाने वाले वाणिज्यिक भूखण्डों की दर उपरोक्तानुसार वर्णित सामान्य दर की 1.10 गुनी होगी। उक्त हेतु सामान्य दर का तात्पर्य सार्वजनिक चौड़ाई वाले मार्ग की सामान्य दर के आधार पर आकलित दर से होगा।
(11)	जिला की प्रकार की भूमि/आवासीय भवन के विकसित भूमि के मूल्यांकन हेतु सामान्य दर के आधार पर आकलित दर से होगा। चौड़ाई वाले मार्ग की सामान्य दर मानी जायेगी।
(12)	बहुमंजिली आवासीय परिसर में स्थित फ्लैट/बहुमंजिली वाणिज्यिक भवन में स्थित वाणिज्यिक प्रतिष्ठान की मूल्यांकन हेतु सामान्य दर बहुमंजिली आवासीय परिसर/बहुमंजिली वाणिज्यिक भवन के परिसर की अवस्थिति में सार्वजनिक चौड़ाई वाले मार्ग की सामान्य दर मानी जायेगी।

(सह सचिव/निर्देशक)  
 जल विभागीय अधिकारी (जिला एवं राजस्व)  
 देवरगढ़

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## सामान्य अनुदेशिका

यह मूल्यांकन सूची का भाग है

(A)	कृषि/अकृषि भूमि/बहुमंजिली आवासीय भवन/फ्लैट तथा वाणिज्यिक भवन/दुकान/प्रतिष्ठान के मूल्यांकन किये जाने सम्बन्धी सामान्य निर्देश -
(1)	यद्यपि कृषि/अकृषि भूमि एवं बहुमंजिली आवासीय भवन में स्थित आवासीय फ्लैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान हेतु श्रेणीवार निर्धारित सामान्य दर 05 मीटर से कम चौड़े मार्ग पर स्थित भूखण्ड हेतु निर्धारित की गयी है, किन्तु यदि-
(क)	कृषि/अकृषि भूमि एवं बहुमंजिली आवासीय भवन में स्थित आवासीय फ्लैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान 05 मीटर या अधिक व 12 मीटर से कम चौड़े मार्ग के किनारे स्थित है, तो सामान्य दर की 05 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा, या
(ख)	कृषि/अकृषि भूमि एवं बहुमंजिली आवासीय भवन में स्थित आवासीय फ्लैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान 12 मीटर या अधिक व 15 मीटर से कम चौड़े मार्ग के किनारे स्थित है, तो सामान्य दर की 10 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा, या
(ग)	कृषि/अकृषि भूमि एवं बहुमंजिली आवासीय भवन में स्थित आवासीय फ्लैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान 15 मीटर या अधिक व 18 मीटर से कम चौड़े मार्ग के किनारे स्थित है, तो सामान्य दर की 15 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा, या
(घ)	कृषि/अकृषि भूमि एवं बहुमंजिली आवासीय भवन में स्थित आवासीय फ्लैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान 18 मीटर या अधिक चौड़े मार्ग के किनारे स्थित है, तो उक्त दरा में श्रेणीवार निर्धारित सामान्य दर में 15 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा।
(2)	वाणिज्यिक भवन के स्थित दुकान/वाणिज्यिक प्रतिष्ठान के मूल्यांकन हेतु सामान्य दर सुपर एरिया प्रति वर्ग मीटर के आधार पर निर्धारित की जायेगी। सुपर एरिया प्रति वर्ग मीटर के आधार पर निर्धारित की जाने वाली सामान्य दर में भूमि एवं निर्माण का मूल्यांकन सम्पन्नित माना जायेगा।
(3)	सांठिय मार्ग तथा अन्य एरी प्रतिष्ठान, जिनमें स्वचालित यांत्रिक सीढ़ी (Escalator) का प्रयोग हुआ हो, को धरेत कर बहुमंजिली व्यावसायिक प्रतिष्ठानों में अन्तर्गत सम्पत्ति में स्टेयर वायलण्ड फ्लैट, अपर वायलण्ड फ्लैट एवं मेजगार्डन फ्लैट पर भूतल की समान दर प्रभावी होगी, जबकि बेसमेंट व प्रथम तल पर होने की दरा में एरी वाणिज्यिक इकाई के सम्पूर्ण आगमित मूल्यांकन में कमर - 10 प्रतिशत, 20 प्रतिशत की छूट देय होगी तथा तृतीय तल एवं उससे ऊपर की तल पर स्थित एरी वाणिज्यिक इकाई के सम्पूर्ण आगमित मूल्यांकन में 30 प्रतिशत की छूट देय होगी।
(4)	एरी दुकान/वाणिज्यिक प्रतिष्ठान के मूल्यांकन किये जाने जिसमें खुला क्षेत्र भी सम्मिलित हो तो निर्धारित क्षेत्रफल का मूल्यांकन, मूल्यांकन सूची में निर्धारित दर जिसमें भूमि एवं निर्माण की दोनों की दर सम्मिलित है, के अनुसार एवं अनुक्रमिक खुली भूमि का मूल्यांकन अकृषि भूमि हेतु निर्धारित दर की 1.10 गुना दर के आधार पर आकलित किया जायेगा।

(सह सचिव/निर्देशक)  
 जल विभागीय अधिकारी (जिला एवं राजस्व)  
 देवरगढ़





**ANNEXURE: VI- DECLARATION-CUM-UNDERTAKING**

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- a I am a 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 my appointment as valuer or three years after the valuation of assets was conducted by me.
- c The information furnished in our valuation report dated 11/6/2021 is true and correct to the best of my knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized Engineer/ surveyor Mr. Deepak Joshi have personally inspected the property on 10/6/2021 the work is not subcontracted to any other valuer and is carried out by us.
- e Valuation report is submitted in the format as prescribed by the Bank.
- f 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.
- g We have not been removed/dismissed from service/employment earlier.
- h We have not been convicted of any offence and sentenced to a term of imprisonment.
- i We have not been found guilty of misconduct in professional capacity.
- j I have not been declared to be unsound mind.
- k We are not undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l We are not an undischarged insolvent.
- m I have not been levied a penalty 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.
- n I have 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
- o Our PAN Card number/ GST number as applicable is **AAHCR0845G/09AAHCR0845G1ZP**
- p We undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- q We have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- r We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the



"Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.

- s We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- t I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable).
- v I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable).
- w My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- y I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- z Further, I hereby provide the following information.

S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	This valuation report is prepared for the Commercial Land & Building situated at aforesaid address having a total land area measuring 3251 sq. mtr./ (3888.16 sq. yds), the net plot area excluding road widening is 3,098.606sq. mtr./3,705.90sq. yds.
2.	Purpose of valuation and appointing authority	Please refer to Page No.01 of the Report.
3.	Identity of the Valuer and any other experts involved in the valuation	<b>Survey Analyst: Er. Deepak Joshi</b> <b>Engineering Analyst: Er. Abhishek Sharma</b> <b>Valuer/ Reviewer: HOD Valuation</b>
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower or any kind of conflict of interest.
5.	Date of appointment, valuation date and date of report	<b>Date of Appointment:</b> 11/6/2021
		<b>Date of Survey:</b> 10/6/2021
		<b>Valuation Date:</b> 11/6/2021
		<b>Date of Report:</b> 11/6/2021
6.	Inspections and/or investigations undertaken	Yes by our authorized Survey Engineer Mr. Deepak Joshi bearing knowledge of that area on 10/6/2021. Property was shown and identified by owner's representative Mr. Ravi (☎-9997226685)
7.	Nature and sources of the information used or relied upon	Please refer to Page No. 04 of the Report.
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Market Comparable Sales approach
9.	Restrictions on use of the report, if any	Value varies with the Purpose/ Date/ Market & Asset Condition & Situation prevailing in the



		<p>market. We recommend not to refer the indicative &amp; 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 the engagement letter. 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 provided by Bank/ client in good faith. 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 &amp; void.</p> <p>This report only contains general assessment &amp; opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation and found as per the information given in the copy of documents, information, data provided to us and/ or confirmed by the owner/ owner representative to us at site 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>
10.	Major factors that were taken into account during the valuation	Please refer to Page No. 4-8 of the Report.
11.	Major factors that were not taken into account during the valuation	NA
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 see attached Annexure.

**Date: 11/6/2021**

**Place: Noida**

**Signature**

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



## **ANNEXURE: VII- MODEL CODE OF CONDUCT FOR VALUERS**

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### **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 insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### **Independence and Disclosure of Interest**

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.



16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### **Confidentiality**

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

### **Information Management**

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

### **Gifts and hospitality.**

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.  
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).



26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/itself, or to obtain or retain an advantage in the conduct of profession for himself/itself.

**Remuneration and Costs.**

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

**Occupation, employability and restrictions.**

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

**Miscellaneous**

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

Signature of the Valuer: \_\_\_\_\_

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

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

Date: 11/6/2021

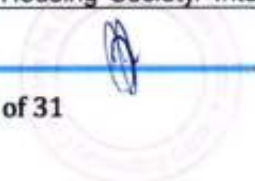
Place: Noida





## ENCLOSURE: VI – VALUER'S REMARKS

1.	This Valuation report is prepared based on 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. Verification or cross checking of the documents provided to us from the originals has not been done at our end.
2.	Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents, etc. have to be taken care by legal expert/ Advocate and same are not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report.
3.	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.
4.	Value varies with the Purpose/ Date/ Condition 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. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
5.	This report is having limited scope as per its fields & format to provide only the general basic idea of the value of the <u>property prevailing in the market</u> based on the documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened <u>as free market transaction</u> .
6.	This Valuation report is prepared based on the facts of the property 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 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 World economy, Usability prospects of the property may change, etc. 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.
7.	Valuation of the same asset/ property can fetch different values in different 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 market 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, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation.
8.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
9.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just cross verified the identification 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.
10.	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.
11.	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 must be approved in all respect..
12.	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 when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
13.	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.
14.	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 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 make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
15.	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.
16.	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.
17.	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.
18.	Defect Liability Period is <b>30 DAYS</b> . We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
19.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at <b>valuers@rkassociates.org</b> in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.
20.	Our Data retention policy is of <b>ONE YEAR</b> . 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.
21.	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 it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
22.	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.

